



**City of Coral Gables  
CITY COMMISSION MEETING  
September 14, 2021**

**ITEM TITLE:**

**Ordinance on Second Reading. Change of Land Use.**

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 property legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date.

**Resolution. Municipal Facility Site Plan Approval.**

2. A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned firehouse, known as Fire House No. 4, legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 05.12.21 meeting recommended approval of the change in land use (vote: 7 yes – 0 no).

**BRIEF HISTORY:**

No changes have been made since First Reading.

The City is planning to build the new Fire House 4 on Sunset Drive with other civic uses, between Nervia and Trionfo Streets. The Fire House will improve total response time for Fire Rescue services to existing areas of central Coral Gables. To accommodate the location of the new fire house, the City is proposing to change the Future Land Use Map from its current 'Religious/Institutional' land use to 'Public Buildings and Grounds' land use in anticipation of the new Fire House 4 on Sunset Drive. The Zoning will not be changed and will remain as Special Use District.

On February 11, 2020, the City Commission adopted an ordinance to approve the Purchase and Sale Agreement with Riviera Presbyterian Church for the purchase of a portion of the surface parking lot on Sunset Drive for the purpose of establishing a fire house and park using State of Florida grant funds for a portion of the purchase.

In addition to the change of land use, the City is reviewing the proposed Fire House 4 as a city facility in accordance with Section 1-104 of the Zoning Code, which allows City Facilities to not be subject to the Zoning Code when it supports the needs of the community. The City Commission is authorized to review and approve a municipal site plan with any modification to the zoning regulations. The site plan for Fire House 4 would need modifications to allow:

- 21% landscaped open space, when 35% is required
- Approximately 0.8 FAR, when 0.35 FAR is allowed adjacent to Single-Family
- Parking in the front, when all parking is required to be behind the building
- 8-foot fence, when 4 feet is allowed

The draft Ordinance of the proposed change of land use is provided as Exhibit A. The draft Resolution for the Municipal Facility Site Plan Approval is provided as Exhibit B.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
04.28.21	Neighborhood Meeting.
04.23.21	Notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
04.30.21	Property posted for Planning and Zoning Board meeting.
04.30.21	Legal advertisement published for Planning and Zoning Board meeting.
04.30.21	Planning and Zoning Board meeting agenda posted at City Hall.
05.05.21	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
07.02.21	Notification mailed to all property owners within 1,500 feet of the boundary of the subject property for City Commission meeting.
07.19.21	Neighborhood Meeting.
08.17.21	City Commission meeting agenda posted on City web page (First Reading).
08.31.21	Notification mailed to all property owners within 1,500 feet of the boundary of the subject property (Second Reading).
09.03.21	Legal advertisement published for City Commission meeting.
09.07.21	City Commission meeting agenda posted on City web page (Second Reading).

**APPROVED BY:**

**Asst. Director of Development Services for Planning**  


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. Draft Resolution.
- C. Staff Report of Zoning Code requirements.