

Agenda Items E-3 and E-4 are related.



**City of Coral Gables
CITY COMMISSION MEETING
October 11, 2016**

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment and Zoning Code Map Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 09.14.16 meeting recommended approval, with conditions, of the Comprehensive Plan Map Amendment (vote: 5-1) and the Zoning Code Map Amendment (vote: 5-1).

BRIEF HISTORY:

At their 09.14.16 meeting, the Planning and Zoning Board recommended approval, with conditions, of the Comprehensive Plan Map Amendment (vote: 5-1) and the Zoning Code Map Amendment (vote: 5-1). The recommendation of approval by the Planning and Zoning Board included a recommended condition that the sale of the property should include a condition that any future proposed development of the property shall receive public hearing review for the site plan approval.

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the property located at 2801 Salzedo Street, commonly referred to as the Coral Gables Public Safety Building, for public hearing review and consideration. The Coral Gables Public Safety Building is currently proposed to be relocated further north within the downtown area to the City owned property located on the 2100 block of Salzedo Street.

The request is to change the property's Future Land Use Map designation from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" and to change the property's Zoning Map designation from Special Use District (S) to Commercial District (C). A development proposal is not proposed at this time.

The draft Ordinance for the proposed Comprehensive Plan Map amendment is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code Map amendment is provided as Exhibit B. The 09.14.16 Staff report and recommendation is provided as Exhibit C, excerpts from the 09.14.16 Planning and Zoning Board meeting minutes are provided as Exhibit D, and the PowerPoint Presentation is provided as Exhibit E.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		




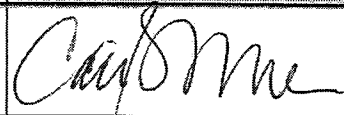
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
09.14.16	Planning and Zoning Board	Recommended approval, with conditions, of change of zoning (vote: 5-1) and change of land use (vote: 5-1).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.31.16	Property posted for Planning and Zoning Board meeting.
09.01.16	Planning and Zoning Board legal advertisement.
09.02.16	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.09.16	Planning and Zoning Board agenda posted at City Hall and on City web page.
09.09.16	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.30.16	City Commission legal advertisement of Ordinance headings.
10.07.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

EXHIBIT(S):

- A. Draft Ordinance - Comprehensive Plan Map Amendment.
- B. Draft Ordinance - Zoning Code Map Amendment.
- C. 09.14.16 Staff report and recommendation with attachments.
- D. Excerpts of 09.14.16 Planning and Zoning Board meeting minutes.
- E. PowerPoint Presentation.