



City of Coral Gables Planning and Zoning Staff Report

Property:	All of Block 36, Crafts Section
Applicant:	City of Coral Gables
Application:	1. <u>Comprehensive Plan Map Amendment</u> 2. <u>Zoning Code Text Amendment</u> 3. <u>Zoning Code Map Amendment</u>
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	March 2, 2021; 5:30 – 9:00 p.m.
Location:	Virtual Meeting on the Zoom platform Meeting ID: 943 7344 8009 Phone: (305) 461-6769

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Comprehensive Plan Map Amendment, Zoning Code Map, and Zoning Code Text Amendment for all of Block 36, Coral Gables, Crafts Section as follows:

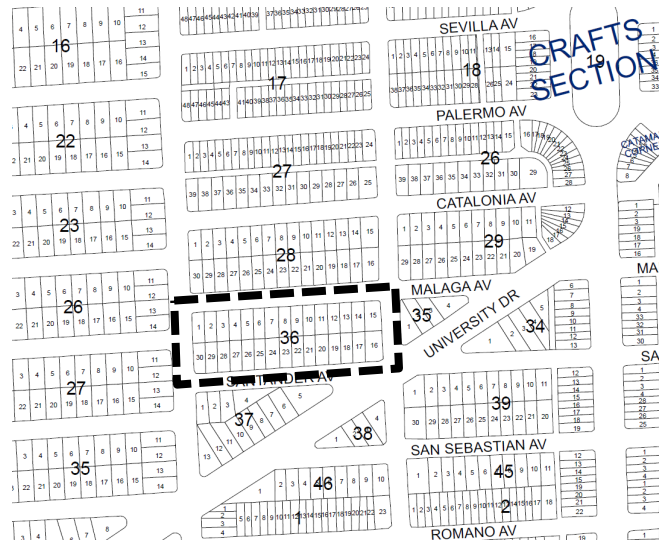
- 1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations", Section A-36, "Crafts Section," by revising the height restriction for Block 36, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*
- 3. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.*

2. APPLICATION SUMMARY

The City is proposing to change the Future Land Use Map from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density (40/50 units/acre and 70/97 feet of building height); change the Zoning from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District on all lots in Block 36, Crafts Section of Coral Gables.

This also includes a Text Amendment to the Zoning Code, amending Site Specific Regulations on all lots in Block 36 to have a maximum height of 45 feet.

The subject area is generally bounded by Malaga on the north, Salzedo Street on the east, Santander Avenue on the south and LeJeune Road on the west, as shown in the following location map:



BACKGROUND

The City Commission recently adopted map amendments for the two blocks north (Blocks 27 and 28) to be changed to mixed use. Even though Block 36 (subject property) was included in the consideration during the adoption hearing, the Commission decided to not include Block 36 to be mixed use and requested that the block be zoned Multi-Family 2 (MF2) with a maximum height of 45 feet (when 70 or 97 feet with Mediterranean Bonus is currently allowed) to transition from mixed-use to residential and be compatible with the historic San Sebastian apartment building. Therefore, the request under review for Block 36 is to change the Future Land Use to Residential Multi-Family Medium Density (40/50 units/acre); change the zoning to Multi-Family 2 (MF2); and create a maximum building height of 45 feet in the Site Specifics.

Property Existing and Proposed Land Use and Zoning Designations

The following tables provide the subject property’s existing and proposed designations:

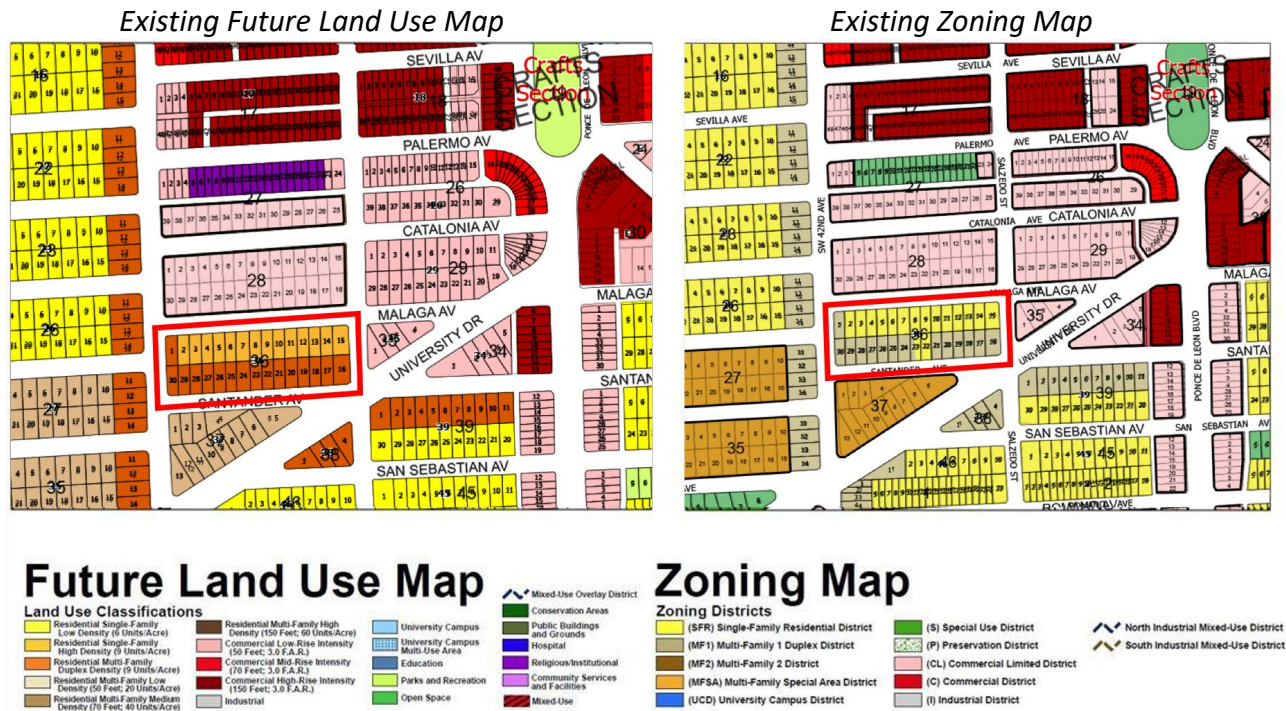
BLOCK 36			
Legal Description	Property Address	Existing Land Use/ Proposed Land Use	Existing Zoning/ Proposed Zoning
LOTS 1 & 2 BLK 36	356 MALAGA AVE	MULTIFAMILY DUPLEX DENSITY (LOT 1), SINGLE-FAMILY HIGH DENSITY (LOT 2) / RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX (LOT 1), SFR SINGLE-FAMILY (LOT 2)/ MULTI-FAMILY 2 (MF2)
LOT 3 & W25FT LOT 4	346 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
E15FT LOT 4 & LOT 5 & W15 FT LOT 6	340 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOT 7 & E25FT LOT 6	334 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOTS 8 & 9 BLK 36	326 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)

