



**City of Coral Gables  
CITY COMMISSION MEETING  
February 12, 2008**

**ITEM TITLE:**

**Ordinances on First Reading.** Consideration of **Application No. 08-07-024-P**, consisting of the following items:

- 1. Change of Land Use.** An Ordinance of the City Commission of Coral Gables for a change of land use from "Residential Use (Single-Family) Low Density" to "Commercial Use, Low-Rise Density" on Lot 24, Block 1B, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida; for a change of land use, rezoning and site plan review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit A).
- 2. Change of Zoning and Site Plan Review.** An Ordinance of the City Commission of Coral Gables for a change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24, Block 1B, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), and review of proposed amendments to a previously approved site plan referred to as "Bahamian Village" on Lots 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, and including required conditions; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit B).

**PLANNING DEPARTMENT RECOMMENDATION:**

Recommendation for approval of the applicant's requests for Change of land use and rezoning of Lot 24 and amendments to the previously approved "Bahamian Village" site plan subject to the original required conditions of approval (see Exhibit B). The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board on 01.09.08 recommended approval of the applicant's requests (vote: 5-0) subject to the Planning Departments recommendations. The applicant at the Planning and Zoning Board meeting stated on the record agreement with all conditions of approval.

**BRIEF HISTORY:**

On 01.20.05 the City Commission approved a change of land use, rezoning and site plan for the "Bahamian Village" project located on Lots 7-23 and 25-27 (Ordinances No. 2005-03 and 2005-04). At that time, the existing single-family residence located in the center of the project, on Lot 24, was under separate ownership and not a part of the application. Therefore, the land use and zoning designations for Lot 24 remained for single-family residential use.

The applicant has now acquired the remaining residential property and is requesting to amend the previously approved site plan to include Lot 24. The proposed change of land use and zoning would correct a situation where incompatible land uses exist, and would result in the appropriate land development pattern for this property. The residential use of Lot 24 is inconsistent with the previously

approved commercial land use and zoning designations. In 2005, the Planning Department recommended that Lot 24 be included and designated for commercial use.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
01.09.08	Planning and Zoning Board	Recommended approval with conditions (vote: 5-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
12.27.07	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
12.27.07	Published ad giving Notice of Public Hearing.

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>
<b>Eric Riel, Jr.</b> <b>Planning Director</b>		

**EXHIBIT(S):**

- Exhibit A: Ordinance – Change of Land Use.
- Exhibit B: Ordinance – Change of Zoning and Site Plan Review.
- Exhibit C: 01.09.08 Staff Report with applicant’s submittal and attachments.
- Exhibit D: 01.09.08 Excerpt of Planning and Zoning Board meeting minutes.
- Exhibit E: Updated public comments.

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