

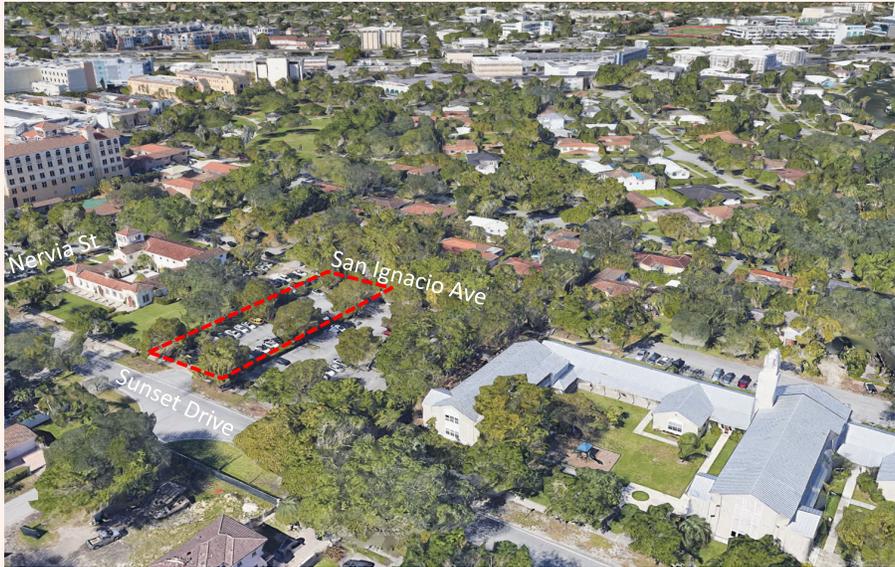


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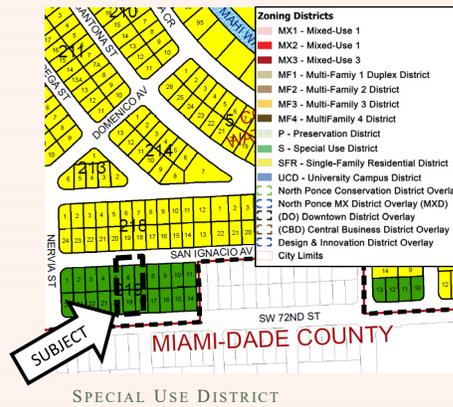
LOCATION



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CURRENT LAND USE AND ZONING



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REQUEST:
MUNICIPAL FACILITY SITE PLAN APPROVAL

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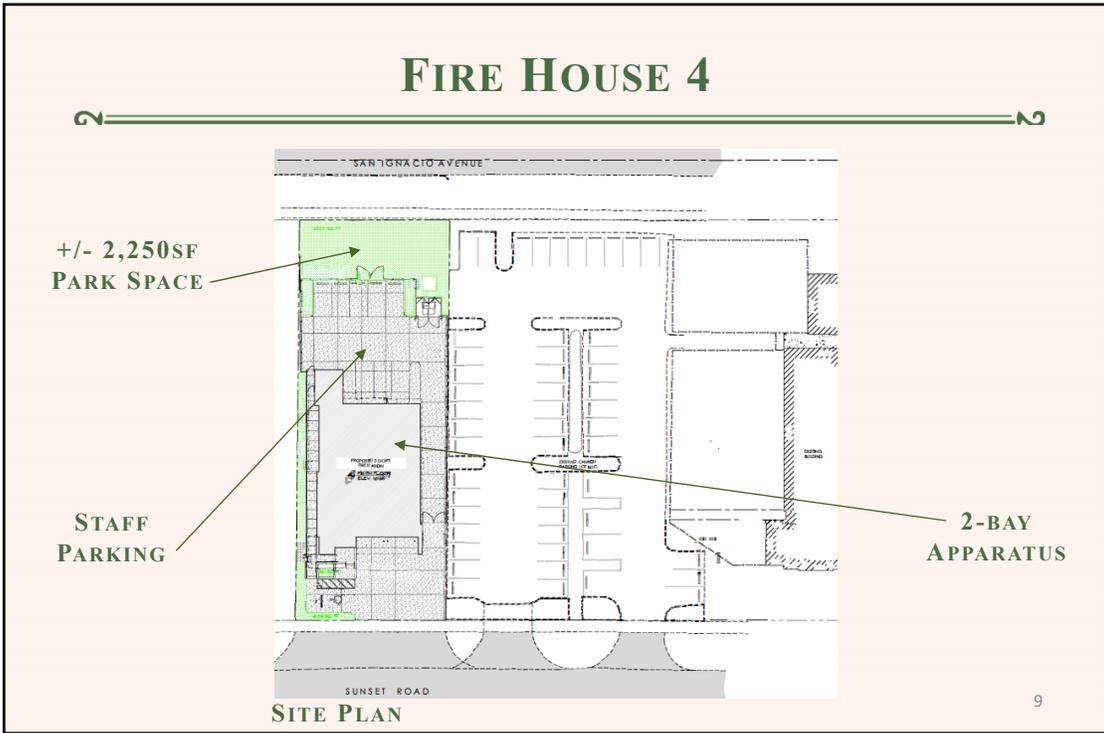
CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2019-13

