

City of Coral Gables
Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: June 9, 2010

Subject: **Application No. 05-10-105-P. Change of Land Use.** Review of an application for City owned properties requesting the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for the following City owned properties:

1. Lots 1-4 & 38-48, Block 20, Section "K" (2100 Block of Salzedo St.), Coral Gables, Florida;
 2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida;
 3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida; and,
- providing for severability, repealer, codification and an effective date.

Recommendation

The Planning Department, based upon the Findings of Fact contained herein, recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for the following City owned properties:

1. Lots 1-4 & 38-48, Block 20, Section "K" (2100 Block of Salzedo St.), Coral Gables, Florida;
 2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida;
 3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida;
- and, providing for severability, repealer, codification and an effective date

Refer to Attachment A for the Ordinance and Attachment B for the location maps, aerial illustrations, existing/proposed land use classifications and existing zoning maps of each property.

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Request

The proposed change of land use map designation from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for three (3) City owned properties will allow for future development of the properties at their highest and best use. These properties are currently used as City parking lot and garages referenced as follows:

Property #1 - City Parking Lot No. 6 (2100 block Salzedo Street)

Property #2 - City Parking Garage No. 4 (300 block Andalusia Avenue)

Property #3 – City Parking Garage No. 1 (200 block Andalusia Avenue)

The change will allow the City the flexibility to develop the property for future use as a “mixed use development” that could allow for retail, office, public parking, multi-family residential, public open space and/or other public uses.

No change in zoning is proposed from the current “C – Commercial” zoning designation. Any future development of the property would undergo public hearing review (i.e. site plan review, etc) before the Planning and Zoning Board and City Commission.

More specifically, the change in land use would provide for the following:

1. Provides for greater opportunity for well designed infill development, thereby discouraging urban sprawl.
2. Promote mixed use development that could provide housing and commercial services near employment centers, thereby reducing the need to drive.
3. Encourages balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity, provide design excellence and long term economic and cultural vitality.
4. Provides greater opportunity for construction of quality development that would allow the integration of a variety of land uses and densities in one development.
5. Provide opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.
6. Allow for the creation of a diversity of uses within walking distance, which could include residential, offices, workplaces, downtown/neighborhood commercial, public parking and public open spaces.
7. Provide for infill and redevelopment that provides the following:
 - a. A variety of uses in the area which can be traversed in a ten (10) minute walk which is an area roughly inscribed by a one thousand three hundred and twenty (1,320) foot (1/4 mile) radius from the center.
 - b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.
 - c. Provide architectural and design elements focused towards the pedestrian scale as well as an assortment of street level pedestrian amenities.
 - d. Allow for greater flexibility to create landmark opportunities, physically defined squares, plazas, urban passageways, paseos, parks, public open spaces, etc.
8. Increase the choices for available public parking.

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Facts – Background and Proposal

Application	Request
Change of land use	Yes – Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity
Comprehensive Plan text amendment	N/A
Change of zoning	N/A – Property remains as C, Commercial zoning classification
Zoning Code text amendment	N/A
Site plan review	Subject to future review when future use of the property is determined
Mixed use site plan	Subject to future review when future use of the property is determined
Planned Area Development	N/A
Subdivision Review or Tentative Plat	N/A
Conditional uses	N/A

City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	Subject to future review when future use of the property is determined
Board of Architects	Subject to future review when future use of the property is determined
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	06.09.10
Planning and Zoning Board	06.09.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	07.13.10
City Commission, 2 nd reading	08.24.10

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

Applicable Designations for the three (3) properties	
CLUP Map Designation	Commercial Use, Mid-Rise Intensity
Zoning Map Designation	C - Commercial
Within Central Business District	Yes
Mixed Use District (“C”, Commercial only)	Permitted
Mediterranean Architectural District (citywide)	Permitted
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding Uses:

Property #1 – City Parking Lot No. 6 (2100 block Salzedo Street)			
Location	Existing Land Uses	CLUP Designations	Zoning Designation
North	Vacant – building demolished	Commercial Use, Mid-Rise Intensity	C, Commercial
South	6 level private parking	Commercial Use, High-Rise	C, Commercial