LOTS 10 & 11 BLK 36	318 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOTS 12 & 13 BLK 36	310 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOTS 14 & 15 BLK 36	300 MALAGA AVE	SINGLE-FAMILY HIGH DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOTS 16 & 17 BLK 36	301 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
LOTS 18 & 19 BLK 36	311 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
LOTS 20 & 21 BLK 36	315 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
LOT 22 & E1/2 LOT 23	327 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	SFR SINGLE-FAMILY/ MULTI-FAMILY 2 (MF2)
LOT 24 & W1/2 LOT 23	331 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
LOT 25 & E1/2 LOT 26	337 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
W1/2 OF LOT 26 & ALL LOT 27	341 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
LOT 28 & E20FT LOT 29	349 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)
W20FT LOT 29 & ALL LOT 30	357 SANTANDER AVE	MULTI-FAMILY DUPLEX DENSITY/ RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY	MF1 MULTI-FAMILY DUPLEX/ MULTI-FAMILY 2 (MF2)

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designation
North	Single-Family Residences	Commercial Low-Rise Intensity	Mixed-Use 1 (MX1)
South	Multi-Family	Low Density (Multi-Family)	Multi-Family 3 (MF3)
East	Office/Commercial	Commercial Low-Rise Intensity	Mixed-Use 1 (MX1)
West	Multi-Family	Duplex Density (Multi-Family)	Multi-Family 1 (MF1)

The surrounding properties existing land use and zoning designations is illustrated as follows:



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

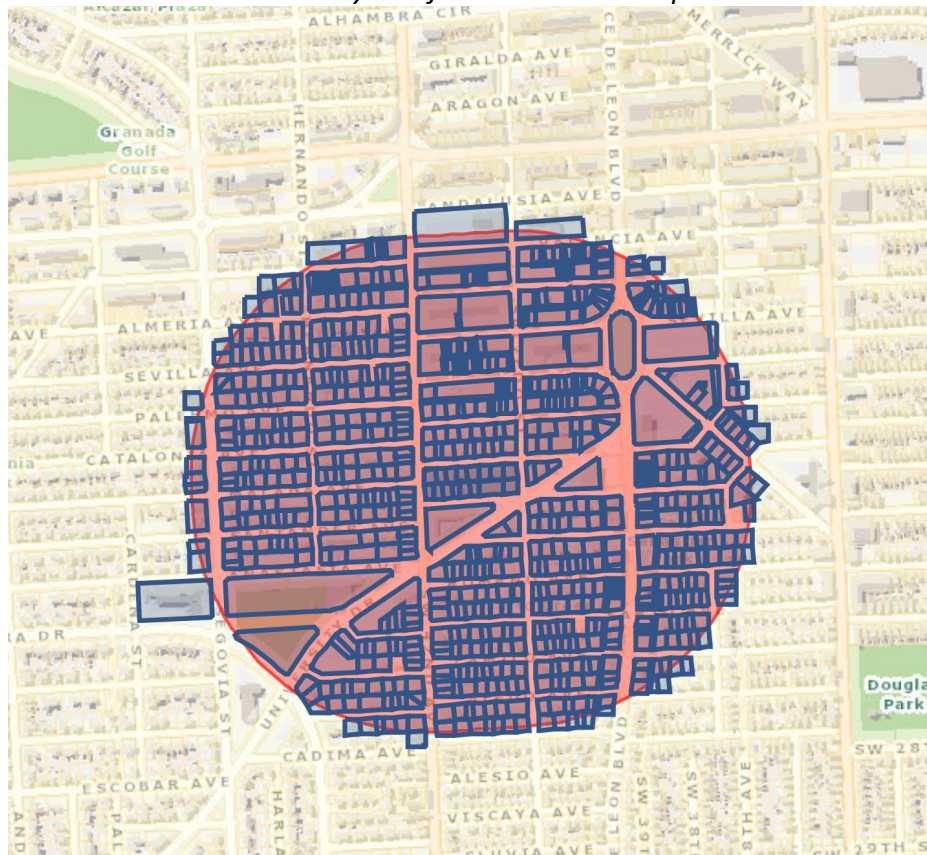
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	03.02.2021
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,500 feet of the subject property as required for applications requesting a change of land use or change of zoning. The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 934 notices were mailed. A copy of the legal advertisement and mailed notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



