



City of Coral Gables Planning and Zoning Staff Report

Property:	330 and 350 Aragon, and 2341 Le Jeune Road
Applicant:	City of Coral Gables
Application:	1. Comprehensive Plan Map Amendment 2. Zoning Code Map Amendment
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	February 8, 2023; 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The City of Coral Gables intends to continue the realization of the Zain/Friedman Miracle Mile Overlay District, specifically on the 300 block of Aragon. As such, the City has initiated requests for a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for properties legally as Lots 5 through 24, Block 36, Section “K,” Coral Gables, Florida (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road) 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, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 5 through 24, Block 36, Section “K,” (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” for Lots 5 through 24, Block 36, Section “K,” from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road); providing for a repealer provision, severability clause, and providing for an effective date.*

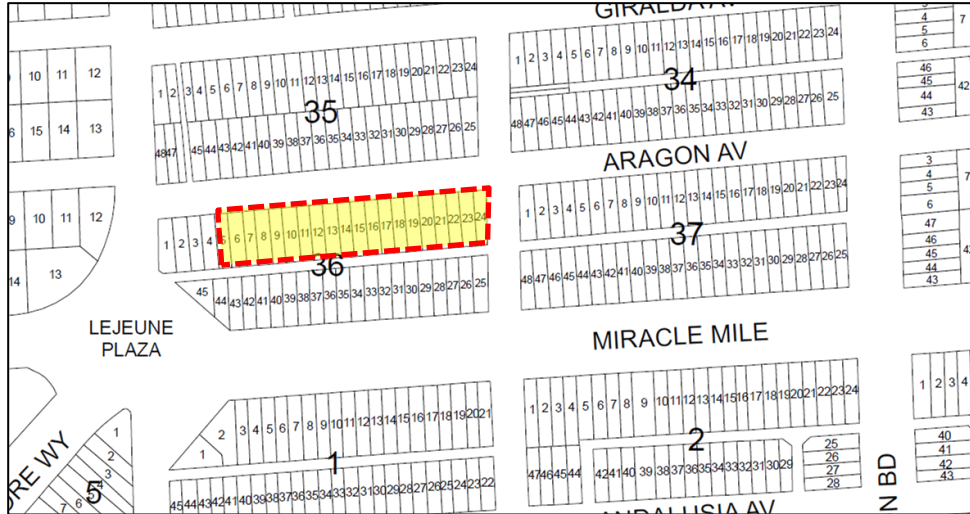
The proposed change of Land Use and change of Zoning require public hearing review by the Planning & Zoning Board and approval by the City Commission.

2. APPLICATION SUMMARY

The City is proposing a Comprehensive Plan map amendment to change the land use from ‘Commercial Mid-Rise Intensity’ to ‘Commercial High-Rise Intensity,’ and a Zoning Map amendment from ‘Mixed-Use 2 (MX2)’ to ‘Mixed-Use 3 (MX3).’ No development site plan is proposed at this time and will be considered by the Planning & Zoning Board and City Commission at a later date.

The south side of the 300 block of Aragon currently consists of multiple ownership for the parking lot and existing commercial buildings.

The subject area is generally bounded by Salzedo, Aragon, and Le Jeune Road as shown in the following location map:



BACKGROUND

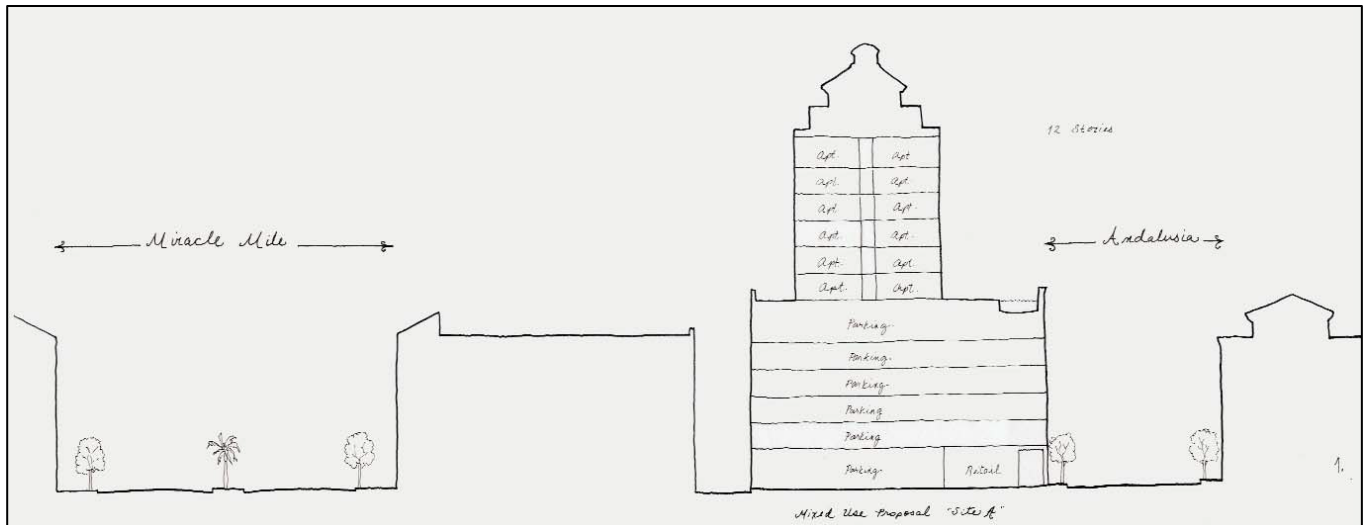
The subject property is comprised of multiple ownerships, both private and the City of Coral Gables. A significant portion of the property is used as a public surface parking lot, and the remaining portions are small-scale low-rise commercial buildings.

The surface parking lot has existed since the 1960s, with portions used for off-street parking since the 1940s/50s. An aerial below shows the layout of the parking in most of the block with the existing commercial buildings in 1969.