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Property #1 – City Parking Lot No. 6 (2100 block Salzedo Street)			
Location	Existing Land Uses	CLUP Designations	Zoning Designation
	garage	Intensity	
East	1 story commercial building	Commercial Use, High-Rise Intensity	C, Commercial
West	1-3 story commercial buildings	Commercial Use, Mid-Rise Intensity	C, Commercial

Property #2 – City Parking Garage No. 4 (300 block Andalusia Avenue)			
Location	Existing Land Uses	CP Designations	Zoning Designation
North	1-2 story commercial buildings (Miracle Mile)	Commercial Use, High-Rise Intensity	C, Commercial
South	Publix Supermarket and parking lot	Commercial Use, High-Rise Intensity	C, Commercial
East	2 story Miracle Theater	Commercial Use, Mid-Rise Intensity and Commercial Use, High Rise	C, Commercial
West	1 story commercial building	Commercial Use, Mid-Rise Intensity and Parks and Recreation	C, Commercial

Property #3 – City Parking Garage No. 1 (200 block Andalusia Avenue)			
Location	Existing Land Uses	CP Designations	Zoning Designation
North	1-2 story commercial buildings (Miracle Mile)	Commercial Use, High-Rise Intensity	C, Commercial
South	1-3 story commercial buildings	Commercial Use, Mid-Rise Intensity	C, Commercial
East	1-2 story commercial buildings	Commercial Use, Mid-Rise Intensity and Commercial, High Rise Intensity	C, Commercial
West	2 story Miracle Theater	Commercial Use, Mid-Rise Intensity and Commercial, High Rise Intensity	C, Commercial

Zoning Code and Comprehensive Plan Analysis

Zoning Code Analysis

The subject properties are currently zoned C – Commercial. Although the subject property is not undergoing a change in zoning, the Planning Department has completed a preliminary zoning analysis of the three (3) properties to provide an understanding of the current use of the properties and outline of the future development parameters the properties will be required to adhere to.

See Attachment C for a copy of the Zoning Code, C - Commercial Zoning District Requirements.

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General information			
Type	Property #1 (2100 block Salzedo Street)	Property #2 (300 block Andalusia Avenue)	Property #3 (200 block Andalusia Avenue)
Property address	2100 block of Salzedo St.	385 Andalusia Avenue	245 Andalusia Avenue
Property legal description	Lots: 1-4, 38-48, Block 20 Section "K"	Lots: 22-43, Block: 1, "Crafts Section"	Lots: 29-42, Block: 2 "Crafts Section"
Total site area	39,387 sq. ft.	55,000 sq. ft.	34,941 sq. ft.
Existing property uses	City Parking Lot No. 6 (104 existing parking spaces)	City Parking Garage No. 4 (354 existing parking spaces)	City Parking Garage No. 1 (282 existing parking spaces)
Comprehensive Plan Map designation	Commercial Use, Mid-Rise Intensity		
Zoning Map designation	C-Commercial District		
Within Mixed Use District (MXD)	Available		
Within Mediterranean Architectural District	Mediterranean bonuses available		
Within CG Redevelopment Infill District (GRID)	Yes		

Development requirements – C - Commercial District provisions*				
Zoning Code Provision	Category	Property # 1 (2100 block Salzedo Street)	Property # 2 (300 block Andalusia Avenue)	Property # 3 (200 block Andalusia Avenue)
Sec. 4-302 D.1	Minimum parcel of land: Greater than forty-five (45) feet in height shall have a minimum of 200 feet of primary street frontage and minimum land area of 20,000 square feet	Complies		
Sec. 4-302 D.2	Minimum parcel dimensions: a. Width. Twenty (25) feet b. Depth. One-hundred (100) feet	Complies		
Sec. 4-302 D.4	Floor area ratio: 3.0 FAR without Med. Architectural style bonuses (sq. ft.)	Up to 118,161 sq. ft.	Up to 165,000 sq. ft.	Up to 104,823 sq. ft.
Sec. 5-604 C. and D.	Floor area ratio: 3.5 FAR with Med. Architectural style bonuses (sq. ft.)	Up to 137,855 sq. ft.	Up to 192,500 sq. ft.	Up to 122,294 sq. ft.
Sec. 4-302 D.3	Minimum setbacks without Med.	Front setback:		

