



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 27, 2019**

**ITEM TITLE:**

**Ordinances on First 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 Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Religious/Institutional" to "Commercial Low-Rise Intensity" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review).
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 "Special Use" to "Commercial Limited" for Lots 5-6, Block 1A, Macfarlane Homestead; (117 and 119 Grand Avenue), 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 07.10.19 meeting recommended approval of the Comprehensive Plan Map Amendment (vote: 6-0) and the Zoning Code Map Amendment (vote: 6-0).

**BRIEF HISTORY:**

The City of Coral Gables is requesting a Comprehensive Plan Map Amendment and Zoning Code Map Amendment for two properties located at 117 and 119 Grand Avenue, for public hearing review and consideration. The request is to change the property's Future Land Use designation from "Religious/Institutional" to "Commercial Low-Rise Intensity" and to change the property's Zoning designation from "Special Use" (S) to "Commercial Limited" (CL).

The current land use was changed by Ordinance 3383 in May 1999, from "Commercial Low-Rise Intensity" to "Religious/Institutional" and the zoning was changed from "Commercial Limited" to "Special Use" to allow a church to locate in an historically designated building. The City is now proposing to change the future land use and zoning back to commercial to be consistent with the remainder of the block and parcels fronting Grand Avenue.

At their 07.10.19 meeting, the Planning and Zoning Board recommended approval of the Comprehensive Plan Map Amendment (vote: 6-0) and the Zoning Code Map Amendment (vote: 6-0).

The draft Ordinance for the proposed Comprehensive Plan Map amendment is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code Map amendment is provided as Exhibit B. The 07.10.19 Staff report and recommendation is provided as Exhibit C, excerpts from the 07.10.18 Planning and Zoning Board meeting minutes are provided as Exhibit D, and the PowerPoint Presentation is provided as Exhibit E.

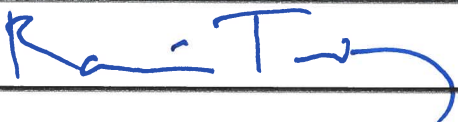
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
07.10.19	Planning and Zoning Board	Recommended approval with additional conditions (vote: 6-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
06.28.19	Courtesy notification of all property owners within 1,500 feet of subject site.
06.28.19	Planning and Zoning Board legal advertisement.
06.28.19	Planning and Zoning Board agenda posted at City Hall/ Web Page.
07.02.19	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
08.16.19	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Map Amendment.
- C. 07.10.19 Staff report and recommendation with attachments.
- D. Excerpts of 07.10.19 Planning and Zoning Board Meeting Minutes.
- E. PowerPoint Presentation.