



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

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment, Zoning Code Text Amendment, and Zoning 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 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; 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 revising the height restriction for Block 36, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their March 2, 2021 meeting recommended approval of the proposed map and text amendments with changes (vote: 4-3). The Board voted to change the land use to Commercial Low-Rise Intensity and zoning to Mixed-Use 1 on the north side of Block 36; amend the Site Specifics height restriction to 45 feet to only apply to the south side of the block; and change the land use to Residential Multi-Family Medium Density and zoning to Multi-Family 2 on the south side of the block.

BRIEF HISTORY:

The City Commission recently adopted map amendments for Blocks 27 and 28 of the Crafts Section to be changed to mixed use. Even though Block 36 (subject property) was included in the consideration during the adoption hearing, the Commission decided to not include Block 36 to be mixed use and requested that the block

be zoned Multi-Family 2 (MF2) with a maximum height of 45 feet (when 70 or 97 feet with Mediterranean Bonus is currently allowed) to transition from mixed-use to residential. Therefore, the request for consideration for Block 36 is to change the Future Land Use to Residential Multi-Family Medium Density (40/50 units/acre); change the zoning to Multi-Family 2 (MF2); and create a maximum building height of 45 feet in the Site Specifics regulations of the Zoning Code.

Planning & Zoning Board

At the March 2, 2021, Planning & Zoning Board meeting, Staff presented the change of land use to Residential Multi-Family Medium Density, amend the Site Specifics of the Zoning Code to mandate a 45-foot height restriction, and change the zoning to Multi-Family 2 for the entire Block 36. The Board was concerned about Block 36 being the only block with Residential Multi-Family Medium Density land use and Multi-Family 2 zoning in the Crafts Section and surrounding area. The Board was also concerned about the north side of Block 36 facing Mixed-Use 1 on Malaga, and therefore voted to transition between mixed-use and residential in the middle of the block. The Board recommended approval (vote: 4-3) of the following:

- **Change of Land Use:** Commercial Low-Rise Intensity land use on the north side and Residential Multi-Family Medium Density land use on the south side of Block 36;
- **Amend Zoning Code Site Specifics:** Height restriction of 45 feet and 4 stories to only apply to the south side of Block 36; and
- **Change of Zoning:** Mixed-Use 1 zoning on north side and Multi-Family 2 on the south side of Block 36.

Staff has drafted Ordinances according to the original direction of the Commission to apply the same land use, height restriction, and zoning for the entire Block 36. 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. The draft Ordinance regarding the change of zoning is provided as Exhibit C.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.16.21	Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
02.19.21	Planning and Zoning Board legal advertisement.
02.26.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
03.02.21	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBITS:

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Zoning Code Text Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. 03.02.21 Planning & Zoning Board Staff Report with attachments.
- E. PowerPoint Presentation.