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Development requirements – C - Commercial District provisions*				
Zoning Code Provision	Category	Property # 1 (2100 block Salzedo Street)	Property # 2 (300 block Andalusia Avenue)	Property # 3 (200 block Andalusia Avenue)
	Architectural style bonuses	1. Up to 15' feet in height: None 2. The portion of a building above 15' shall be set back 10' from the property line Side setback: 1. Interior side: Up to 45' in height – 0', greater than 45' in height – 15' plus 1' of additional setback for each 3' of height above 45' 2. Side street: 15' Rear setback: 1. Abutting a dedicated alley or street: None 2. Not abutting dedicated alley or street: Ten10'		
Sec. 5-604 H.1	Minimum setbacks with Med. Architectural style bonuses	Front setback: 0' Side setback: 0' Rear setback: 0'		
Sec. 4-302 D.3	Balconies	Cantilevered open balconies may project into the required setback areas a max. six (6) feet.		
Sec. A-36 B.4 Sec. A-63 A.4 Sec. 5-604 C. and D.	Height. The maximum permitted height is as pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations as provided for in Appendix A of the Zoning Code.	Zoning Code: 13 stories / max. 150' height Comp Plan: 150' height Med bonus allows up to 3 additional stories (13.5' each) for a maximum height of 190.5' height.		
Sec. 5-1105 C.1	Required on-site landscaping: 10% of site area (sq. ft.)	Min. 3,939 sq. ft.	Min. 5,500 sq. ft.	Min. 3,494 sq. ft.
Sec. 4-302 D.6	Nighttime use requirements for properties adjacent to a residential district	Properties are not adjacent to residential district		

*Zoning Code Section 4-302

Comprehensive Plan Analysis

This section evaluates the application for consistency with the Comprehensive Plan (CP). A comparison of the current “Commercial Use, Mid-Rise Intensity” to proposed “Commercial Use, High-Rise Intensity” is as follows:

Current Comprehensive Plan Future Land Use Element designation parameters

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Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
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Proposed Comprehensive Plan Future Land Use Element designation parameters			
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

The application is consistent and promotes with Comprehensive Plan, Future Land Use Element, Design Element, Mobility Element and Green Element, Goals, Objective and Policies. Staff finds the requests are consistent and furthers a total of 38 Comprehensive Plan Goals, Objective and Policies as provided below:

Future Land Use Element

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- *Surrounding land use compatibility.*
- *Historic resources.*
- *Neighborhood Identity.*
- *Public Facilities including roadways.*
- *Intensity/Density of the use.*
- *Access and parking.*
- *Landscaping and buffering.*

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Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.

Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

Design Element

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

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Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

Housing Element

Objective HOU-1.5. Support the infill of housing in association with mixed use development.

Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.

Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Policy HOU-1.5.3. Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production

Mobility Element

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level);

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lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. – The City shall research the following:

- The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.*
- Potential development incentives and/or economic incentives to promote trolley ridership.*
- Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.*

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:

- Promote expansion of the City's existing tree canopy.*
- Provide screening of potentially objectionable uses.*
- Serve as visual and sound buffers.*
- Provide a comfortable environment for pedestrian walking (walkability) and other activities.*
- Improve the visual attractiveness of the urban and residential areas (neighborhoods).*

Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map.

Green Element

Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.

Policy GRN-1.3.1. The City will establish a policy to conserve energy at all City owned buildings and facilities, by any means possible, including turning off computers and lights when not needed. The City will also conserve water at all City owned buildings and facilities by replacing and renovating old water toilets and fixtures with new low flow options.

Policy GRN-1.3.2. All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-

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of-way to encourage walkability.