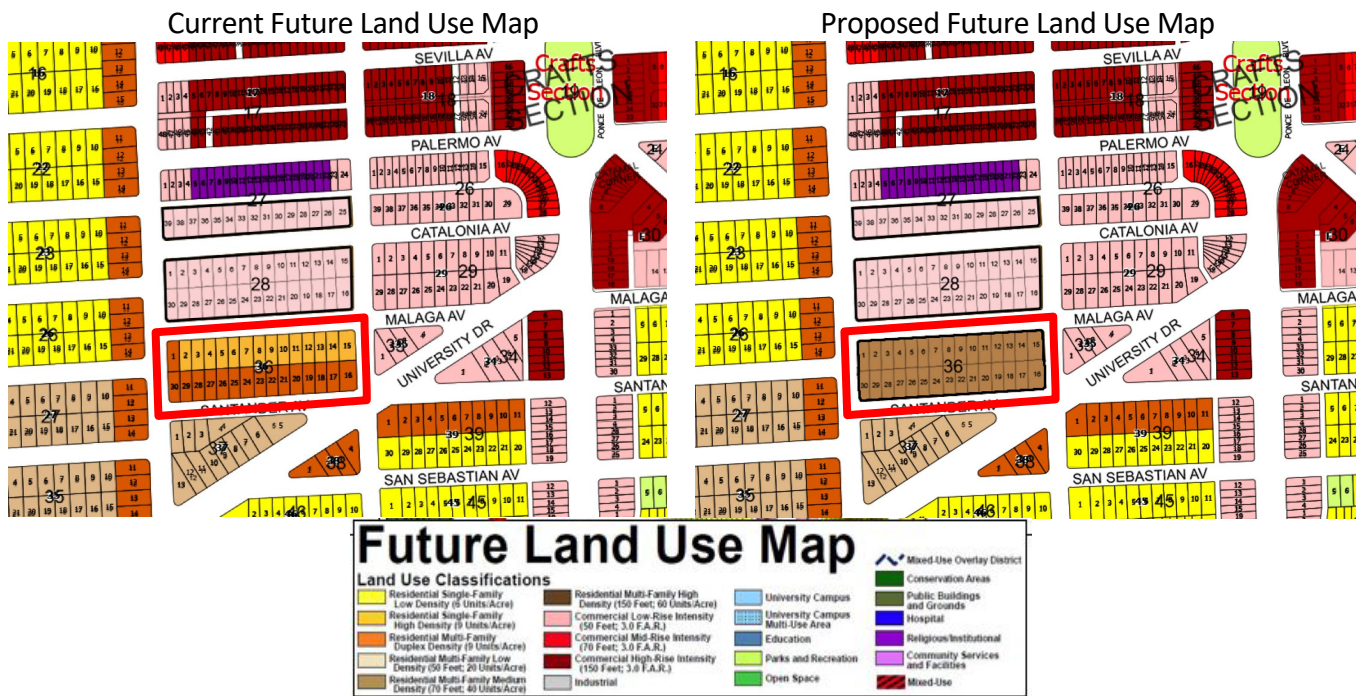
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	02.19.2021
Posted property	02.19.2021
Mailed notification	02.16.2021
Posted agenda and Staff report on City web page/City Hall	02.26.2021

4. FINDINGS OF FACT

Request #1: Future Land Use Map Amendment

The request is to change the Future Land Use Map from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density for all of Block 36, Crafts Section.



The Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed Comprehensive Plan amendment to change the land use to Residential Multi-Family Medium Density meets multiple objectives of Comprehensive Plan which is to promote efficiency of land use, decrease vehicular traffic and encourage greater housing options within close proximity to employment centers.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed land use change to Residential Multi-Family Medium Density allows for a transition of density from 125 units / acre from the north to the proposed 40/50 units / acre of Residential Multi-Family Medium Density to single-family in the south.

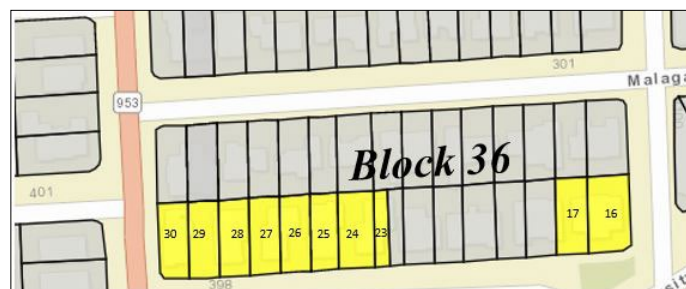
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity in this area which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
4. Its effect on environmental resources.	The proposed amendment promotes urban infill redevelopment on this already developed but underutilized area. No environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian and bicycle access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	No significant impact will occur as a result of the proposed change.

Staff comments:

The proposed land use map amendment to Residential Multi-Family Medium Density is appropriate for this location because it transitions from the mixed-use to residential and is compatible with the historic San Sebastian apartment building. The proposed designation would support additional housing options near downtown, consistent with the policies of the Comprehensive Plan. The standards identified in Section 14-13.6 for the proposed Comprehensive Plan land use map amendment are **satisfied**.

Request #2: Zoning Code Text Amendment

The second request is a Text Amendment to the Site Specific Zoning Regulations for the entire Block 36. The amendment deletes the height restrictions of “bungalow type duplexes one (1) story in height” for certain lots facing south (shown in yellow below) and creates a building height limit of 3 stories and 45 feet for all lots in the block, as requested by the City Commission. This amendment is necessary to keep the maximum building height of 3 stories and 45 feet, where MF2 would allow for a maximum of 70 feet or 97 feet with Mediterranean Bonus.



