



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Comprehensive Plan Map Amendment and Zoning Code Map Amendment – Avocado Land Company Subdivision**  
Public Hearing: Planning and Zoning Board / Local Planning Agency  
Date & Time: **November 8, 2017; 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 Tract 3, Avocado Land Company Subdivision 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 "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 3, Avocado Land Company Subdivision, 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 Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.*

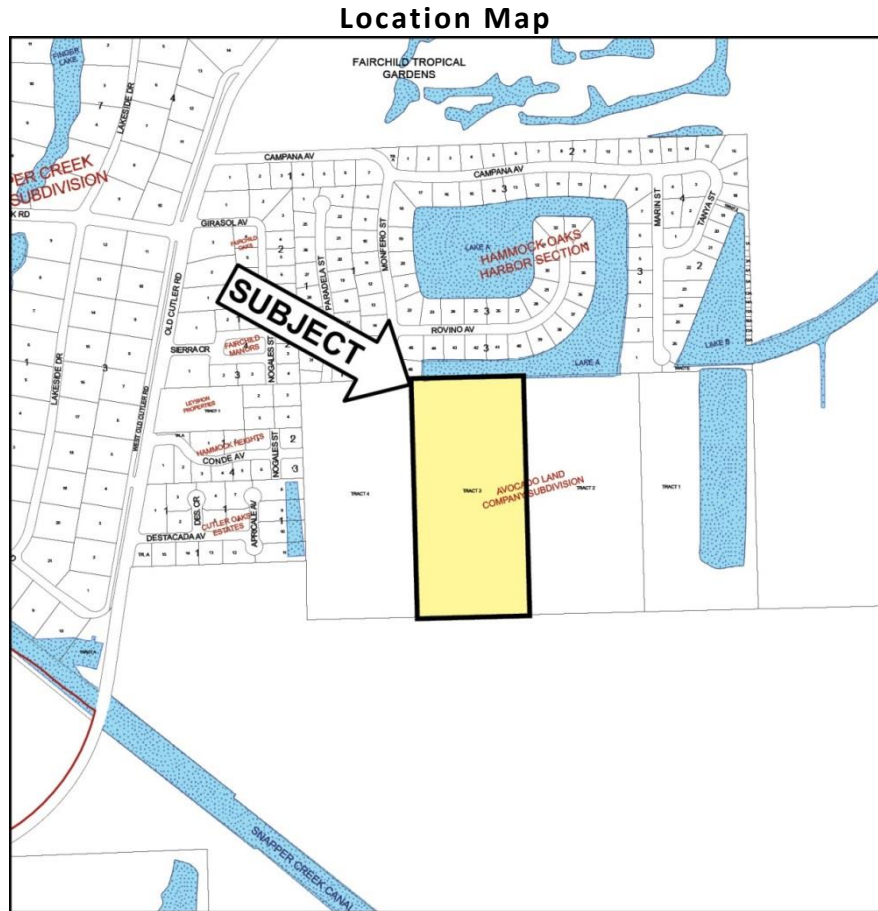
## 2. APPLICATION SUMMARY

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for the vacant and inaccessible property located to the east of Old Cutler Road and south of Campana Ave, for public hearing review and consideration.

The request is to change the property's Future Land Use Map designation from "Single-Family Low Density" to "Conservation Areas" and to change the property's Zoning Map designation from Single-Family Residential (SFR) to Preservation (P).

The property was acquired by the City of Coral Gables and designated as a sending site in a Transfer of Development Rights (TDR) transaction. The parcel is in an environmentally sensitive area of the city and surrounded by preserved natural areas on three sides of the property. Therefore, the City of Coral Gables is requesting to amend the Comprehensive Plan Map and Zoning Code Map to preserve this natural resource from further development.

The subject property occupies approximately 20 acres of vacant land and is currently not accessible by road, which is the reason the site does not have a street address. The property is bounded by a waterway in the Hammock Oaks subdivision, and large stretches of vacant land to the east, south, and west. The property is legally described as Tract 3, Avocado Land Company Subdivision, 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	“Single-Family Low Density”
Zoning Map designation	Single-Family Residential (SFR) District

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Waterway and 1-story single-family residences	“Single-Family Low Density”	Single-Family Residential (SFR)
South	Vacant land	“Conservation Areas”	Preservation (P)
East	Vacant land	“Conservation Areas”	Preservation (P)
West	Vacant land	“Conservation Areas”	Preservation (P)

The surrounding properties have the same conservation/preservation land use and zoning designations as the subject property, illustrated as follows:

