



## AGENDA ITEM NO. \_\_\_\_\_

### City of Coral Gables CITY COMMISSION MEETING October 26, 2010

#### ITEM TITLE:

**Ordinance on Second Reading. Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

#### DEPARTMENT HEAD RECOMMENDATION:

The Planning Department recommends approval of the amendment to the Future Land Use Map of the Coral Gables Comprehensive Plan as referenced herein.

Ordinance provided as Exhibit A.

#### PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board acting as the Local Planning Agency at their 09.15.10 meeting recommended unanimous approval (vote: 6-0) of the application.

#### BRIEF HISTORY:

The City Commission at the 10.12.10 meeting recommended approval of the Change of Land Use on First Reading (vote: 4-1).

At the 10.12.10 meeting, Staff was requested to investigate past deliberations regarding the "sculpting" or building height profile of the City's central business district. Staff researched the City's archival records as well as the Planning Departments files and found no information (i.e., minutes, studies, etc.) with reference to this subject matter. This included canvassing of in-house files, files in storage and previously enacted legislation. Florida Public Records Laws, specially s.119.41, F.S.; s.257.36(6), F.S.; and Rule 1B-24.002, F.A.C, provides a clear mandate for public agencies to manage public records and dispose of records accordingly based upon an established "life cycle or retention schedule. These records were likely disposed of as a part of the City Disposition List.

As requested, City Staff will schedule a future workshop to discuss alternatives available to study building height, bulk and mass consistency within the central business district.

#### LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
10.12.10	Ordinance	Approval – Change of Land Use on First Reading (vote: 4-1).

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
09.15.10	Local Planning Agency/Planning and Zoning Board	Approval - Change of Land Use (vote: 6-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
08.25.10	Courtesy notification mailed to property owners within 1,000 feet of the subject property.
09.02.10	Posted property.
09.03.10	Published Planning and Zoning Board Meeting Agenda in newspaper.
08.31.10	Posted agenda on City web page/City Hall.
09.10.10	Posted Staff report on City web page.
10.08.10	City Commission memo and all attachments posted on City web page.
10.13.10	Memo to City Clerk requesting advertisement of Ordinance heading on Second Reading.
10.13.10	Memo to City Clerk requesting separate advertisement of public hearing notification and Ordinance heading with map and on Second Reading.

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>

**EXHIBIT(S):**

- A. Ordinance - Change of Land Use.

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