The proposed changes are shown below in ~~strike through~~ / underline format.

Section A-36 Crafts Section.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
 - a. ~~Lots 16 and 17, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.~~
 - ~~b.~~ Lots 1 through 4, inclusive, Block 38.
 - b. ~~c.~~ Lots 1 through 11, inclusive, Block 39.

2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
 - b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
 - c. All lots in Block 36.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

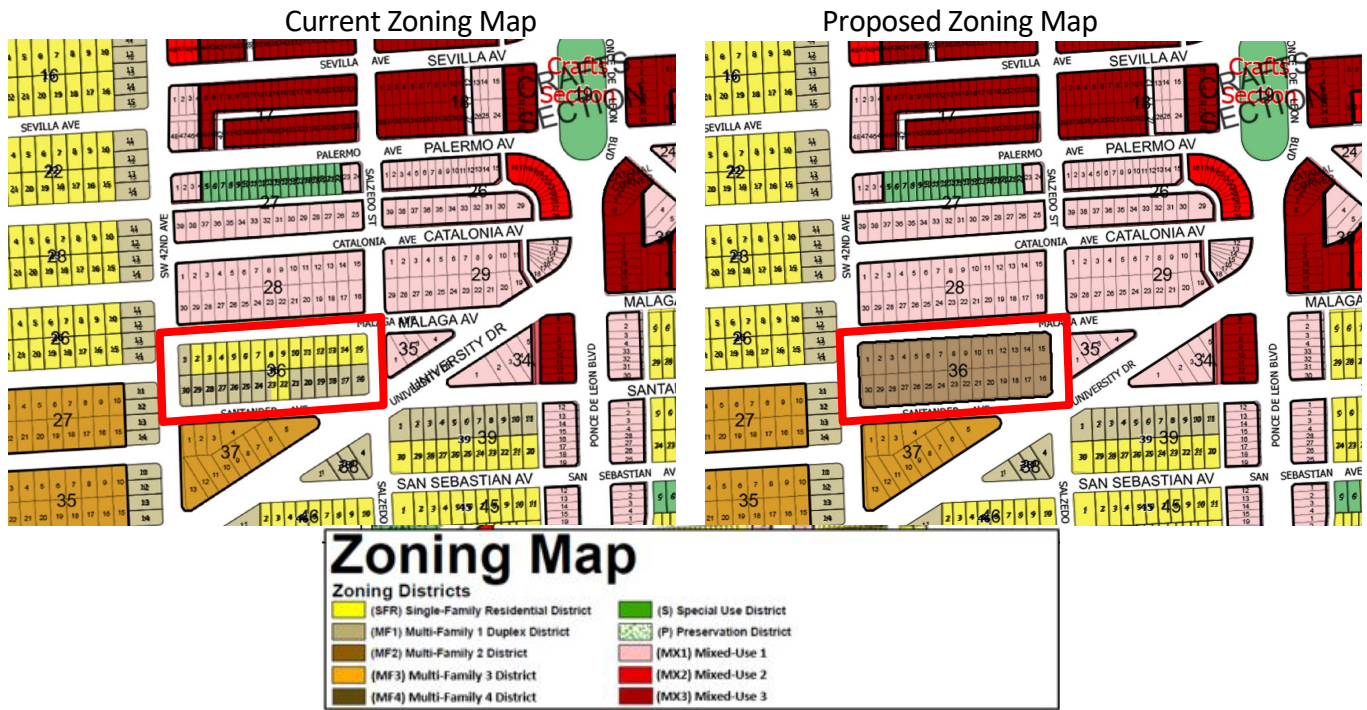
Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to promote development or redevelopment in this area by incentivizing high-quality development that encourage the transition from mixed-use to single-family and which will also allow people the opportunity to work where they live.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	A Comprehensive Plan amendment to change the land use to Residential Multi-Family Medium Density is also being proposed as a companion item.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	If the proposed Comprehensive Plan Amendment of changing the Land Use to Residential Multi-Family Medium Density is approved, densities and intensities will be consistent with the proposed zoning designation of Multi-Family 2 (MF2) District.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed rezoning to Multi-Family 2 (MF2) District will encourage the transition of mixed-use to single-family and also allow people the opportunity to work where they live, or live and work within close distance, which enhances multi-modal activity in this area which is a goal of the Comprehensive Plan.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment is to fulfill the original vision of the Crafts Section which was originally intended to have a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown.

Staff comments:

The proposed text amendment to the Site Specifics Zoning Regulations, deleting height restrictions of “bungalow type duplexes one (1) story in height” for certain lots in Block 36, facing Santander Avenue and instating a new height restriction of 45 feet is appropriate for this area of the Crafts Section because it transitions the height and density from the recently-adopted mixed-use at the north to the existing residential at the south. The height is also compatible with the historic San Sebastian apartment building, which is 35 to 45 feet tall. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

Request #3: Zoning Code Map Amendment

The request is to change the Zoning District Boundary from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District for all of Block 36, Crafts Section.



Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that it:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	A Comprehensive Plan amendment to change the land use to Residential Multi-Family Medium Density is also being proposed as a companion item.
b. Does not allow densities or intensities in excess of the densities and intensities which	If the proposed Comprehensive Plan Amendment is approved, changing the Land Use to Residential Multi-Family Medium Density, densities will be consistent with the proposed zoning designation of

are permitted by the future land use category of the parcel proposed for development.	Multi-Family 2 (MF2) District.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan	The proposed rezoning will support enhanced multi-modal activity in this area which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed rezoning would fulfill the original vision of the Crafts Section which was originally intended to be a center of design innovation with a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:	
a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:	
i. Balancing land uses in a manner that reduces vehicle miles traveled.	The proposed rezoning to Multi-Family 2 (MF2) District will encourage the transition from mixed-use to single-family and also allow people the opportunity to live and work within close distance, thereby reducing vehicle miles traveled.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	Multi-family creates an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	Multi-family housing supports multi-modal activity in the area by locating more population closer to downtown and work places.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	The intent of the proposed rezoning is to promote development or redevelopment in this area by incentivizing high-quality development.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	The proposed rezoning from Single-Family Residential (SFR) to Multi-Family 2 (MF2) District will provide additional multi-family housing opportunities in the City which support the provision of additional housing options for people who live, work, and study in the City.
d. Implement specific objectives and policies of the Comprehensive Plan.	The proposed rezoning meets multiple objectives of Comprehensive Plan which to promote efficiency of land use, decrease vehicular traffic and encourage greater housing options within close proximity to employment centers.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent	The subject area is generally bounded by Malaga where was recently rezoned to low-rise mixed-use; to the east is Salzedo Street where a mix of office/commercial is located; to the south is Santander Avenue and to the west is Le Jeune Road multi-family residential is located. The proposed rezoning will be compatible to its surrounding

property for its existing or approved use. properties.

Staff comments:

The proposed rezoning from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District is appropriate for this area of the Crafts Section. The zoning will allow for a transition from the recently-adopted mixed-use zoning in the north to the residential in the south. The zoning is also appropriate to be adjacent to the historic San Sebastian apartment building. The standards identified in Section 14-212.4 for the proposed Zoning map amendment are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations", Section A-36, "Crafts Section," by revising the height restriction for Block 36, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

3. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

6. ATTACHMENTS

- A. Mailed notice to all property owners within 1,500 feet and Legal advertisement published.
- B. Public Comments.
- C. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



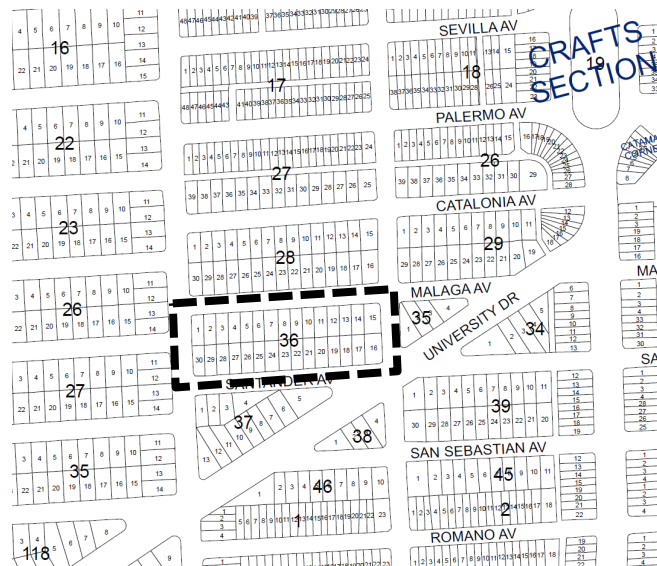
Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

	<p align="center">City of Coral Gables, Florida Notice of Public Hearing HYBRID MEETING</p>
<p>Application:</p>	<p>1. Comprehensive Plan Map Amendment 2. Zoning Code Text Amendment 3. Zoning Map Amendment</p>
<p>Properties:</p>	<p>Block bounded by Malaga, Salzedo, Santander, and Le Jeune Rd (Block 36, Crafts Section)</p>
<p>Public Hearing- Date/Time/ Location:</p>	<p>Planning and Zoning Board / Local Planning Agency HYBRID Meeting (public participation on ZOOM) Tuesday, March 2, 2021, 5:30 p.m. Online: www.zoom.us/j/94373448009 Meeting ID: 943 7344 8009 Phone: (305) 461-6769 Email: planning@coralgables.com</p>

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a VIRTUAL Public Hearing on Tuesday, March 2, 2021, 5:30 p.m.

The City is proposing to change the Future Land Use Map from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; change the Zoning District Boundary from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District on all lots of Block 36, Crafts Section of Coral Gables. This also includes a Text Amendment to the Zoning Code, amending Site Specific Regulations on all lots in Block 36, by changing the height restrictions.

The subject area is generally bounded by Malaga on the north, Salzedo on the east, Santander on the south, and and Le Jeune Road on the west, as shown in the following location map:



Similar changes were recently adopted by the City Commission for the two blocks north of subject block.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code-Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability clause, and providing for an effective date.
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The Planning and Zoning Board Meeting will be held as a HYBRID MEETING with the Public participating through video conferencing. Only the Board members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. City Hall will be closed to the general public. All interested persons may be heard via the Zoom platform and may join the meeting via Zoom at www.zoom.us/j/94373448009. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 943 7344 8009.

The public may also comment on an item on the agenda by sending an email to planning@coralgables.com prior to the start of the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com\cgtv) as well as Channel 77 on Comcast.

