



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Comprehensive Plan Map Amendment and Zoning Code Map Amendment
Property: **2801 Salzedo Street (Coral Gables Public Safety Building)**
 Legal Description: Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section
Public Hearing: Planning and Zoning Board
Date & Time: **September 14, 2016; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
 405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request for a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the property located on Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section as follows:

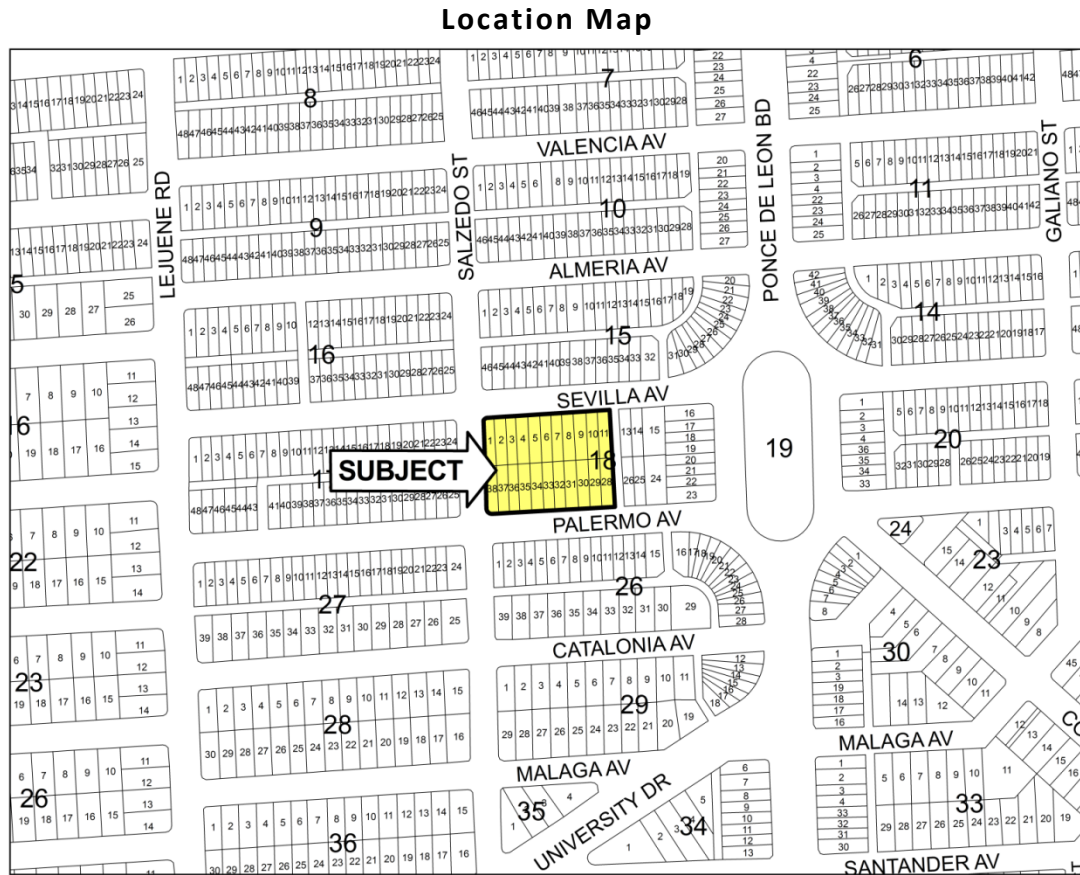
1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment 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.*

2. APPLICATION SUMMARY

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 subject property occupies approximately the western half of the block and is bounded to the north by Sevilla Avenue, to the south by Palermo Avenue, and to the west by Salzedo Street. The property is legally described as Lots 1-12 and 27-38, Block 18, Crafts Section, Coral Gables, Florida, as shown in the following location map:



Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

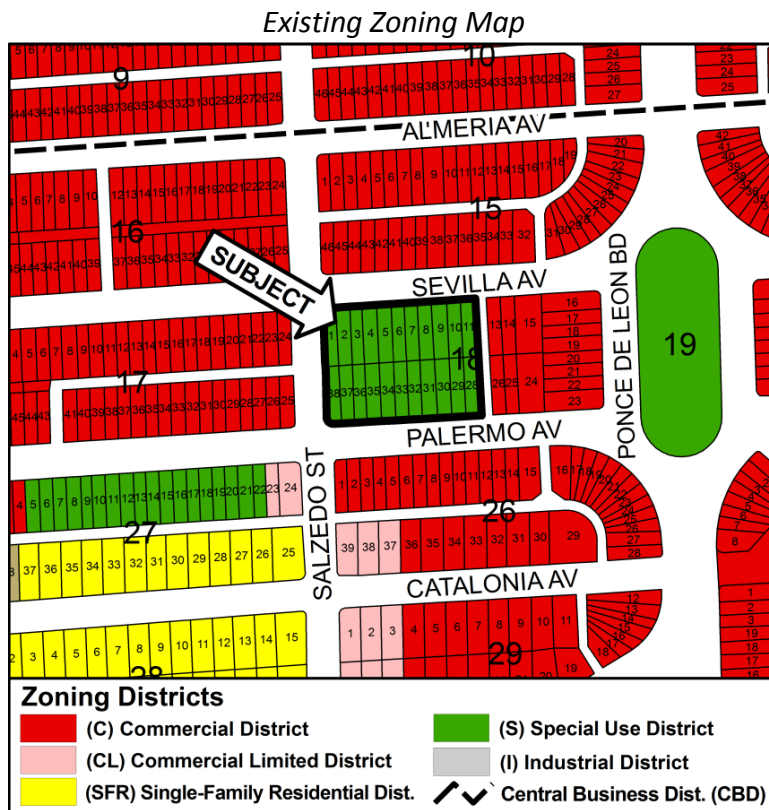
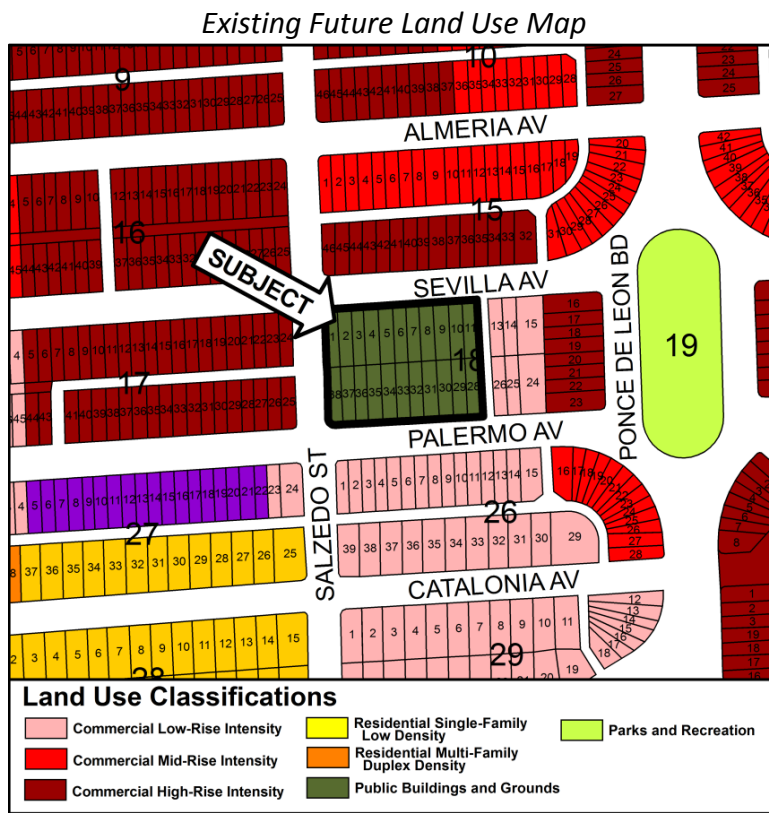
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	“Public Buildings and Grounds”
Zoning Map designation	Special Use (S) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-story, 2-story and 12-story commercial buildings	“Commercial High-Rise Intensity”	Commercial District (C)
South	1-story and 2-story commercial buildings	“Commercial Low-Rise Intensity”	Commercial District (C)
East	16-story commercial building	“Commercial Low-Rise Intensity”	Commercial District (C)
West	1-story and 3-story commercial buildings	“Commercial High-Rise Intensity”	Commercial District (C)