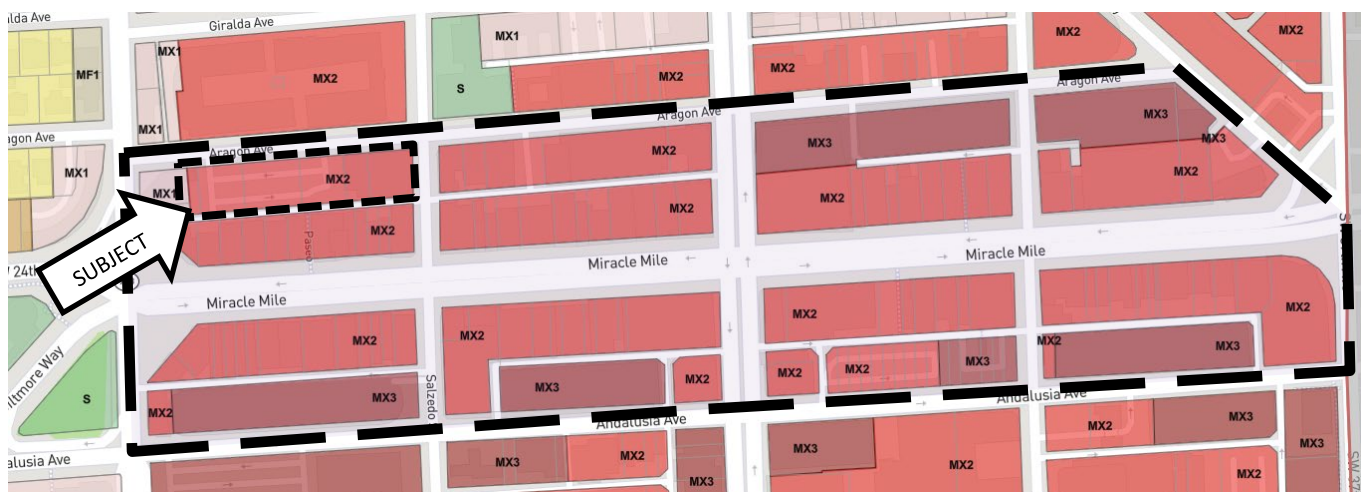
1969 Aerial

The 300 Block of Aragon – along with many other blocks to the north and south of Miracle Mile - remained unchanged until the early 2000s. In 2002, the Coral Gables Charrette engaged many community members to study the downtown, North Ponce, and adjacent urban areas. One of the recommendations from the planning initiative is to “limit height of buildings facing Miracle Mile to three to six stories, allowing taller buildings on the rear lots facing Andalusia and Aragon Avenues...” Below is a sketch that was developed during the public process of the Charrette and included in the report that illustrates this vision:



The City Commission later codified this vision of lower buildings facing Miracle Mile and redistributing the height to Andalusia and Aragon Avenues by adopting the “Downtown Overlay District,” which was renamed to its current name “Zain/Friedman Miracle Mile Downtown Overlay District” in 2005. The purpose of this overlay district is to limit building height, bulk, mass, and intensity of Miracle Mile of large-scale developments which is further explained in detail in Section 2-402 of the Zoning Code.

The necessary map changes to realize this vision of taller buildings on Andalusia and Aragon were not adopted with the overlay. In the last approximate 20 years, this vision to have high-rise on these streets has occurred block by block, seemingly from east to west. Below is a map that identifies the subject property within the boundary of the Zain/Friedman Miracle Mile District, as well as the taller heights of MX3 along Andalusia and Aragon:



Recently in 2021, the City Commission further limited the height on Miracle Mile to 4 stories and 50 feet, as well as require remote parking on the Mile. The remote parking is required to be within 1,000 feet, and most likely occur on the adjacent streets of Andalusia and Aragon.

The current map amendments intend to further realize the vision from the early 2000s of taller buildings on Andalusia and Aragon to limit building heights on Miracle Mile. The application includes a change in the land use to Commercial High-Rise Intensity and change in the zoning to Mixed-Use 3 (MX3) District. The four platted lots closest to Le Jeune Road will remain Commercial Low-Rise Intensity to retain the low-rise character along the thoroughfare adjacent to single-family residences. This low-rise on Le Jeune Road will also be consistent with the existing Site Specifics of 45 feet for these four lots. No development site plan is proposed for this block at this time and will be considered by the Planning & Zoning Board and City Commission at a later date.

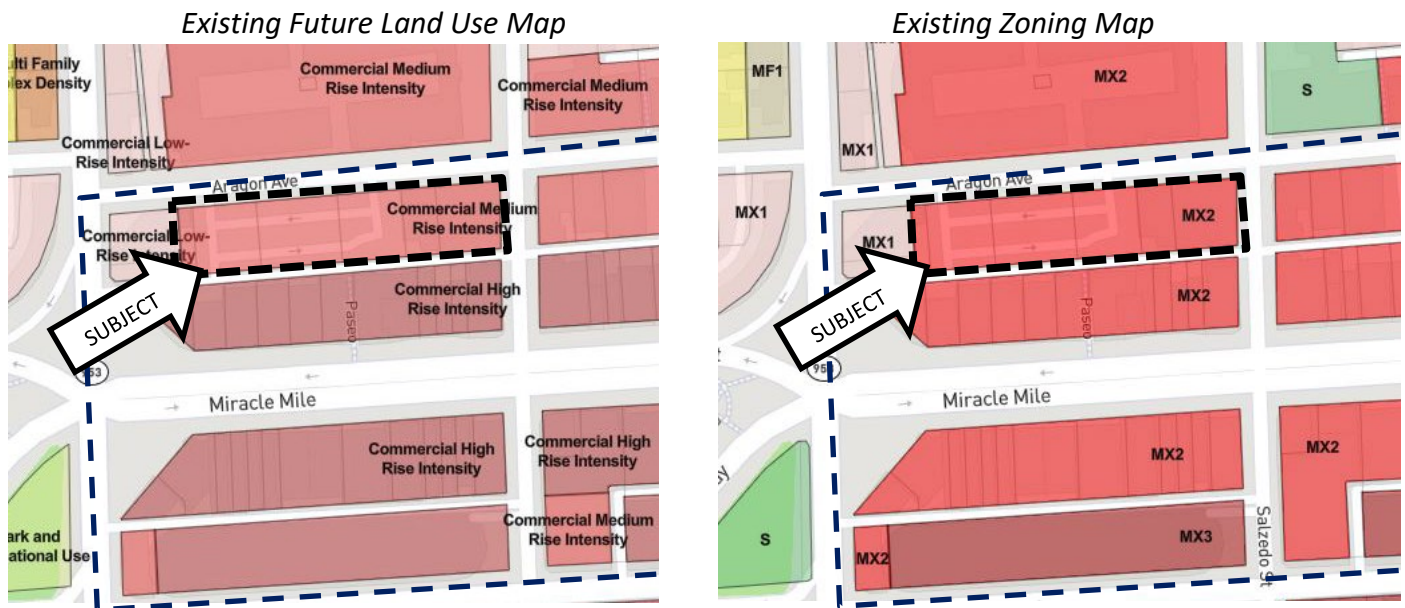
Property Existing and Proposed Land Use and Zoning Designations