Sincerely,

City of Coral Gables, Florida



**City of Coral Gables, Florida
 Notice of Public Hearing
 HYBRID MEETING on Zoom platform**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Tuesday, March 2, 2021, 5:30 p.m.
Location	City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134 (ONLY BOARD MEMBERS AND CITY STAFF WILL BE PHYSICALLY PRESENT IN THE CHAMBERS)

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a HYBRID Meeting on the Zoom platform on the following:

- 1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code—Article 14, “Process”, Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability clause, and providing for an effective date.*
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- 3. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, “Process”, Section 14-212 “Zoning Code Text and Map Amendments”; providing for a repealer provision, severability clause, and providing for an effective date.*

The Planning and Zoning Board will be holding a board meeting on Tuesday, March 2, 2021 using a Hybrid Format, commencing at 5:30 p.m. Only the Board Members and City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may be heard via the Zoom platform used by the Development Services for live remote comments.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/94373448009>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 943 7344 8009. The public may comment on an item on the agenda by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City’s website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,

City of Coral Gables, Florida

(PUBLISH DATE: February 19, 2021)

From: Amy Guerra <aguerra@bairdguerra.com>
Sent: Tuesday, February 16, 2021 7:07 PM
To: Trias, Ramon <rtrias@coralgables.com>
Cc: roluwood@aol.com; adcfg@icloud.com
Subject: Craft Section/South Side Malaga

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ramon,

Thank you for taking the time to speak with me today, it is much appreciated.

As mentioned during our conversation, along with our neighbors, we have been actively seeking rezoning for the Craft Section for quite some time. Our interest has been sincere and many of us have taken the time from our work schedules to meet with city staff and officials to address concerns regarding the current situation in the Craft Section. We have attended multiple meetings at City Hall, the Youth Center and via Zoom. We have contacted neighbors outside the Craft area, presented our situation and have asked for their support which they have provided.

We are encouraged by the progress but are feeling uneasy with the changes decided on 9 February and are looking towards you for direction.

Attached are the signatures obtained in 2019, as you can see there was consensus for rezoning on Malaga.

We look forward to receiving your response.

Warmly,
Santiago & Amalia Beunza
300 Malaga Avenue

aguerra@bairdguerra.com

CONSENT TO CITY INITIATED PROPOSED CHANGE OF LAND USE AND ZONING

We, the undersigned owners of property within the area of the City of Coral Gables bounded by the following rights of way:

West: Le Jeune Road (SW 42nd Avenue)

North: East-West Alley Bisecting Block 27 of the Coral Gables Crafts Section

East: Salzedo Street

South: Santander Avenue

do hereby consent to a City of Coral Gables initiated change of the area's land use and zoning designations so as to incorporate this area into the City's Central Business District and to permit multifamily and mixed residential/commercial uses.

X [Signature]
Name: Mercedes M. Yanes
Address: 341 Malaga Ave.

X [Signature]
Name: MARIA MORA
Address: 323 Malaga Ave

X [Signature]
Name: GESEL TRIFF
Address: 326 Malaga Ave

X [Signature]
Name: Julia Weber
Address: 309 Malaga Ave

X [Signature]
Name: Luisa Jurvela
Address: 310 Malaga Ave

X [Signature]
Name: Wei-Chiang Lin
Address: 317 Malaga Ave

X [Signature]
Name: Maria J. Boni
Address: 325 Malaga Ave
MARIA T. ASON

X [Signature]
Name: Claudio Navarajo
Address: Claudio Navarajo

X [Signature]
Name: Kirk R. Mendez
Address: 346 Malaga Ave.

X [Signature]
Name: [Signature]
Address: 308 Malaga Ave
Coral Gables, FL

X [Signature]
Name: [Signature]
Address: 300 Malaga Ave
Coral Gables FL
Amelia G Benzke

X [Signature]
Name: MARIA PERERA
Address: 333 Malaga Ave.

X [Signature]
Name: Maria L. Lopez
Address: 355 Malaga Ave.

X _____
Name:
Address:

X _____
Name:
Address:

CONSENT TO CITY INITIATED PROPOSED CHANGE OF LAND USE AND ZONING

We, the undersigned owners of property within the area of the City of Coral Gables bounded by the following rights of way:

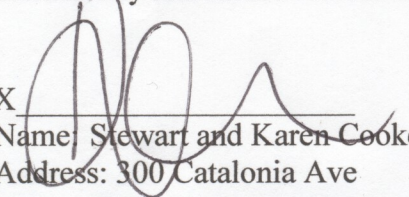
West: Le Jeune Road (SW 42nd Avenue)

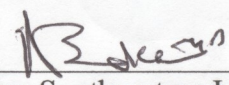
North: East-West Alley Bisecting Block 27 of the Coral Gables Crafts Section

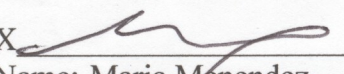
East: Salzedo Street

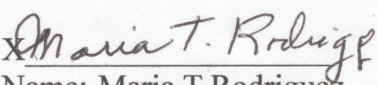
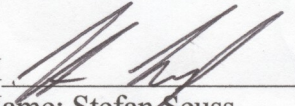
South: Santander Avenue

do hereby consent to a City of Coral Gables initiated change of the area's land use and zoning designations so as to incorporate this area into the City's Central Business District and to permit multifamily and mixed residential/commercial uses.