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

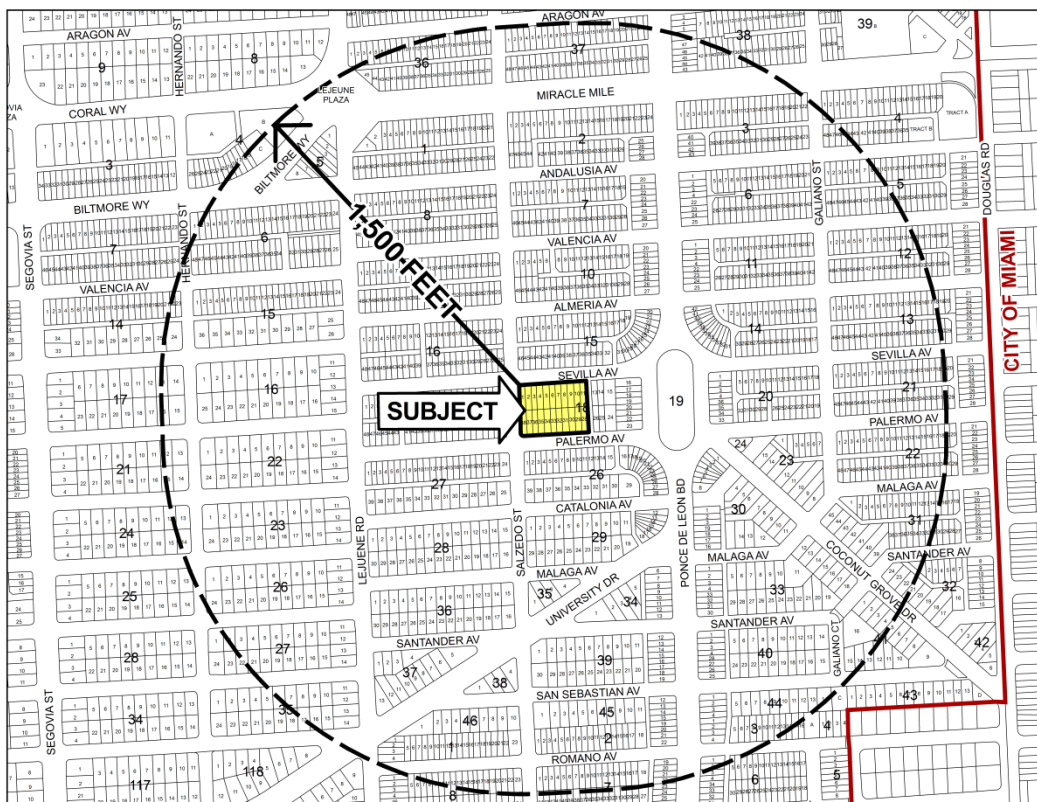
REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	09.14.16
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

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 courtesy 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 1,099 notices were mailed. Planning has not received any comments to date. A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