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

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designation
North	Mixed-Use	Commercial Mid-Rise Intensity	Mixed-Use 2 (MX2)
South	Commercial/Retail	Commercial High-Rise Intensity	Mixed-Use 2 (MX2)
East	Commercial/Retail	Commercial Mid-Rise Intensity	Mixed-Use 2 (MX2)
West	Vacant	Commercial Low-Rise Intensity	Mixed-Use 1 (MX1)

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:

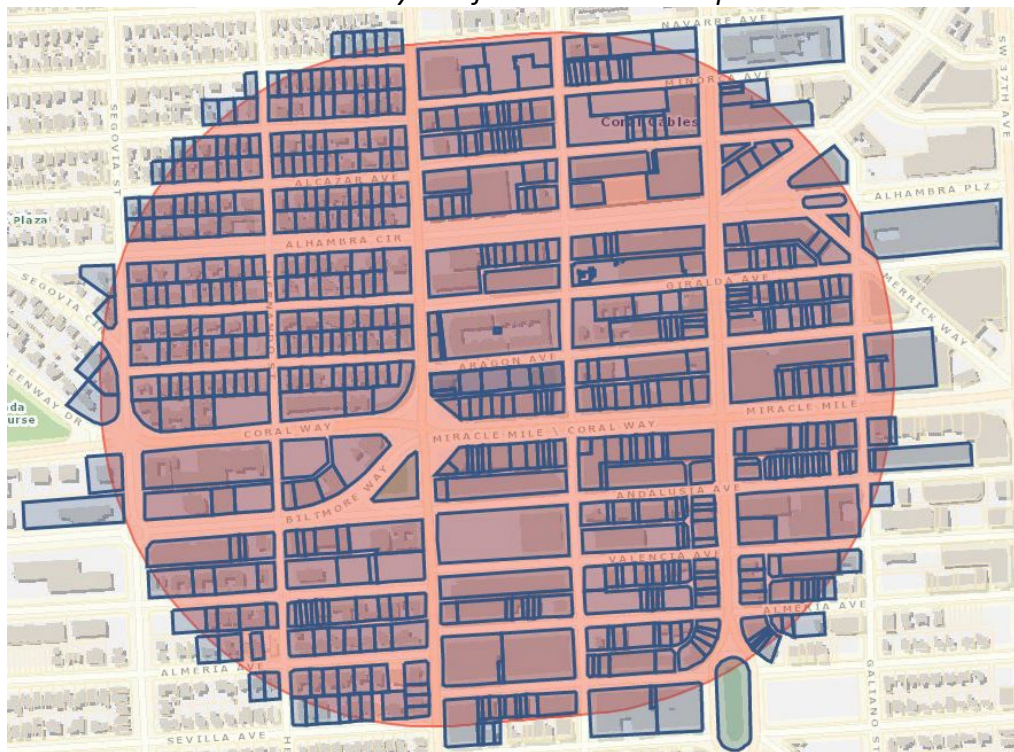
REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	02.08.23
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

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 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 1,297 notices were mailed.

A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



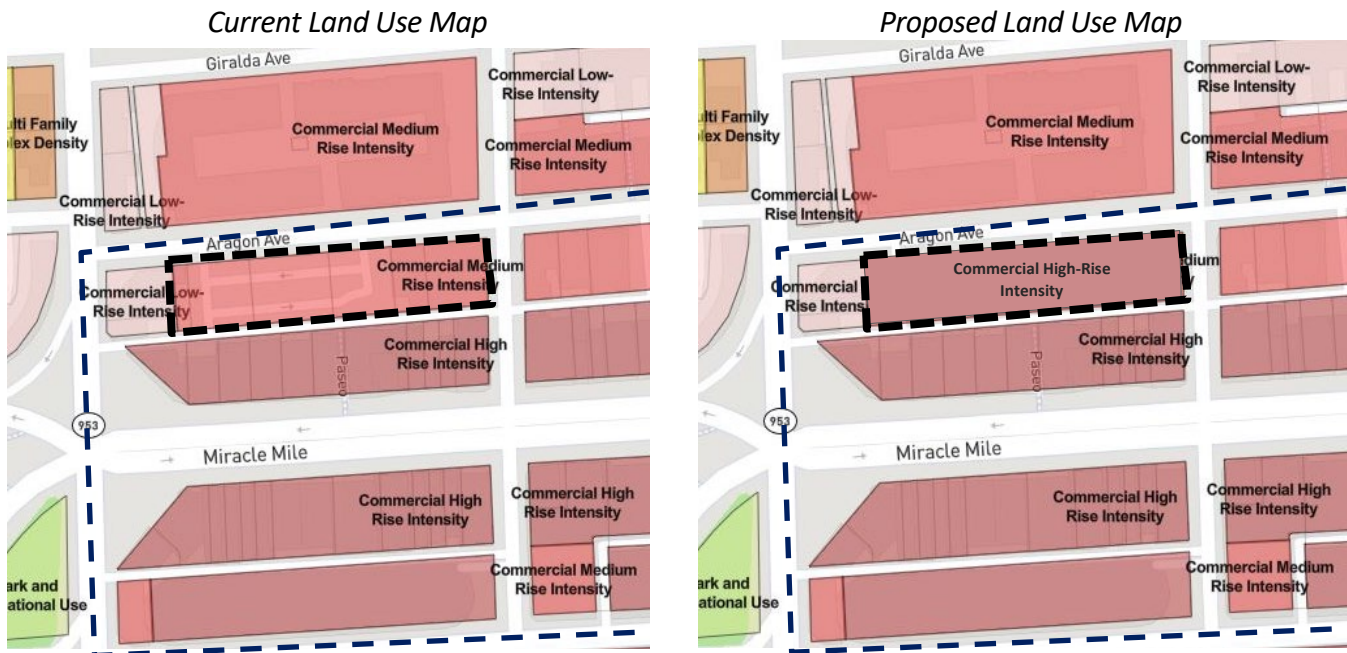
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Neighborhood Meeting	01.17.23
Legal advertisement	01.27.23
Mailed notification	01.06.23
Posted agenda and Staff report on City web page/City Hall	02.03.23