Policy GRN-1.3.3. By 2011, the City will research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:

- *Heat Island reduction via the following:*
 - *Reduction in building heat gain through the use of green roofs that will encourage planting trees and plants on roof top gardens.*
 - *White roofs (white reflective roofing).*
 - *Increased open space.*
- *Use of local materials, certified sustainable wood products and/or highly recycled content products.*
- *Energy efficient equipment/fixtures.*
- *Water saving fixtures.*
- *Solar and wind energy provisions.*
- *Waste management and recycling.*
- *Rainwater harvesting.*
- *Pervious paver alternatives.*
- *Building orientation overhangs.*
- *“Dark skies” lighting strategies.*

Policy GRN-1.4.5. The City will discourage new above ground power lines in all instances, especially in locations where it would result in minimizing the available right-of-way for the purpose of planting new trees. Through the site plan review process, the City will discourage all instances where new above ground power lines will compromise existing trees or the planting of new trees, favoring the planting of trees as a priority.

Objective GRN-1.8. The City will seek to uphold green building and neighborhood standards through the Comprehensive Plan amendment process.

Policy GRN-1.8.1. Large scale Comprehensive Plan and future land use map amendments shall be supported by data and analysis to demonstrate how the amendment is based upon energy-efficient land use patterns and greenhouse gas reduction strategies.

Findings of Facts

Staff analysis of the application to Change in Land Use from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for the three (3) properties is in conformance with the Comprehensive Plan and Zoning Code. Staff conclusion is based upon the following “Findings of Fact”:

1. The proposed conditional use is consistent with and furthers the Goals, Policies and Objectives of the Comprehensive Plan and furthers the purpose of these regulations and other City ordinances and actions designed to implement the Comprehensive Plan.
2. The proposed future uses of the property as a mixed use, commercial, office, multi-family residential, public parking, public open space and/or or public space is appropriate to the property and is compatible with existing and planned uses in the Central Business District.

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3. The development of these properties as “infill” is in character with surrounding commercial uses of the Central Business District.
4. The proposed use will not adversely or unreasonably affect the use of other properties in the area.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.
6. The parcels proposed for development will allow for mixed uses consistent with neighboring Central Business District properties.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.
8. The proposed future use will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.
9. The subject properties will undergo future public hearing review by the Planning and Zoning Board and City Commission when future use of the properties is determined.

Public Notification/Comments/Future Consideration

Changes in land use require review and recommendation by the Local Planning Agency (Planning and Zoning Board) and consideration and adoption in ordinance form by the City Commission (two public hearings). This proposal is considered a “small scale” amendment according to the thresholds established by the Department of Community Affairs (DCA). Therefore, DCA required impact analysis is not necessary and DCA review between the Commission’s 1st and 2nd readings is not required.

A total of approximately 1,500 courtesy notices were mailed within 1000 feet of all three (3) properties. A copy of the Courtesy Notice is attached as Attachment D. In addition, the following has been completed to solicit input and provide notice of the application:

Type	Explanation
Courtesy notification mailed property owners within 1,000 feet of the subject property	Completed 05.21.10
Newspaper ad published	Completed 05.27.10
Posted property	Completed 06.04.10
Posted agenda on City web page/City Hall	Completed 05.27.10
Posted Staff report on City web page	Completed 06.04.10

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment E.

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Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Ordinance.
- B. Location map, aerial illustration, existing land use map classifications and existing zoning maps of each property.
- C. C- Commercial Zoning District Regulations.
- D. Copy of the Courtesy Notice.
- E. Synopsis of comments received from property owners within 1,000 feet.