Existing Future Land Use Map



Existing Zoning Map



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

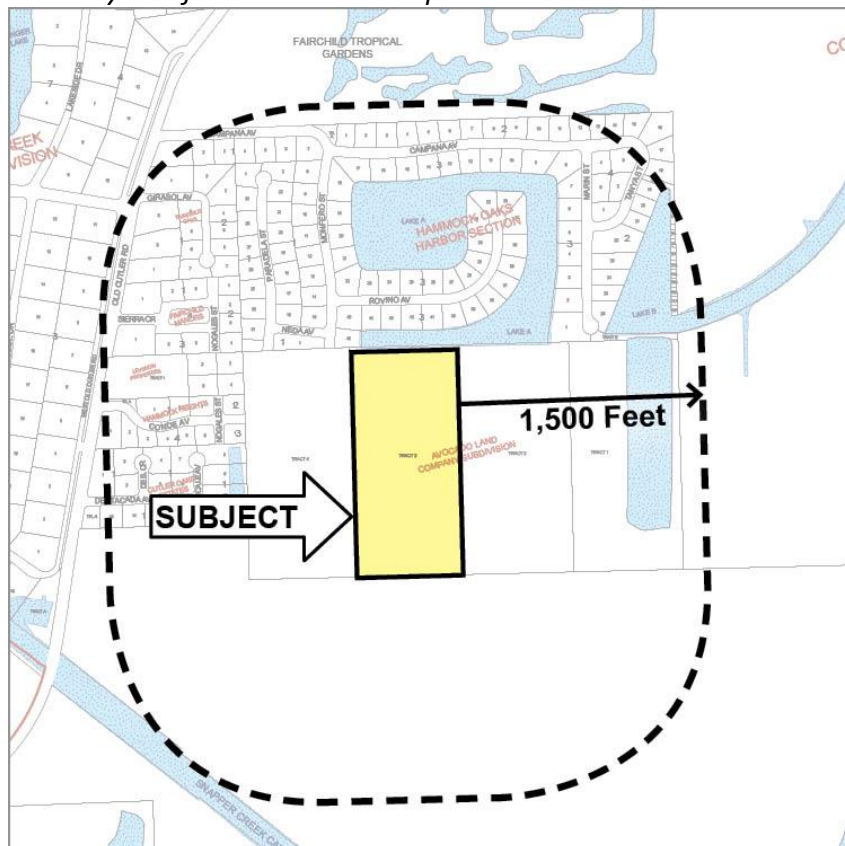
REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	11.08.17
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

#### 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 162 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
Legal advertisement	10.30.17
Courtesy notification	10.27.17
Posted agenda on City web page/City Hall	10.27.17
Posted Staff report on City web page	11.03.17

**4. FINDINGS OF FACT**

**Future Land Use Map Amendment**

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 Single-Family Low Density to Conservation Areas preserves the natural areas 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 effect.
4. Its effect on environmental resources.	Environmental resources will be preserved.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	No 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 Conservation Areas Land Use is appropriate for this location and is adjacent to other properties with Conservation Areas Land Use. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

**Zoning Code Map Amendment**

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

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.	The proposed Comprehensive Plan amendment to change the land use to Conservation Areas will preserve the existing wetlands on the site.
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.	No development is proposed.
d. 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	Property is proposed to be preserved as it is an environmentally sensitive area and will therefore not cause a decline in the level of service.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Proposed conservation of the environmentally sensitive area meets multiple objectives and policies 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.	Preserving the property to be a natural area prohibits further unsustainable development in the part of the city that does not offer many mobility options.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	No development is proposed.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	No change in the share of trips.

b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	No development is proposed.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	No development is proposed.
d. Implement specific objectives and policies of the Comprehensive Plan.	Proposed amendment provides for protection of natural resources from development and meets multiple objectives and policies of the Comprehensive Land Use 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.	No change to the existing conditions of the property are being proposed; and adjacent properties will retain access to preserved natural areas.

*Staff comments:*

The proposed Preservation (P) is appropriate for this property. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

**5. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	10.30.17
Courtesy notice mailed to all property owners within 1,500 feet	10.27.17
Posted agenda on City web page/City Hall	10.27.17
Posted Staff report on City web page	11.03.17

**6. 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 “Residential Single-Family Low Density” to “Conservation Areas” for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.

Staff recommends Approval.

1. 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 Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends Approval.

### Summary of the Basis for Approval

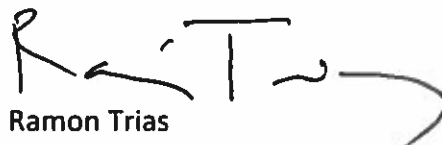
As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

### 7. ATTACHMENTS

- A. 10.30.17 Legal advertisement published.
- B. 10.27.17 Courtesy notice mailed to all property owners within 1,500 feet.
- C. 11.08.17 PowerPoint Presentation.