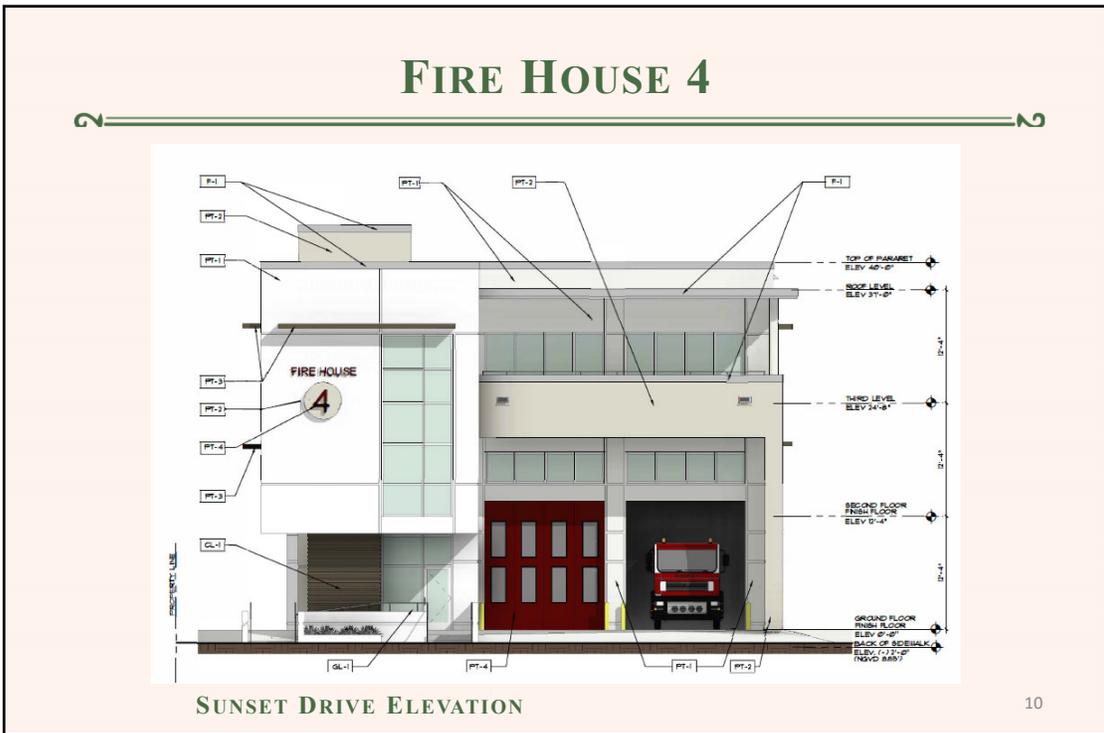
AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, AMENDING ARTICLE 1, "GENERAL PROVISIONS," SECTION 1-104, "JURISDICTION AND APPLICABILITY," PROVIDING EXCEPTION FROM ZONING FOR CITY OF CORAL GABLES FACILITIES; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

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FIRE HOUSE 4

	ALLOWED	PROPOSED
LOT AREA		15,000 SQ. FT.
TOTAL GROSS AREA		10,218 SQ. FT.
HEIGHT	45'-0"	44'-10"
FAR	0.35	0.36*
OPEN SPACE	35%	21%