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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO SMALL SCALE AMENDMENT PROCEDURES SUBJECT TO SS. 163.3187, FLORIDA STATUTES, FROM “COMMERCIAL USE, MID-RISE INTENSITY” TO “COMMERCIAL USE, HIGH-RISE INTENSITY” FOR THE FOLLOWING CITY OWNED PROPERTIES:

1. LOTS 1-4 & 38-48, BLOCK 20, SECTION “K” (2100 BLOCK OF SALZEDO ST.), CORAL GABLES, FLORIDA;
 2. LOTS 22-43, BLOCK 1, CRAFTS SECTION (300 BLOCK OF ANDALUSIA AVE.), CORAL GABLES, FLORIDA;
 3. LOTS 29-42, BLOCK 2, CRAFTS SECTION (200 BLOCK OF ANDALUSIA AVE.), CORAL GABLES, FLORIDA;
- AND,
PROVIDING FOR SEVERABILITY, REPEALER,
CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Application No. 05-10-105-P is an application to Change of Land Use Map Designation for City owned properties from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for the following:

1. Lots 1-4 & 38-48, Block 20, Section “K” (2100 Block of Salzedo St.), Coral Gables, Florida;
2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida; and
3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida; and,

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

WHEREAS, the City completed a thorough review of the application and presented its Findings of Facts as a part of the public hearing review process and this Ordinance incorporates those Findings of Facts and Planning Department Staff Report as a part of the record in support of the application; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet (approximately 1,500 notices) of the property, public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on June 9, 2010, at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at a public hearing held on June 9, 2010, the Local Planning Agency (Planning and Zoning Board) recommended _____ of the change of land use (vote: __-__); and,

WHEREAS, pursuant to the provisions of ss. 163.3187 Florida Statutes, the City Commission held a public hearing on July 13, 2010, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (_____) on first reading (vote: __-__); and,

WHEREAS, this request is pursuant to Chapter 163, Florida Statutes, is considered a small scale amendment, and would not require review by the Florida Department of Community Affairs.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the request for a Comprehensive Land Use Plan Map amendment to the “City of Coral Gables Comprehensive Plan, Future Land Use Map, shall be and it is hereby amended from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for the following:

1. Lots 1-4 & 38-48, Block 20, Section “K” (2100 Block of Salzedo St.), Coral Gables, Florida;
2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida; and
3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida. and,

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or re-lettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2010.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2010.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