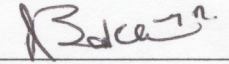
X 
Name: Stewart and Karen Cooke
Address: 300 Catalonia Ave

X _____ X 
Name: John and Reni Martini Name: Southeastern Invest.
Address: 310 Catalonia Ave Address: 325 Catalonia Ave

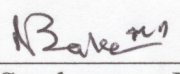
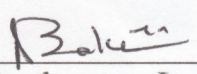
X 
Name: Maria Menendez
Address: 322 Catalonia Ave

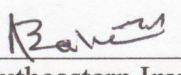
X  X 
Name: Maria T Rodriguez Name: Stefan Seuss
Address: 330 Catalonia Ave Address: 340 Catalonia Ave

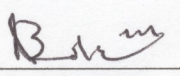
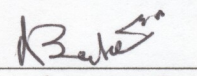
X _____
Name: Helmy A Makar
Address: 346 Catalonia Ave

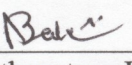
X _____ X 
Name: Marissa and Jimenez Name: Southeastern Invest.
Address: 352 Catalonia Ave Address: 03-4117-005-6900

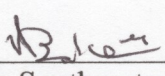
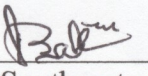
X _____
Name: Dagmar M Andueza
Address: 345 Catalonia Ave

X  X 
Name: Southeastern Invest. Name: Southeastern Invest.
Address: 339 Catalonia Ave Address: 333 Catalonia Ave

X 
Name: Southeastern Invest.
Address: 325 Catalonia Ave

X  X 
Name: Southeastern Invest. Name: Southeastern Invest.
Address: 321 Catalonia Ave Address: 03-4117-005-6800

X 
Name: Southeastern Invest.
Address: 03-4117-005-6810

X  X 
Name: Southeastern Invest. Name: Southeastern Invest.
Address: 03-4117-005-6820 Address: 03-4117-005-6830

From: Claudio N <cnaran36@gmail.com>
Sent: Tuesday, February 23, 2021 8:10 AM
To: Planning
Subject: Re-zoning block 36, crafts section

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I want to address the poor job done by city founders when planning CG blocks are numbered back to back instead of facing each other as the 300 block of Malaga does so on Santander there's a pre-historic apartment building dictating everything going on the 300 block Malaga, a this old pre historic building is restricted on what can be done with it thus limiting the south side 300 block of Malaga's potential zoning up code its north side of Malaga is already zoned commercial low rise tide to the Catalonia Ave development of new townhomes coming & Malaga south side a lower MF2. This issue with the pre historic building has been known since this effort commenced some 3 years ago. Much better can be done for Malaga's south side 300 block.

--Sincerely, Claudio Naranjo

*Block 36,
Crafts Section*

CHANGE OF LAND USE,
ZONING CODE
TEXT AMENDMENT, &
ZONING MAP AMENDMENT

PLANNING & ZONING BOARD
MARCH 2, 2021

1

EXISTING FUTURE LAND USE MAP

Future Land Use Map

Land Use Classifications

Residential Single Family Low Density (R1) (Min 40' x 120')	Residential Multi-Family High Density (RM1) (Min 40' x 120')	University Campus	Conservation Areas
Residential Single Family High Density (R2) (Min 40' x 120')	Commercial Low-Rise Intensity (C1) (Min 30' x 120')	University Campus Multi-Use Area	Public Buildings and Outlots
Residential Multi-Family Duplex Density (RM2) (Min 40' x 120')	Commercial Mid-Rise Intensity (C2) (Min 30' x 120')	Parks and Recreation	Hospital
Residential Multi-Family Low Density (RM3) (Min 40' x 120')	Commercial High-Rise Intensity (C3) (Min 30' x 120')	Open Space	Religious/Institutional
Residential Multi-Family Medium Density (RM4) (Min 40' x 120')	Industrial	Mixed-Use Overlay District	Community Services and Facilities

SINGLE FAMILY HIGH DENSITY;
MULTI-FAMILY DUPLEX DENSITY

EXISTING ZONING MAP

Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(SI) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(MX1) Mixed-Use 1
(MF3) Multi-Family 3 District	(MX2) Mixed-Use 2
(MF4) Multi-Family 4 District	(MX3) Mixed-Use 3

SFR DISTRICT
MF1 DISTRICT

2

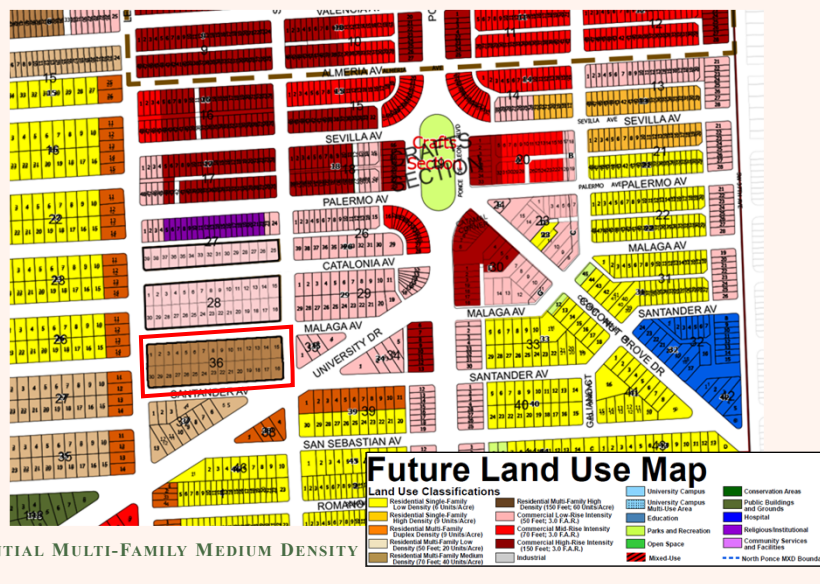
REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING CODE TEXT AMENDMENT

REQUEST #3:
ZONING CODE MAP AMENDMENT

3

REQUEST 1: CHANGE IN LAND USE

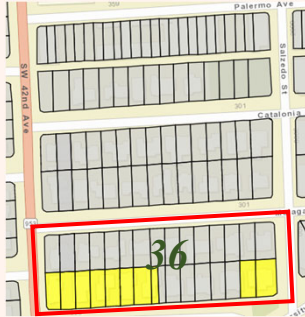


4

REQUEST 2: ZONING CODE TEXT AMENDMENT

Amending the Site Specifics Regulations Appendix A: Section A-36 - Crafts Section