*AS INDICATED ON SUBMITTED PLANS

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FIRE HOUSE 4



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FIRE HOUSE 4



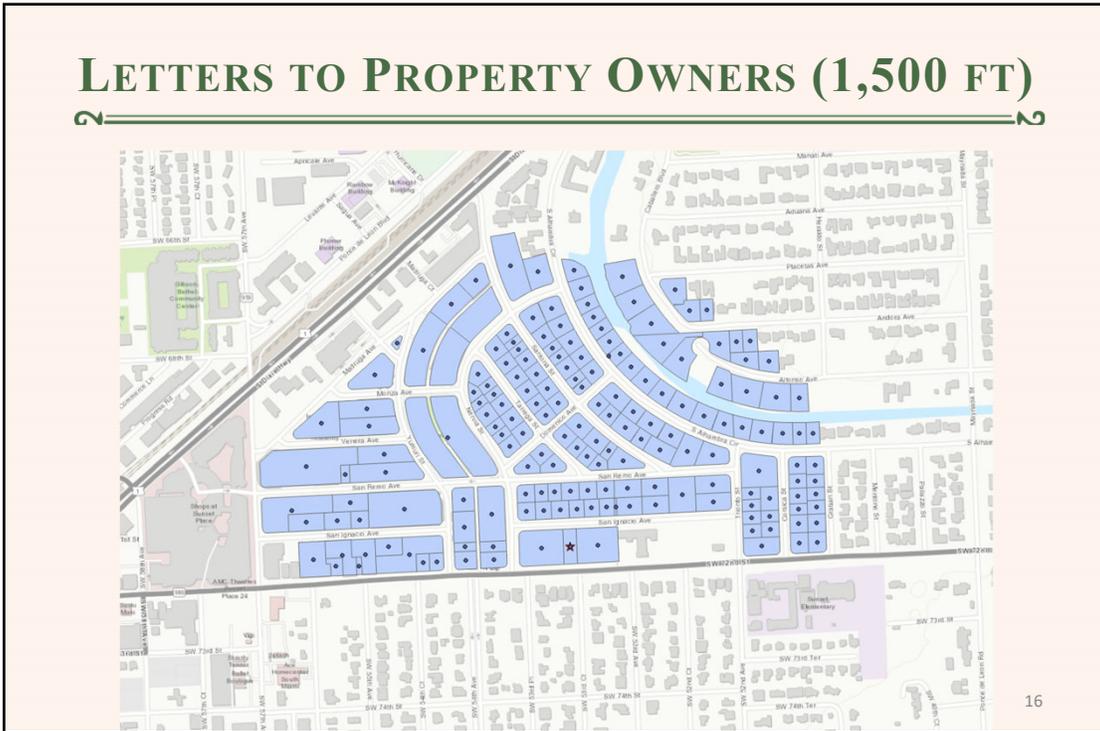
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FIRE HOUSE 4



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REVIEW TIMELINE	
1	VIRTUAL NEIGHBORHOOD MEETING: 04.28.21
2	PLANNING AND ZONING BOARD: 05.12.21
3	BOARD OF ARCHITECTS: 06/10/21
4	NEIGHBORHOOD MEETING: 07/19/21
5	CITY COMMISSION: 08/24/21



COMPREHENSIVE PLAN CONSISTENCY

Objective GOV-1.1. Provide ample and effective opportunities for *public participation* at all levels of City of Coral Gables governance and decision-making.

Policy GOV-1.1.1. Strengthen strategies and processes to promote effective opportunities for *public participation* at all levels of City governance and decision-making.

Policy GOV-1.1.2. Promote *public outreach and participation* including but not limited to the following: workshops; public meetings; public hearings; neighborhood meetings; electronic mailings; regular mailing; newspaper advertisements; property posting; City webpage posting; cable TV; city radio; E-News electronic newsletter; citizen boards and committees.

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PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETINGS, PZB, COMMISSION
2 TIMES	PROPERTY POSTING PZB, BOA
2 TIMES	WEBSITE POSTING PZB, COMMISSION
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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Fire House 4

1345 SUNSET DRIVE

CHANGE OF LAND USE
MUNICIPAL FACILITY SITE PLAN

CITY COMMISSION
AUGUST 24, 2021