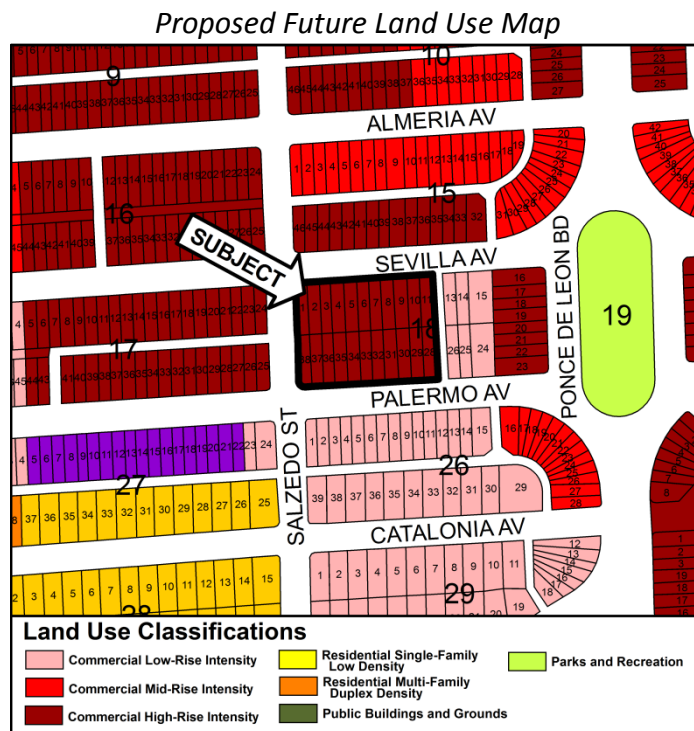
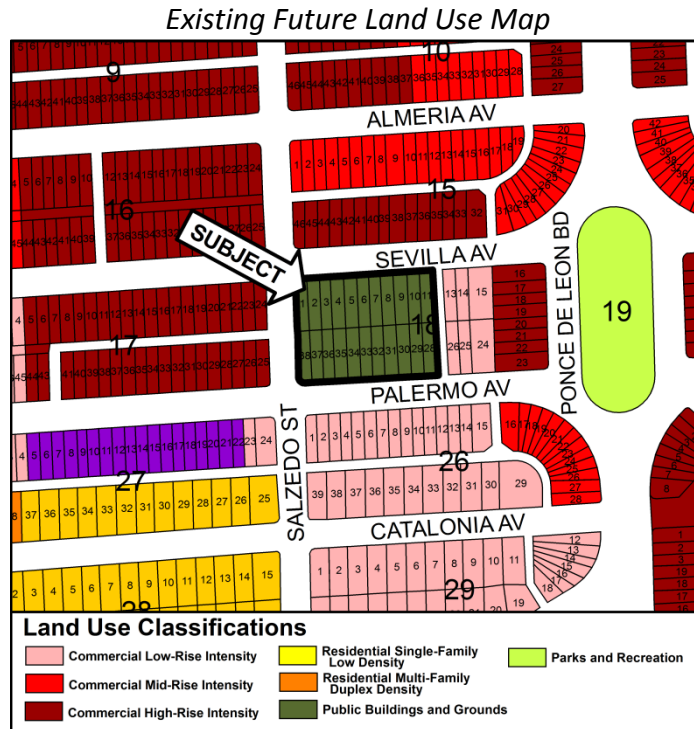
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Sign posting of property	08.31.16
Legal advertisement	09.01.16
Courtesy notification	09.02.16
Posted agenda on City web page/City Hall	09.09.16
Posted Staff report on City web page	09.09.16

4. APPLICATION REQUESTS

Future Land Use Map Amendment

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:



Findings of Fact

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

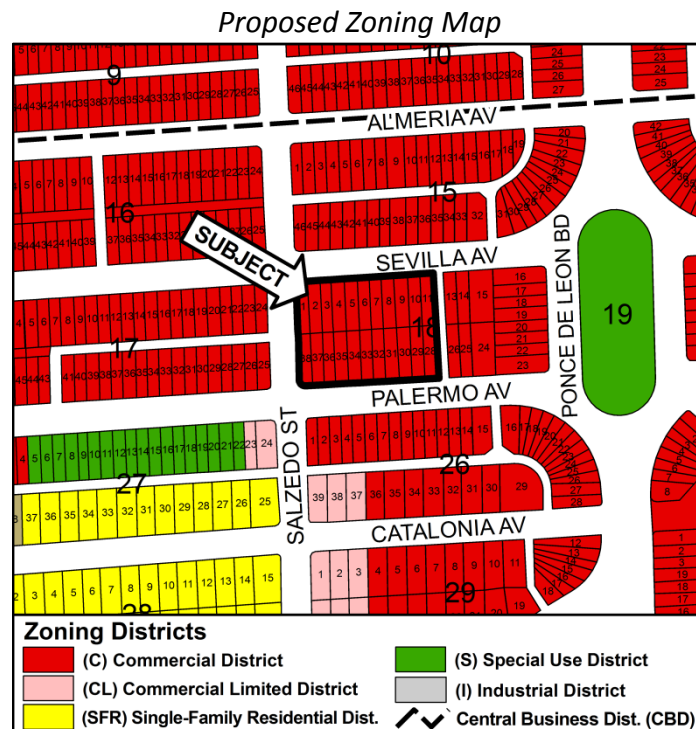
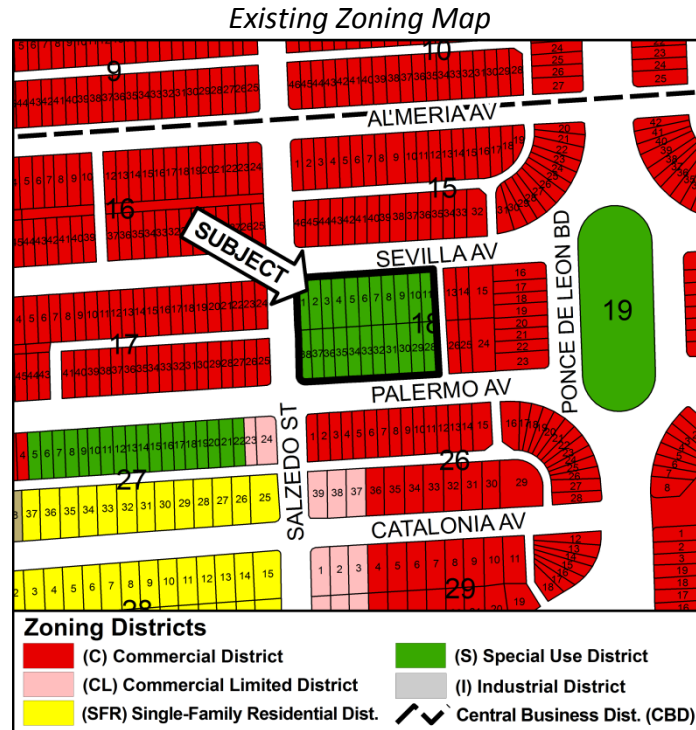
Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed Comprehensive Plan amendment to change the land use from Public Buildings and Grounds to Commercial High-Rise Intensity allows for increased commercial development within the City's downtown area and meets multiple objectives and policies of the Comprehensive Land Use Plan.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes.
3. Its effect on the level of service of public infrastructure.	No negative effect.
4. Its effect on environmental resources.	No significant 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.	No negative effect.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	No significant impacts will occur as a result of the proposed change.