B. Height of buildings.



1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes **one (1) story in height**:

a. *Lots 16 and 17, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in **Block 36**.*

2. No building or structure shall be constructed or erected on the following described property to exceed **three (3) stories or forty-five (45) feet in height, whichever is less**:

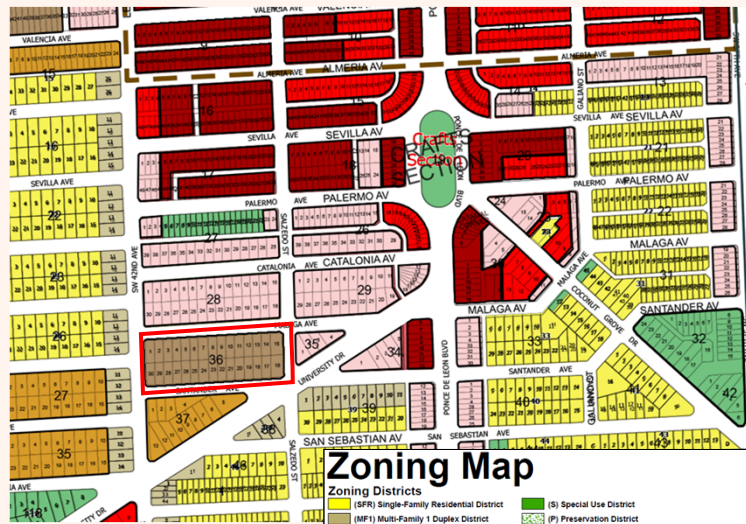
a. *Lots 1, 2, 3, and 4, in Blocks 9, 16, 17.*

b. *Lots 45, 46, 47, and 48, in Blocks 8, 9, 16, and 17.*

c. **All lots in Block 36.**

5

REQUEST 3: CHANGE OF ZONING



MF-2 (w/ SITE SPECIFIC OF 45FT)

6

MF2 vs. MF3 DISTRICTS

REGULATIONS	MF2	MF3
Height	45 ft (small lots), 70 or 97 ft w/ Med Bonus	45 feet
Uses	Residential	Residential
Density	40 units/acre, 50 units/acre w/ Med Bonus	20 units/acre, 25 units/acre w/ Med Bonus
Front Setback	10 feet	10 feet
Front Stepback	10 feet (large lots)	(none)
Building Coverage	60%	80% (small lots), 70% (large lots)
Open Space	25%, + 5% upper floors facing street	25%

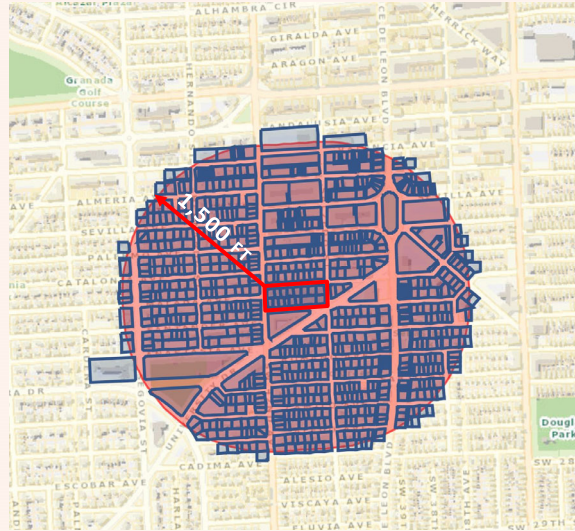
7

PUBLIC NOTIFICATION

02.19.21	LEGAL ADVERTISEMENT
02.16.21	MAILED NOTICE
02.19.21	POSTED PROPERTY
02.26.21	POSTED STAFF REPORT ON CITY WEB PAGE

8

LETTERS TO PROPERTY OWNERS (1,500 FT.)



9

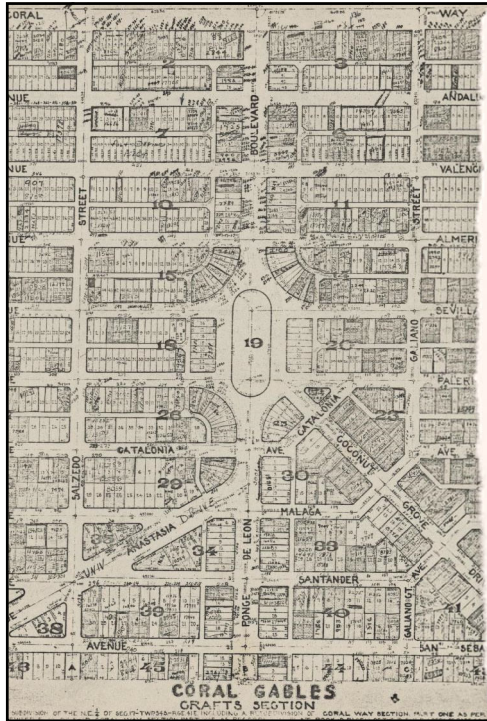
STAFF RECOMMENDATION:

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL

REQUEST #2: ZONING CODE TEXT AMENDMENT
APPROVAL

REQUEST #3: ZONING CODE MAP AMENDMENT
APPROVAL

10



Block 36, Crafts Section

CHANGE OF LAND USE,
ZONING CODE
TEXT AMENDMENT, &
ZONING MAP AMENDMENT

PLANNING & ZONING BOARD
MARCH 2, 2021

