



**City of Coral Gables
CITY COMMISSION MEETING
February 9, 2021**

ITEM TITLE:

Ordinances on Second Reading. Comprehensive Plan Map Amendment, Zoning 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 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 making zoning district boundary changes 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 Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.
3. 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 Map Amendment, vote: 7-0
3. Zoning Code Text Amendment, vote: 7-0

BRIEF HISTORY:

No changes have been made since First Reading.

The affected properties in west Crafts Section are proposed to be changed to Commercial Low-Rise Intensity in the Comprehensive Plan and to Mixed-Use 1 (MX1) on the Zoning map. A text amendment is also proposed to remove outdated language regarding bungalow style and building height.

Commission Workshop

A Commission Workshop was held on November 30, 2020, to discuss the proposed changes to the Crafts Section with the Commission and allow the Commission to hear directly from residents. Due to the amount of questions from participants, the Commission directed Staff to host a Community Meeting to further explain the proposed changes.

Community Meeting


A Community Meeting for the Zoning Code Update was also held on January 14, 2021, to explain the proposed changes as part of the Zoning Code Update. Staff took the opportunity to also explain and illustrate proposed changes to the Crafts Section as well.

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

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.
01.27.21	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Second Reading.
01.29.21	City Commission legal advertisement.
01.02.21	City Commission meeting agenda posted on City webpage (2 nd Reading).

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBITS:

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Map Amendment.
- C. Draft Ordinance – Zoning Code Text Amendment.