Staff comments:

The proposed Commercial High-Rise Intensity Land Use is appropriate for this location within the City's downtown area and is adjacent to other properties with Commercial High-Rise Intensity Land Use. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designation and the Applicant's requested Zoning Map designation is shown on the following mapping:



Findings of Fact

Zoning Code Section 3-1404 provides review standards for Zoning Map amendments:

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.*
 - 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.*
 - 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.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*
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.*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.*
 - b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*
 - c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.*
 - d. *Implement specific objectives and policies of the Comprehensive Plan.*
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.*

Staff comments:

The proposed Commercial Zoning District is appropriate for this property. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

Findings of Fact

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
4.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
5.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
6.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
7.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies

Staff Comments: Staff’s determination that this application is **consistent** with the CP Goals, Objectives and Policies that are identified herein.

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 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.

Staff recommends **Approval**.

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 Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and 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. 09.01.16 Legal notice.
- B. 09.02.16 Courtesy notice mailed to all property owners within 1,500 feet.

Please visit the City's webpage at www.coralgables.com to view all Application 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
Director of Planning and Zoning
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

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

Before the undersigned authority personally appeared MARIA MESA, 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, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - SEPT. 14, 2016

in the XXXX Court,
was published in said newspaper in the issues of

09/01/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
1 day of SEPTEMBER, A.D. 2016

B. Thomas

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD
DATES/TIMES WEDNESDAY, SEPTEMBER 14, 2016,
6:00 - 9:00 P.M.
LOCATION CITY COMMISSION CHAMBERS, CITY HALL,
405 BILTMORE WAY, CORAL GABLES,
FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "The Henry" on the property legally described as Lots 22-38, Block 2, Industrial Section (4105 - 4131 Laguna Street), Coral Gables, Florida; including required conditions and providing for an effective date.

Items 2 and 3 are related.

2. 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.

3. 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.

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 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302, "Notice" amending the public hearing notification requirements for Zoning Code Text Amendments that change the actual list of permitted, conditional, or prohibited uses within a zoning category; providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>September 2, 2016</p>	
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Applicant:	City of Coral Gables, Florida
Application:	Change of Land Use and Change of Zoning
Property:	2801 Salzedo Street, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	<p>Planning and Zoning Board September 14, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on September 14, 2016 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

- 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.*

Development is not being proposed as part of this application and a change to the land use and zoning designations on the property does not confer any development entitlements at this time.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida