



City of Coral Gables
CITY COMMISSION MEETING
October 13, 2020

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment and Zoning Code Text Amendment.

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 3, "Development Review," Division 15 [proposed reorganization ordinance: Article 14, "Process," Section 14-213], "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; providing for a repealer provision, severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, 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 July 29, 2020 meeting recommended approval of the proposed map and text amendments.

1. Comprehensive Plan Map Amendment, vote: 7-0
2. Zoning Code Text Amendment, vote: 7-0

BRIEF HISTORY:

Background

Coral Gables is a master-planned community that dates from the 1920's. Through the past century, the original plan has been implemented and developed to adapt to new conditions and retain its foundational qualities. As a result of on-going discussions about the future of the community, several areas of the city have been studied by staff and residents for zoning and comprehensive plan enhancements. One of the areas where residents have requested a review of current regulation is the district of blocks 27, 28 and 36 of the Crafts Section.

The Crafts Section was originally intended to be a center of design innovation. It was platted to include a variety of buildings and activities that would be consistent with an active urban district at the edge of downtown. The original streets and blocks have remained. However, existing development did not fulfill the original vision. The proposed change to the medium density designation for multi-family development is consistent with Merrick’s original vision and supports the orderly transition from the Central Business District (CBD) to residential neighborhood.

Planning & Zoning Board

At the July 29, 2020, Planning & Zoning Board, Staff presented and recommended approval of amending the Comprehensive Plan to Commercial Low-Rise Intensity and Zoning Map to Mixed-Use 1 (MX1), a proposed designation with the Zoning Code Update, as well as the Zoning Code text amendment. The Board discussed concerns about the total potential height that the Mediterranean Bonus allows and requested that Staff study the possible impact on the area. After the discussion, the Board recommended approval to change the zoning to Mixed-Use 1 (MX1) and to be included when the City Commission adopts the in-progress updates to the Zoning Code. The Board also recommended approval of the proposed change of land use and Zoning Code text amendment.


The proposed changes associated with the Zoning Code Update - including the new Mixed-Use zoning districts - are currently being reviewed by the City Commission and will be scheduled for adoption at a later date. In anticipation for these new zoning districts, Staff is proposing to only change the land use and Zoning Code text at this time. As recommended by the Planning & Zoning Board, the area will be changed to MX1 in conjunction with the Zoning Code Update.

The draft Ordinance regarding the change of land use is provided as Exhibit A. The draft Ordinance regarding the Zoning Code text amendment is provided as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
07.15.20	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.17.20	Planning and Zoning Board legal advertisement.
07.24.20	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.06.20	City Commission meeting agenda posted on City webpage.

APPROVED BY:

<p align="center">Asst. Director of Development Services for Planning and Zoning</p>


EXHIBITS:

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Text Amendment.
- C. 07.29.20 Planning & Zoning Board Staff Report and attachments.

- D. Excerpt of 07.29.20 Planning & Zoning Board Meeting Minutes.
- E. PowerPoint Presentation.