Please visit the City’s webpage at [www.coralgables.com](http://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  
Assistant Director of Development Services  
for 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 - NOV 8, 2017

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

10/30/2017

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  
30 day of OCTOBER, A.D 2017

*Diana Herrera*

(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, November 8, 2017, 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. 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 4, "Zoning Districts," adding Section 4-207, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. 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 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions;" to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
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 5, "Development Standards," Section 5-1409, "Amount of Required Parking," to establish provisions for charging stations of electric vehicles; providing for a repealer provision, providing for a 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, by amending Article 4, "Development Standards," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and "Parking, Loading, and Driveway Standards," Section 5-1409, "Amount of Required Parking" to increase the requirements for bicycle parking; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

5. 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 "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
6. 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 Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and 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](http://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](mailto: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 Elejabarieta (Email: [relejabetaria@coralgables.com](mailto:relejabetaria@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.

10/30

17-58/0000270209M

	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>October 27, 2017</b></p>	
<b>Applicant:</b>	<b>City of Coral Gables</b>	
<b>Application:</b>	<b>Comprehensive Plan Map Amendment and Zoning Map Amendment</b>	
<b>Property:</b>	<b>Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board November 8, 2017, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on November 8, 2017 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted to amend the Future Land Use Map and Zoning Map from single-family residential to preservation. The currently vacant piece of land is receptive to the effects of sea level rise and located in a low density area of the city. The property is roughly 20 acres. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.


The applications include:

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 "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.*
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All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://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](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*



*Avocado  
Land Company  
Subdivision*

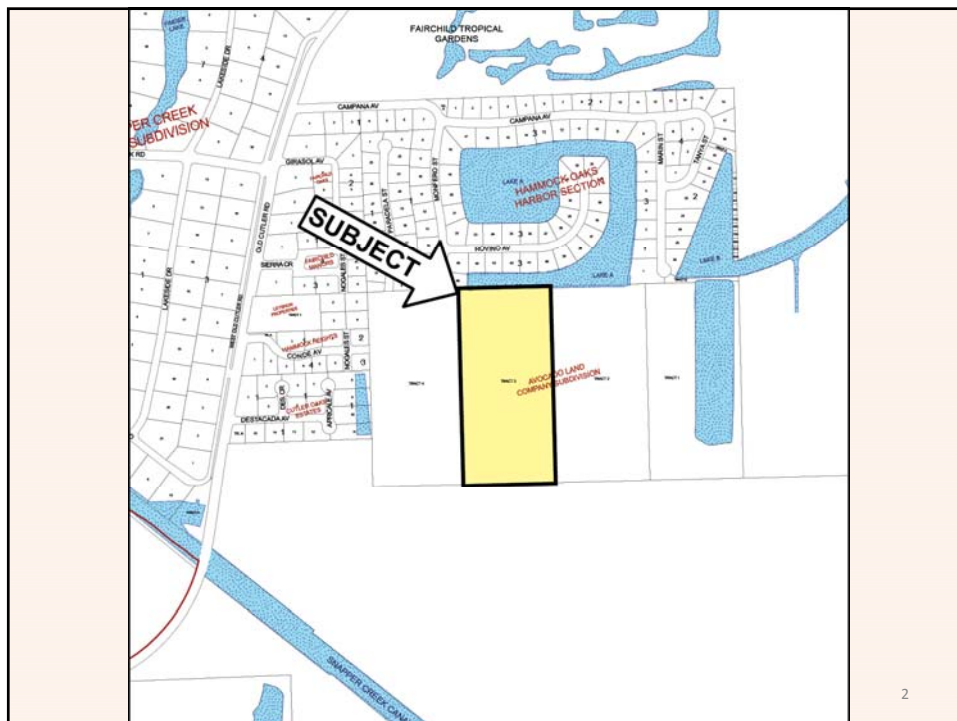
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CHANGE OF LAND USE  
& CHANGE OF ZONING

PLANNING AND ZONING BOARD  
NOVEMBER 8, 2017

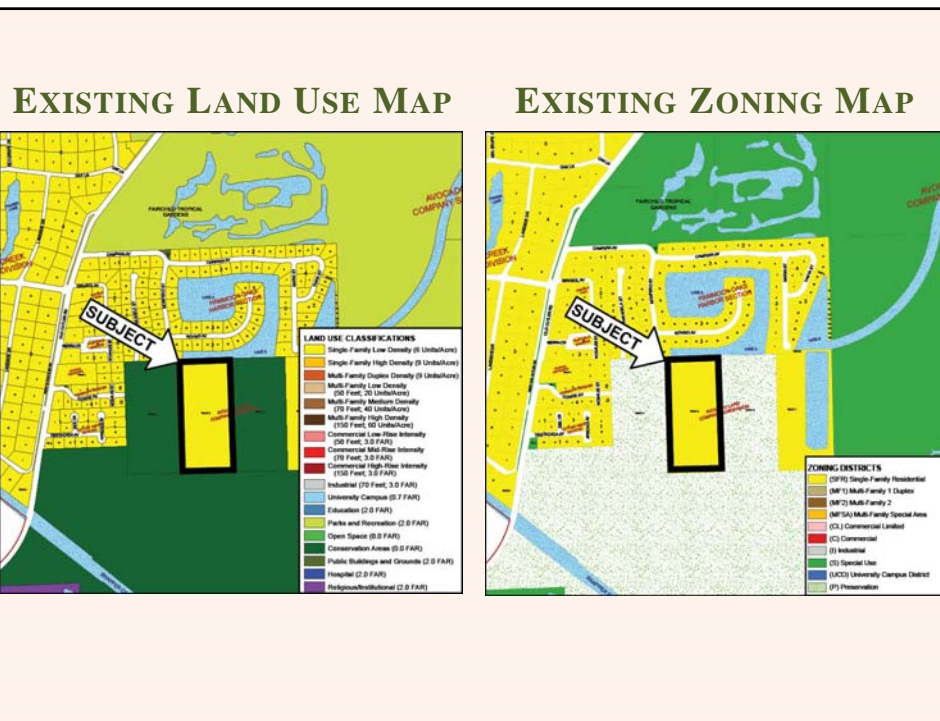


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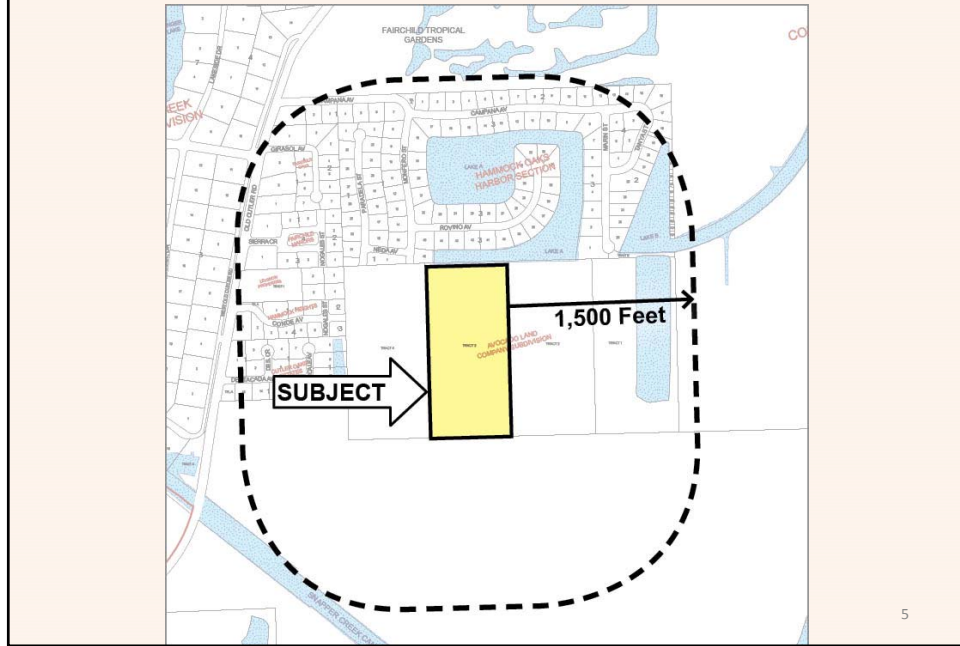


# REQUESTS: CHANGE OF LAND USE AND CHANGE OF ZONING

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## LETTERS TO PROPERTY OWNERS (1,500 FT)



### PUBLIC NOTIFICATION

<b>10.30.17</b>	<b>LEGAL ADVERTISEMENT</b>
<b>10.29.17</b>	<b>COURTESY NOTIFICATION</b>
<b>10.27.17</b>	<b>POSTED AGENDA ON CITY WEB PAGE AND AT CITY HALL</b>
<b>11.03.17</b>	<b>POSTED STAFF REPORT ON CITY WEB PAGE</b>

**REQUEST: CHANGE OF LAND USE AND  
CHANGE OF ZONING**

**STAFF RECOMMENDATION:**

STAFF RECOMMENDS APPROVAL.

THE STANDARDS IDENTIFIED IN SECTIONS  
3-1404 AND 3-1506 FOR THE PROPOSED  
CHANGE OF LAND USE AND CHANGE OF  
ZONING ARE SATISFIED.

7

**COMPREHENSIVE PLAN CONSISTENCY**

STAFF'S DETERMINATION IS THAT  
THE PROPOSED CHANGES ARE  
CONSISTENT WITH THE  
COMPREHENSIVE PLAN GOALS,  
OBJECTIVES AND POLICIES.





*Avocado  
Land Company  
Subdivision*

CHANGE OF LAND USE  
& CHANGE OF ZONING

PLANNING AND ZONING BOARD  
NOVEMBER 8, 2017