4. FINDINGS OF FACT

Request #1: Future Land Use Map Amendment

The request is to change the Future Land Use Map from Commercial Mid-Rise Intensity to Commercial High-Rise Intensity for Lots 5 through 24, Block 36, Section “K.”



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 Commercial High-Rise Intensity further realizes the vision for the Zain/Friedman Overlay District and is depicted on the Future Land Use Map as the “Downtown Overlay.”
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed land use change to Commercial High-Rise Intensity is consistent with the existing Commercial High-Rise Intensity designations on Andalusia and Aragon within the Comprehensive Plan’s “Downtown Overlay.”
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will have no effect on the level of service of public infrastructure as the change only affects the maximum building heights allowed.

4. Its effect on environmental resources.	The proposed amendment will have no effect on the environmental resources since the block has been impacted and developed for many decades.
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 amendment will have no effect on the availability of affordable housing.
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 since the parking lot and commercial buildings are existing.

Staff comments: The proposed land use map amendment to “Commercial High-Rise Intensity” is appropriate for this location in downtown and behind Miracle Mile within the Comprehensive Plan’s Downtown Overlay District. Most of the other blocks on Aragon and Andalusia within the overlay district are currently designated “Commercial High-Rise Intensity.” The proposed designation would support the vision for the overlay district to limit height on Miracle Mile by allowing taller buildings facing Aragon and Andalusia. The standards identified in Section 14-13.6 for the proposed Comprehensive Plan land use map amendment are **satisfied**.

Request #2: Zoning Code Map Amendment

The request is to change the Zoning District Boundary from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District on Lots 5 through 24, Block 36, Section “K.”



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 Commercial High-Rise Intensity is also being proposed as a companion item. Regardless, the permitted uses would not change.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	The unlimited density and maximum Floor Area Ratio (FAR) of 3.5 (with Mediterranean Style bonuses) remain the same for the existing and proposed land use and zoning. If the proposed Comprehensive Plan amendment is approved to change the Land Use to Commercial High-Rise Intensity, the maximum building height will be consistent with the proposed zoning designation of Mixed-Use 3 (MX3) 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 not impact the level of service since the block is already improved and developed.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed rezoning would fulfill the goal of the Comprehensive Plan’s “Downtown Overlay” to retain low heights on Miracle Mile and allow taller buildings on Andalusia and Aragon.
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 Mixed-Use (MX3) District will have no impact on reducing vehicle miles traveled. As such, the proposal will not be increasing any vehicle miles either as the intent of the proposed change of zoning is to increase the allowed height.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	The proposed rezoning to Mixed-Use 3 (MX3) District will have no impact on internal trip capture.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	The proposed rezoning to Mixed-Use 3 (MX3) District will have no impact on increasing the use of alternative modes of transportation of walking or bicycle riding.
b. Promote high-quality development or	The proposed rezoning to Mixed-Use 3 (MX3) District is not accompanied with any proposed development. The recent

redevelopment in an area that is experiencing declining or flat property values.	reduction of allowed height and the requirement to remote park on Miracle Mile is highlighting the intent of the overlay district to promote redevelopment of taller buildings on Aragon and Andalusia.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	The proposed rezoning to Mixed-Use 3 (MX3) District will have no impact on creating affordable housing opportunities.
d. Implement specific objectives and policies of the Comprehensive Plan.	The proposed rezoning meets the intent of the Comprehensive Plan’s “Downtown Overlay” to retain low buildings on Miracle Mile and allow taller buildings on Andalusia and Aragon.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	The proposed rezoning will not cause any diminution of value.

Staff comments:

The proposed rezoning from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District is appropriate for this area in downtown and within the Zain Friedman Miracle Mile Overlay District facing Aragon. 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 **Approval** 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, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 5 through 24, Block 36, Section “K,” (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*
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6. ATTACHMENTS

- A. Legal advertisement published and mailed to all property owners within 1,500 feet.
- B. 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,



Jennifer Garcia, AICP, CNU-A
City Planner
Development Services
City of Coral Gables, Florida

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - FEB. 8, 2023

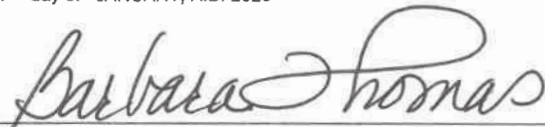
in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

01/27/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

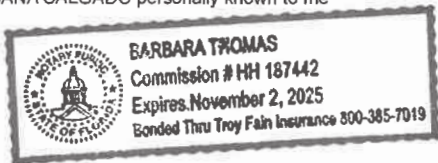



Sworn to and subscribed before me this 27 day of JANUARY, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me

**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 Wednesday, February 8, 2023, 6:00 p.m.
Location	City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134

City of Coral Gables

2/8/2023

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing 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, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 5 through 24, Block 36, Section "K," (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road), Coral Gables, Florida; 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 providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 6, "Landscape," Section 6-103, "Landscape general requirements," and Article 16, "Definitions," providing a definition, requirements, and review processes to utilize artificial turf within athletic fields in the Special Use (S) Zoning district; providing conditional use review and approval when such artificial turf athletic fields are visible from the street ; and providing for a repealer provision, severability clause, codification, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 16, "Definitions", by amending the definition of carport; and providing for a repealer provision, severability clause, codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, February 8, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.


Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). 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: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or 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
1/27

23-59/000643289M

2/2

	<p>City of Coral Gables Notice of Neighborhood Meeting and Public Hearing</p>	
<p>Applicant:</p>	<p>City of Coral Gables</p>	
<p>Application:</p>	<p>1. Comprehensive Plan Map Amendment 2. Zoning Map Amendment</p>	
<p>Property:</p>	<p>330 and 350 Aragon, and 2341 Le Jeune Road</p>	
<p>Neighborhood Meeting and Public Hearing - Date/Time/ Location:</p>	<p>NEIGHBORHOOD MEETING Tuesday, January 17, 2023, 5:00 p.m. Development Services, First Floor Meeting Room 427 Biltmore Way, First Floor, Coral Gables, FL and PLANNING & ZONING BOARD Wednesday, February 8, 2023, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings</p>	

The City of Coral Gables is hosting two (2) separate meetings related to Parking Lots 3 and 18 on the 300 block of Aragon.

The first meeting will be a neighborhood meeting on **Tuesday, January 17, 2023, at 5:00 p.m.** This meeting is for the benefit of the neighbors and residents of the area to learn and discuss the proposed Comprehensive Plan and Zoning map amendments for Parking Lots 3 and 18. No action will be taken.

The second meeting will be a Planning & Zoning Board Meeting on **Wednesday, February 8, 2023, starting at 6:00 p.m.** The Planning & Zoning Board will be considering the Comprehensive Plan map amendment from ‘Commercial Mid-Rise Intensity’ to ‘Commercial High-Rise Intensity,’ and the Zoning Map amendment from ‘Mixed-Use 2 (MX2)’ to ‘Mixed-Use 3 (MX3).’ No development site plan is proposed at this time and will be considered by the Planning & Zoning Board and Commission at a later date.

Residents are encouraged to participate in both meetings.

The requests require two public hearings, including review and recommendation by the Planning and Zoning Board and approval from the City Commission.

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Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The Neighborhood Meeting will also be via Zoom at www.zoom.us/j/85814292056, Passcode: 428371. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 858 1429 2056.

The Planning & Zoning Board meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida



300 Block of Aragon

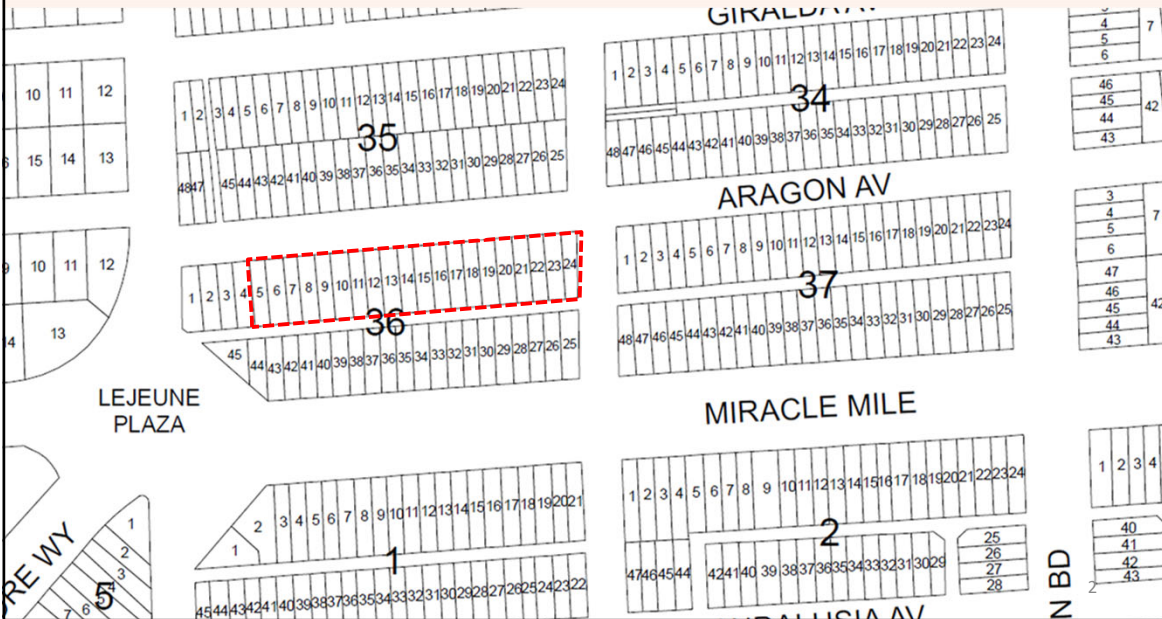
COMPREHENSIVE PLAN MAP &
ZONING MAP AMENDMENTS

PLANNING & ZONING BOARD
FEBRUARY 8, 2023



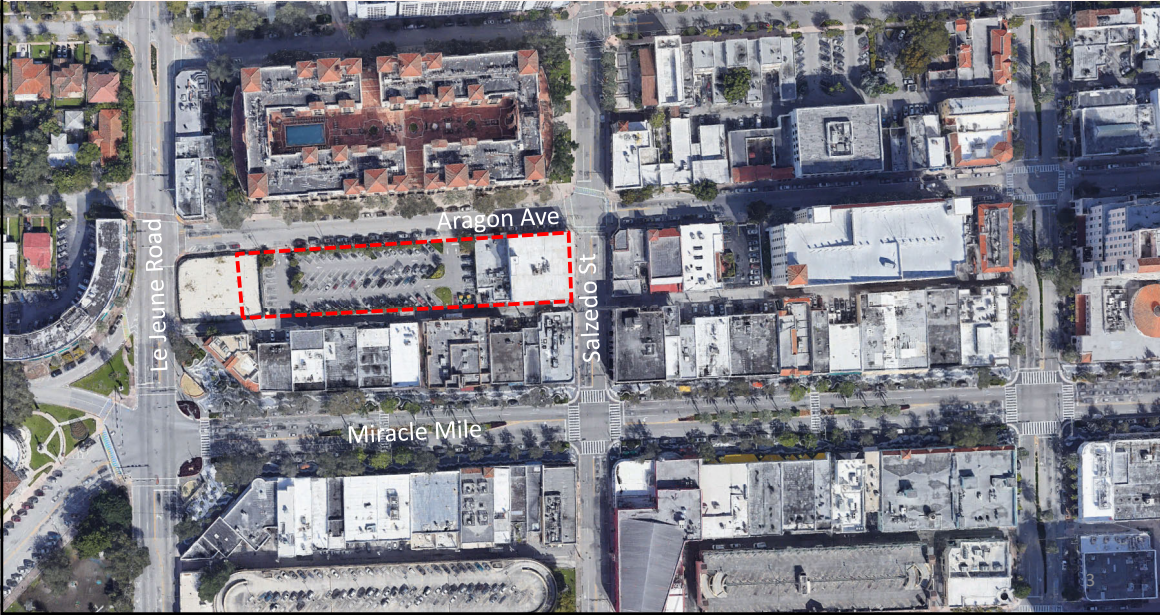
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LOCATION



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LOCATION



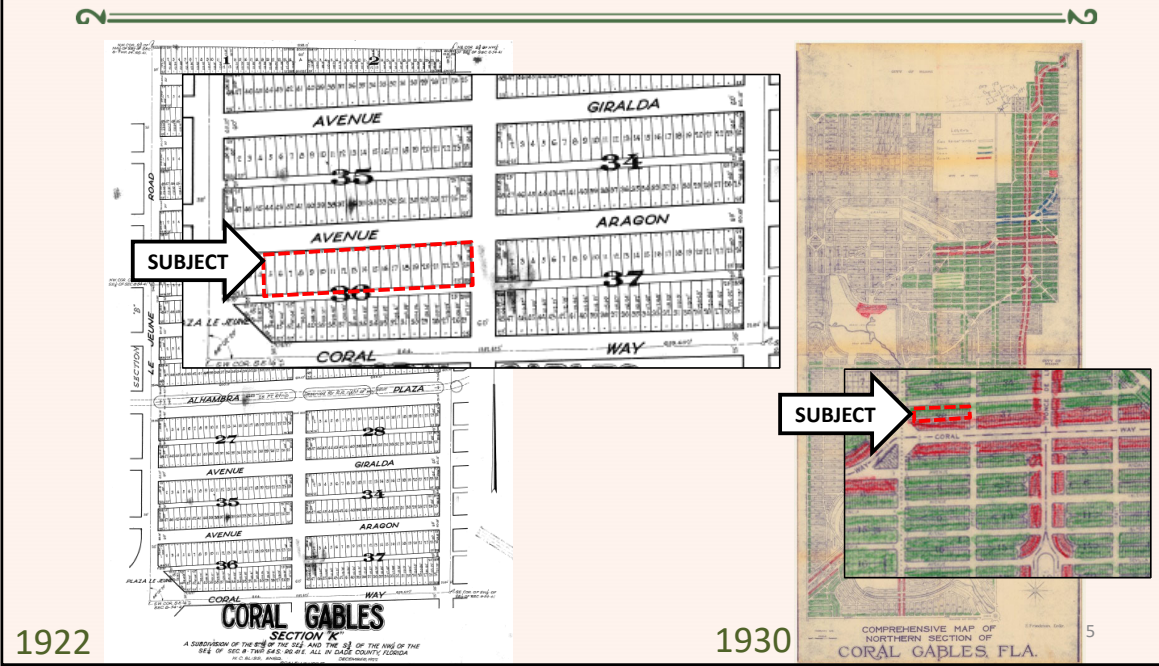
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EXISTING CONDITIONS



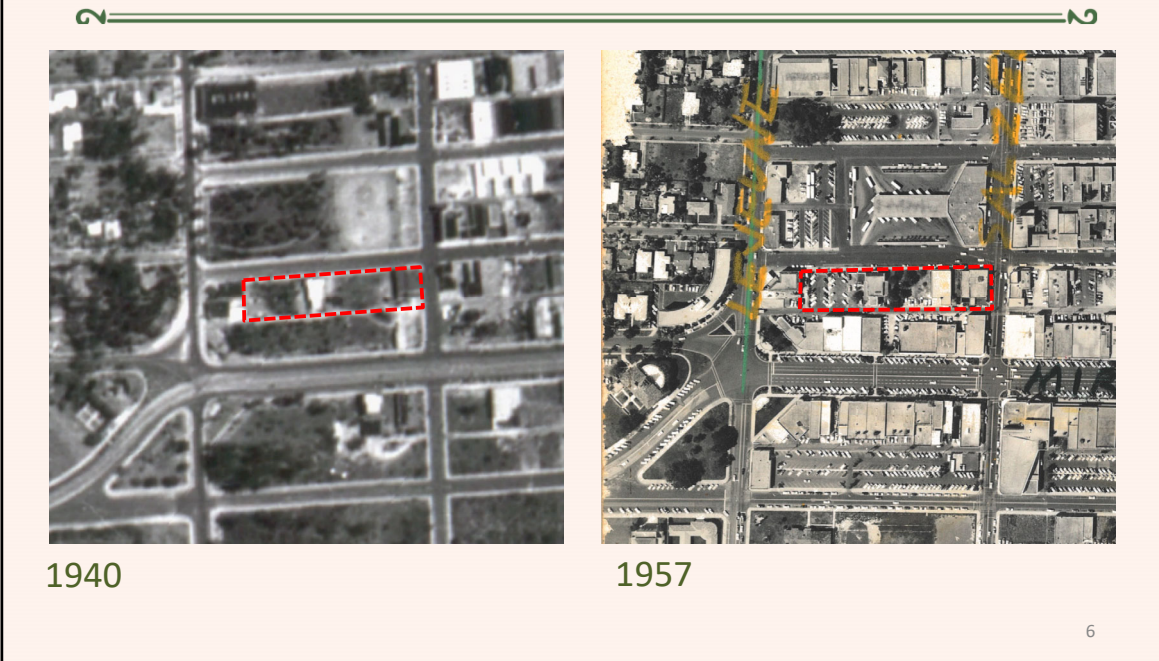
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HISTORY



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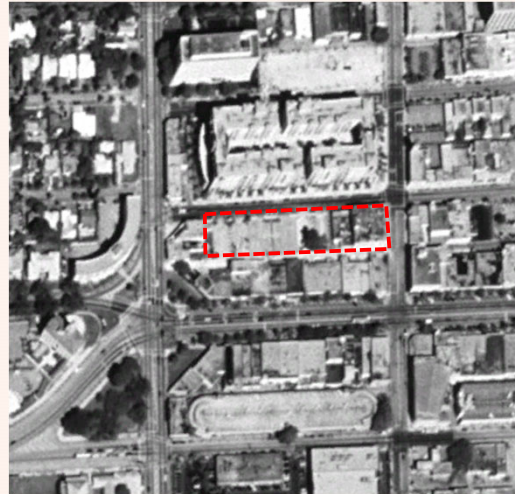


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HISTORY



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1999

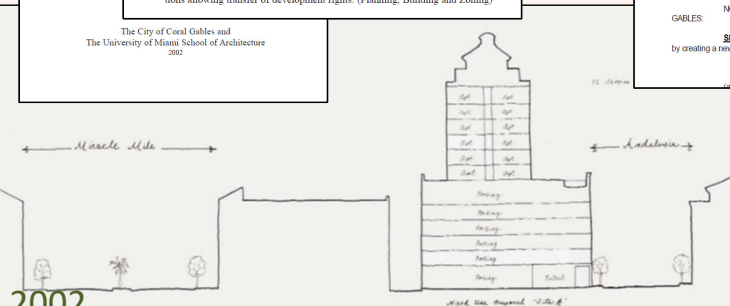
ZAIN/FRIEDMAN MIRACLE MILE DISTRICT

THE CORAL GABLES CHARRETTE REPORT



- Limit height of buildings facing Miracle Mile to three to six stories, allowing taller buildings on the rear lots facing Andalusia and Aragon Avenues via regulations allowing transfer of development rights. (Planning, Building and Zoning)

The City of Coral Gables and
The University of Miami School of Architecture
2002



2002

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3527

AN ORDINANCE CREATING "DOWNTOWN OVERLAY DISTRICT"; PROVIDING LEGISLATIVE INTENT; PROVIDING APPLICABILITY; PROVIDING FOR SITE PLAN REVIEW PROCEDURE; PROVIDING FOR LIMITATIONS ON NUMBER OF STORIES; PROVIDING FOR STREET-FRONT SETBACKS; PROVIDING FOR DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE; PROVIDING FOR INCLUSION OF THIS ORDINANCE IN "ZONING CODE"; WAIVING THIRTY-DAY WAITING PERIOD AND MAKING ORDINANCE EFFECTIVE SEPTEMBER 25, 2001; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, the Comprehensive Land Use Plan and Zoning Code allow certain properties fronting on Miracle Mile and

and

does not promote the

and meeting certain

create a single continuous

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THE CITY OF CORAL GABLES RESOLUTION NO. 2005-07

A RESOLUTION DESIGNATING THE DOWNTOWN OVERLAY DISTRICT THE "ZAIN/FRIEDMAN MIRACLE MILE DOWNTOWN OVERLAY DISTRICT."

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the City Commission adopted the Downtown Overlay District via Ordinance No. 3527 on September 25, 2001, in order to provide for a downtown district that provides a set of comprehensive standards and promotes the goals, objectives, and policies of the City's Comprehensive Land Use Plan. These standards are provided for the continuance and enhancement of the historic Downtown area as the functional and symbolic center of the City. The district is established in order to maintain the following objectives for the Downtown District:

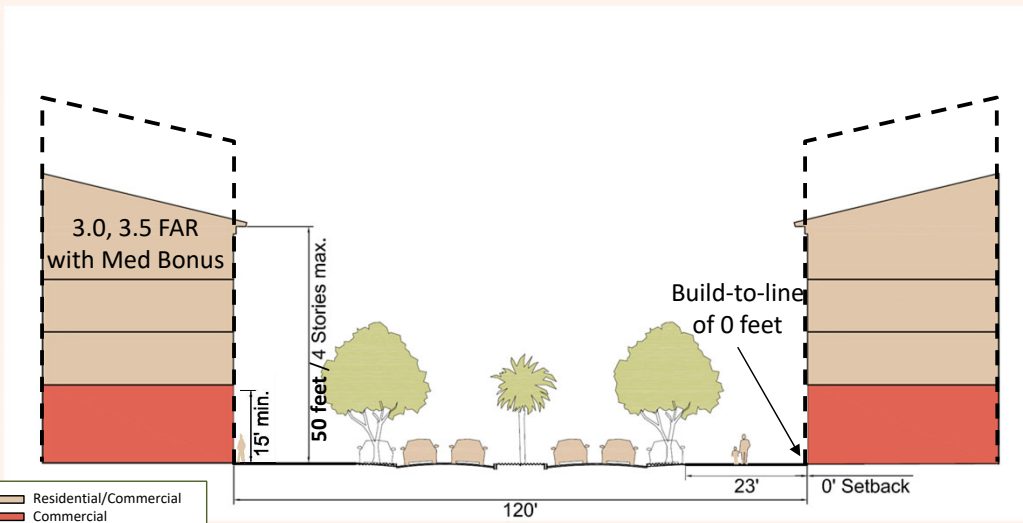
- Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
- Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
- Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian-friendly design alternatives.
- Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.
- Generate pride and confidence in the Downtown area.
- Protect property values through quality control.

ZAIN/FRIEDMAN MIRACLE MILE DISTRICT



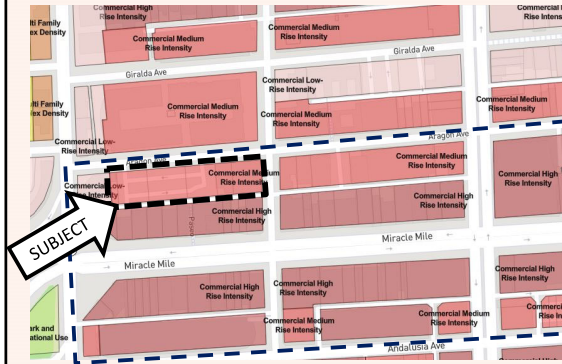
2023

ZAIN/FRIEDMAN MIRACLE MILE DISTRICT

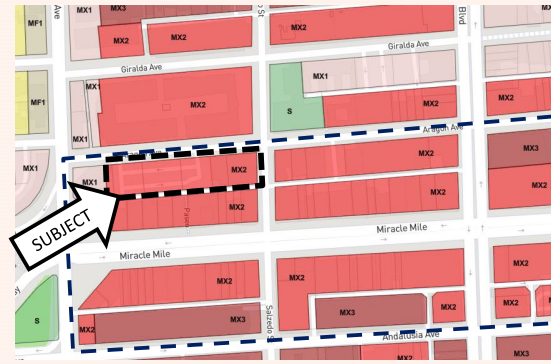


ORDINANCE NO. 2021-13

CURRENT LAND USE AND ZONING



COMMERCIAL MID-RISE INTENSITY,
AND WITHIN THE DOWNTOWN OVERLAY

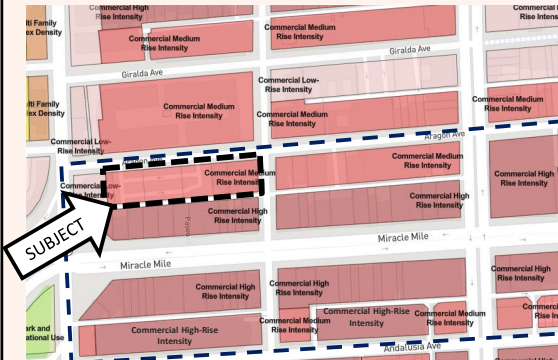


MIXED-USE 2 (MX2),
AND WITHIN THE ZAIN/FRIEDMAN MIRACLE MILE OVERLAY

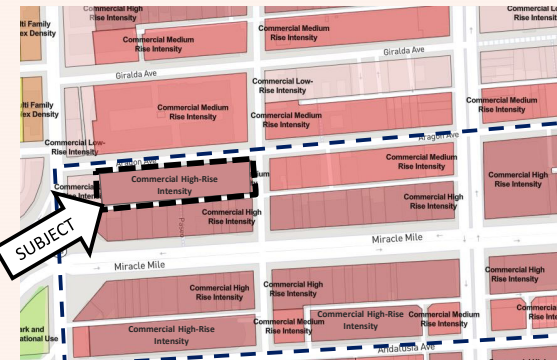
REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2: ZONING CODE MAP AMENDMENT

COMPREHENSIVE PLAN MAP AMENDMENT



COMMERCIAL MID-RISE INTENSITY,
AND WITHIN THE DOWNTOWN OVERLAY

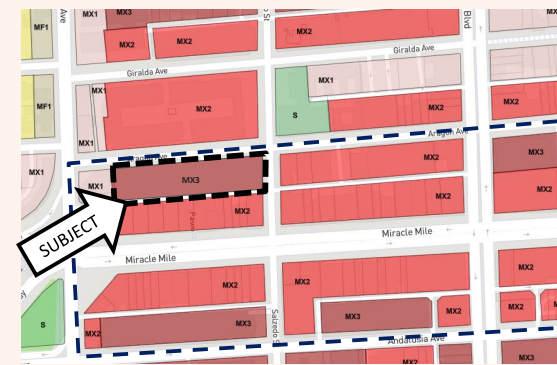


COMMERCIAL HIGH-RISE INTENSITY,
AND WITHIN THE DOWNTOWN OVERLAY

ZONING MAP AMENDMENT



MIXED-USE 2 (MX2),
AND WITHIN THE ZAIN/FRIEDMAN
MIRACLE MILE OVERLAY



MIXED-USE 3 (MX3),
AND WITHIN THE ZAIN/FRIEDMAN
MIRACLE MILE OVERLAY

REVIEW TIMELINE

1	NEIGHBORHOOD MEETING: 01.17.23
2	PLANNING AND ZONING BOARD: 02.08.23
3	CITY COMMISSION (FIRST READING): 02.28.23
4	CITY COMMISSION (SECOND READING): TBD

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LETTERS TO PROPERTY OWNERS (1,500 FT)



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PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
1 TIME	PROPERTY POSTING PZB
1 TIME	WEBSITE POSTING PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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COMPREHENSIVE PLAN CONSISTENCY	
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p>	

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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300 Block of Aragon

COMPREHENSIVE PLAN MAP &
ZONING MAP AMENDMENTS

PLANNING & ZONING BOARD
FEBRUARY 8, 2023



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