



City of Coral Gables
CITY COMMISSION MEETING
October 14, 2008

ITEM TITLE:

Ordinance on Second Reading. Change of Zoning. An Ordinance of the City Commission of Coral Gables approving the change of zoning from “MFSA”, Multi Family Special Area to “C”, Commercial for the property legally described as Lots 25-32, Block 6, Biltmore Section (2524 LeJeune Road), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

RECOMMENDATION OF THE PLANNING DEPARTMENT:

The Planning Department based upon the findings of fact recommends approval of the change of zoning from “MFSA”, Multi Family Special Area to “C”, Commercial to correct the existing inconsistent multi-family residential zoning designation to be in compliance with the property’s commercial land use designation.

Ordinance provided as Exhibit A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 08.13.08 recommended approval of the change of zoning from “MFSA”, Multi Family Special Area to “C”, Commercial zoning designation (Vote: 4-1) in order to bring the inconsistent zoning in compliance with the current commercial land use designation.

BRIEF HISTORY:

On 09.09.08, the City Commission considered Application No. 02-07-455-P for a proposed ten (10) story commercial office building consisting of the following three (3) applications:

1. Change of land use from “Commercial Use, Low-Rise Intensity” to “Commercial Use, High-Rise Intensity.”
2. Change of zoning from “MFSA”, Multi Family Special Area to “C”, Commercial to correct the existing inconsistent multi-family residential zoning designation to be in compliance with the property’s commercial land use designation.
3. Site plan review for the proposed development of the property with a ten (10) story / 117’ high commercial office building.

At the 09.09.08 meeting, the City Commission denied the proposed change of land (Vote: 5-0), and approved the change of zoning on First Reading (Vote: 3-2) to correct the existing inconsistent multi-family residential zoning designation to be in compliance with the property’s commercial land use designation. Item 3, the site plan for the proposed ten (10) story commercial office project was dependant on the approval of the requested change of land use which was denied. Therefore, the proposed site plan does not proceed forward. A copy of the 09.09.08 City Commission meeting minutes and Resolution are provided as Exhibit B.

A detailed description of the proposed applications and background information is provided with the attached 08.13.08 Staff Report and Planning and the discussion provided in the Zoning Board meeting minutes (see Exhibits C and D).

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
09.09.08	Ordinances	Recommended denial of change of land use (Vote: 5-0), and recommended approval of change of zoning on first reading (Vote: 3-2).

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.13.08	LPA / Planning and Zoning Board	A motion to deny failed on both the change of land use and site plan, so the LPA/Board provides no recommendation (Vote: 3-2), and approval of change of zoning (Vote: 4-1).

PUBLIC NOTIFICATION(S):

Date	Forms of Notification
07.30.08	Property owner Public Hearing Notification to all properties within 1000 feet.
07.31.08	Published ad giving Notice of Public Hearing.
09.26.08	Memorandum to City Clerk requesting advertising of Ordinance heading and map (on file with Planning Department and available upon request).
10.10.08	Posted City Commission memo and exhibits on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

EXHIBIT(S):

- A. Ordinance – Change of Zoning.
- B. 09.09.08 Summary of City Commission meeting minutes and Resolution No. 2008-137.
- C. 08.13.08 Planning Department Staff report.
- D. 08.13.08 Excerpts of LPA/Planning and Zoning Board meeting minutes with attachments, including Staff’s PowerPoint presentation and Synopsis of Public Comments received.