



**City of Coral Gables  
CITY COMMISSION MEETING  
August 28, 2018**

**ITEM TITLE:**

**Ordinances on Second Reading. Comprehensive Plan Map Amendment and Zoning Code Map 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, "Comprehensive Plan Text and Map Amendments", and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. 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, "Comprehensive Plan Text and Map Amendments", and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 11.08.17 meeting recommended approval of the Comprehensive Plan Map Amendment (vote: 7-0) and the Zoning Code Map Amendment (vote: 7-0) for Tract 3, the City-owned western parcel.

The Planning and Zoning Board at their 04.12.18 meeting recommended approval of the Comprehensive

Plan Map Amendment (vote: 5-0) and the Zoning Code Map Amendment (vote: 5-0) for Tract 1, the eastern parcel owned by Miami-Dade County DERM.

## **BRIEF HISTORY:**

The request is a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for two vacant properties located east of Old Cutler Road and south of Campana Avenue, for public hearing review and consideration.

### **Tract 1**

Tract 1 is owned by Miami-Dade County Department of Regulatory and Economic Resources (DERM-RER). During the Coastal Management Element review process that was adopted in February 2018, the RER Department requested that the City update the land use and zoning to be consistent with the County's Comprehensive Development Master Plan (CDMP). City Staff has coordinated with County Staff to request changes in the land use and zoning maps as a City-initiated application.

### **Tract 3**

Tract 3 was acquired by the City of Coral Gables and designated as a sending site in a Transfer of Development Rights (TDR) transaction. The parcel is in an environmentally sensitive area and surrounded by preserved natural areas on three sides of the property.

The requests are to change the properties' Future Land Use Map designations from "Single-Family Low Density" to "Conservation Areas" and to change the properties' Zoning Map designations from Single-Family Residential (SFR) to Preservation (P).

At their 11.08.17 meeting, the Planning and Zoning Board recommended approval of the Comprehensive Plan Map Amendment (vote: 7-0) and the Zoning Code Map Amendment (vote: 7-0) for Tract 3; and at their 04.12.18 meeting, the Board recommended approval of the Comprehensive Plan Map Amendment (vote: 5-0) and the Zoning Code Map Amendment (vote: 5-0) for Tract 1.

The Comprehensive Plan map amendments for both tracts were transmitted together to the Florida Department of Economic Opportunity (DEO) for review and received on May 23, 2018. After completion of their review, the DEO recommended adoption of the proposed amendments. The DEO response letter is provided as Exhibit E.

The draft Ordinance for the proposed Comprehensive Plan Map amendment for Tract 3 is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code Map amendment for Tract 3 is provided as Exhibit B. The draft Ordinance for the proposed Comprehensive Plan Map amendment for Tract 1 is provided as Exhibit C. The draft Ordinance for the proposed Zoning Code Map amendment for Tract 1 is provided as Exhibit D.

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

Date	Board/Committee	Comments (if any)
11.08.17	Planning and Zoning Board	Recommended approval, with conditions, of change of zoning (vote: 7-0) and change of land use (vote: 7-0).
04.12.18	Planning and Zoning Board	Recommended approval, with conditions, of change of zoning (vote: 5-0) and change of land use (vote: 5-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.30.17	Planning and Zoning Board legal advertisement for Tract 3.
10.27.17	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of Tract 3 for Planning and Zoning Board meeting.
10.27.17	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.03.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page for Tract 3.
01.19.17	City Commission meeting agenda posted on City web page with Tract 3 legal title.
03.30.18	Planning and Zoning Board legal advertisement for Tract 1.
03.30.18	Courtesy notification mailed to all property owners within 1,500 feet of Tract 1 for Planning and Zoning Board meeting.
03.30.18	Planning and Zoning Board agenda posted at City Hall and on City web page.
04.06.18	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page for Tract 1.
05.04.18	City Commission meeting agenda posted on City web page for Tract 1.
08.15.18	Courtesy notification mailed to all property owners within 1,500 feet of both Tracts 1 & 3 for City Commission meeting.
08.17.18	City Commission legal advertisement for Second Reading for Tracts 1 & 3.
08.24.18	City Commission meeting agenda posted on City web page for Tracts 1 & 3.

**APPROVED BY:**

**Asst. Director of Development Services  
for Planning and Zoning**


**EXHIBIT(S):**

- A. Draft Ordinance - Comprehensive Plan Map Amendment for Tract 3.
- B. Draft Ordinance - Zoning Code Map Amendment for Tract 3.
- C. Draft Ordinance - Comprehensive Plan Map Amendment for Tract 1.
- D. Draft Ordinance - Zoning Code Map Amendment for Tract 3.
- E. DEO Response Letter.
- F. PowerPoint Presentation.