



AGENDA ITEM NO. _____

City of Coral Gables CITY COMMISSION MEETING July 13, 2010

ITEM TITLE:

Ordinance on First Reading. Consideration of Application No. 05-10-105-P for City owned properties requesting the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for the following City owned properties:

1. Lots 1-4 & 38-48, Block 20, Section "K" (2100 Block of Salzedo St.), Coral Gables, Florida;
2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida;
3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida; and, providing for severability, repealer, codification and an effective date. (see Exhibit A)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

The Department recommends approval of the amendment to the Future Land Use Map of the Coral Gables Comprehensive Plan as referenced herein.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board acting as the Local Planning Agency at their 06.09.2010 meeting recommended unanimous approval (vote: 6-0) of the application. (See Exhibit B)

BRIEF HISTORY:

The proposed change of land use map designation from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for three (3) City owned properties will allow for future development of the properties at their highest and best use. These properties are currently used as City parking lot and garages referenced as follows:

Property #1 - City Parking Lot No. 6 (2100 block Salzedo Street)

Property #2 - City Parking Garage No. 4 (300 block Andalusia Avenue)

Property #3 – City Parking Garage No. 1 (200 block Andalusia Avenue)

The change will allow the City the flexibility to develop the property for future use as a "mixed use development" that could allow for retail, office, public parking, multi-family residential, public open space and/or other public uses.

No change in zoning is proposed from the current “C – Commercial” zoning designation. Any future development of the property would undergo public hearing review (i.e. site plan review, etc) before the Planning and Zoning Board and City Commission. Mapping of the requests and Staff analysis is provided in Exhibit C. Upon passage on First Reading this application will be considered for Final reading on August 24, 2010. Updated public comments are provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.09.2010	Local Planning Agency/Planning and Zoning Board	Approval - Change of land use (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.21.2010	Courtesy notification mailed property owners within 1,000 feet of the subject property (approximately 1,500 notices)
05.21.2010	Posted property
05.27.2010	Published Planning and Zoning Board Meeting Agenda in newspaper.
05.27.2010	Posted agenda on City web page/City Hall
06.04.2010	Posted Staff report on City web page
07.09.2010	City Commission memo and all attachments posted on City web page.
06.30.2010	Memo to City Clerk requesting advertisement of public hearing notification and Ordinance heading and on First Reading.

APPROVED BY:

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

EXHIBIT(S):

- A. Ordinance - Change of Land Use.
- B. 06.09.2010 Planning and Zoning Board meeting minutes.
- C. 06.09.2010 Staff report.
- D. Updated public comments and DCA Citizen Comment Form.