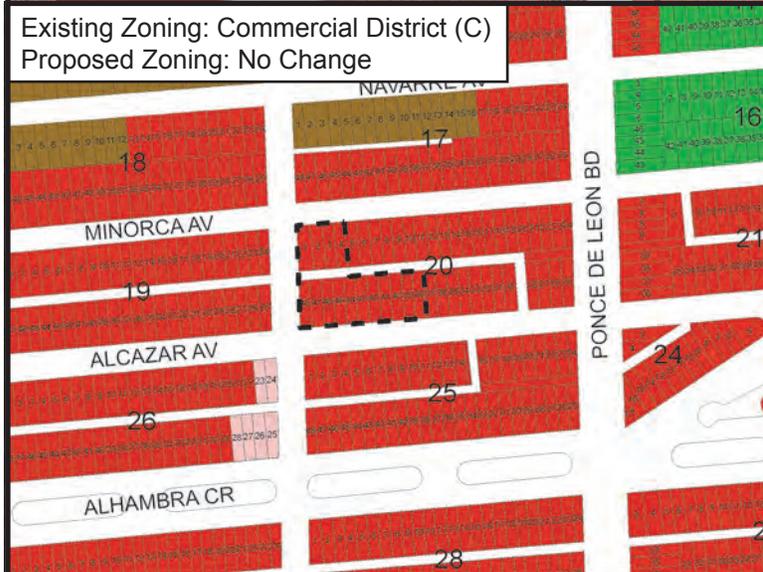
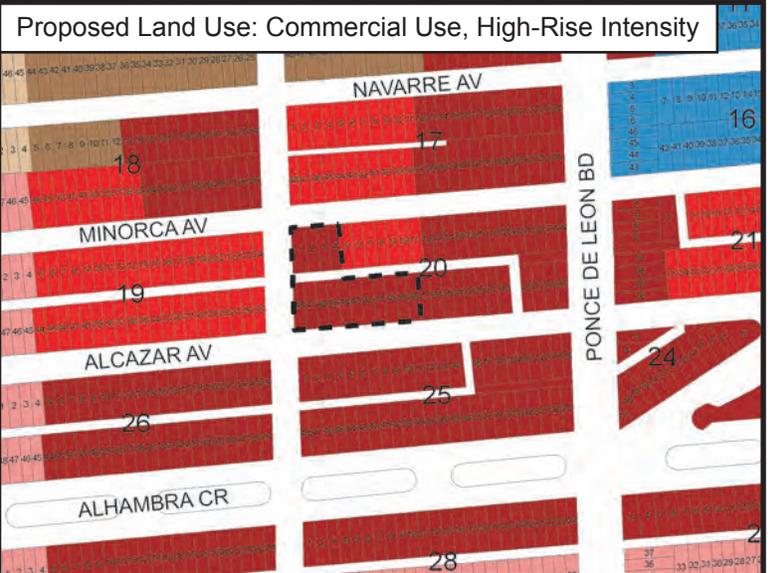
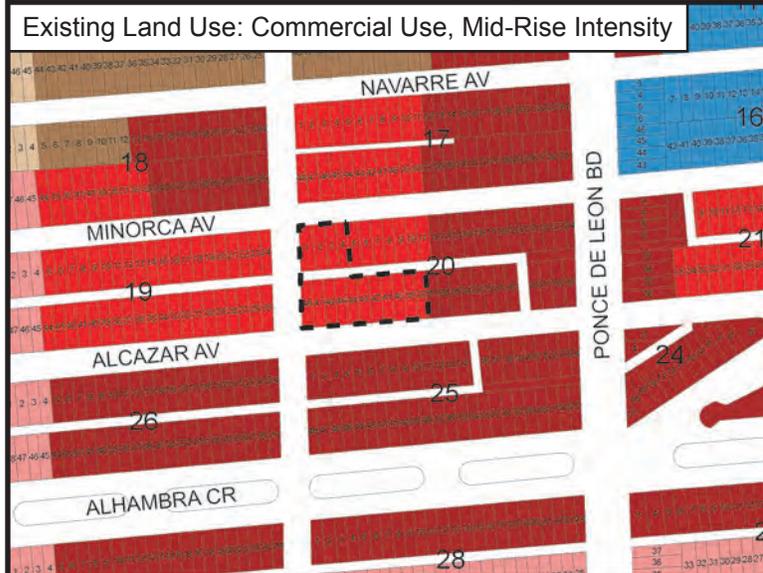
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Property #1: City Parking Lot #6

Address: 2100 Block of Salzedo Street

Legal Description: Lots 1-4 & 38-48, Block 20; Section "K"

Change of Land Use from Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity

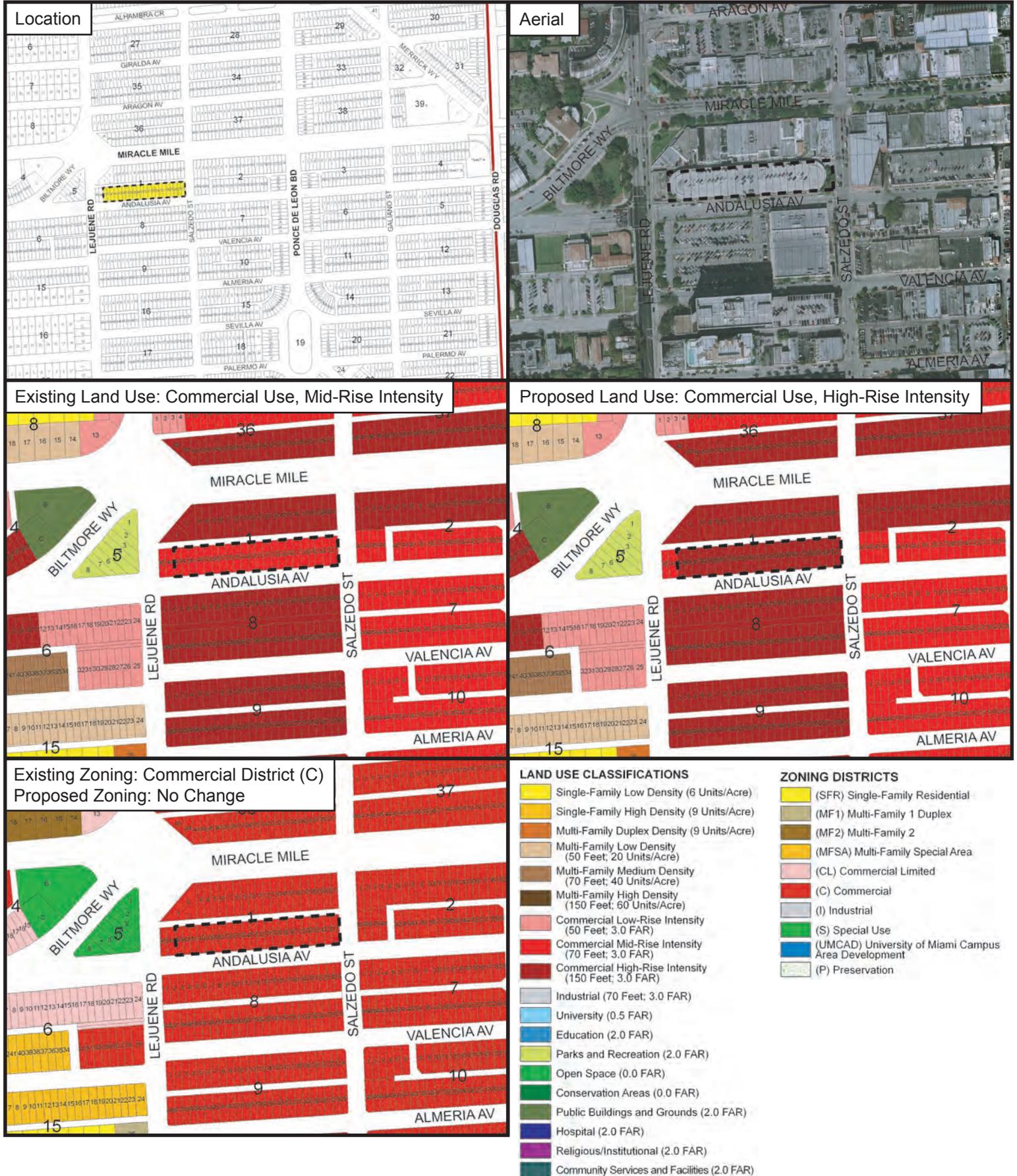


LAND USE CLASSIFICATIONS	ZONING DISTRICTS
Single-Family Low Density (6 Units/Acre)	(SFR) Single-Family Residential
Single-Family High Density (9 Units/Acre)	(MF1) Multi-Family 1 Duplex
Multi-Family Duplex Density (9 Units/Acre)	(MF2) Multi-Family 2
Multi-Family Low Density (50 Feet; 20 Units/Acre)	(MFSA) Multi-Family Special Area
Multi-Family Medium Density (70 Feet; 40 Units/Acre)	(CL) Commercial Limited
Multi-Family High Density (150 Feet; 60 Units/Acre)	(C) Commercial
Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)	(I) Industrial
Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)	(S) Special Use
Commercial High-Rise Intensity (150 Feet; 3.0 FAR)	(UMCAD) University of Miami Campus Area Development
Industrial (70 Feet; 3.0 FAR)	(P) Preservation
University (0.5 FAR)	
Education (2.0 FAR)	
Parks and Recreation (2.0 FAR)	
Open Space (0.0 FAR)	
Conservation Areas (0.0 FAR)	
Public Buildings and Grounds (2.0 FAR)	
Hospital (2.0 FAR)	
Religious/Institutional (2.0 FAR)	
Community Services and Facilities (2.0 FAR)	

Property #2: City Parking Garage #4

Address: 300 Block of Andalusia Avenue
 Legal Description: Lots 22-43, Block 1; Crafts Section

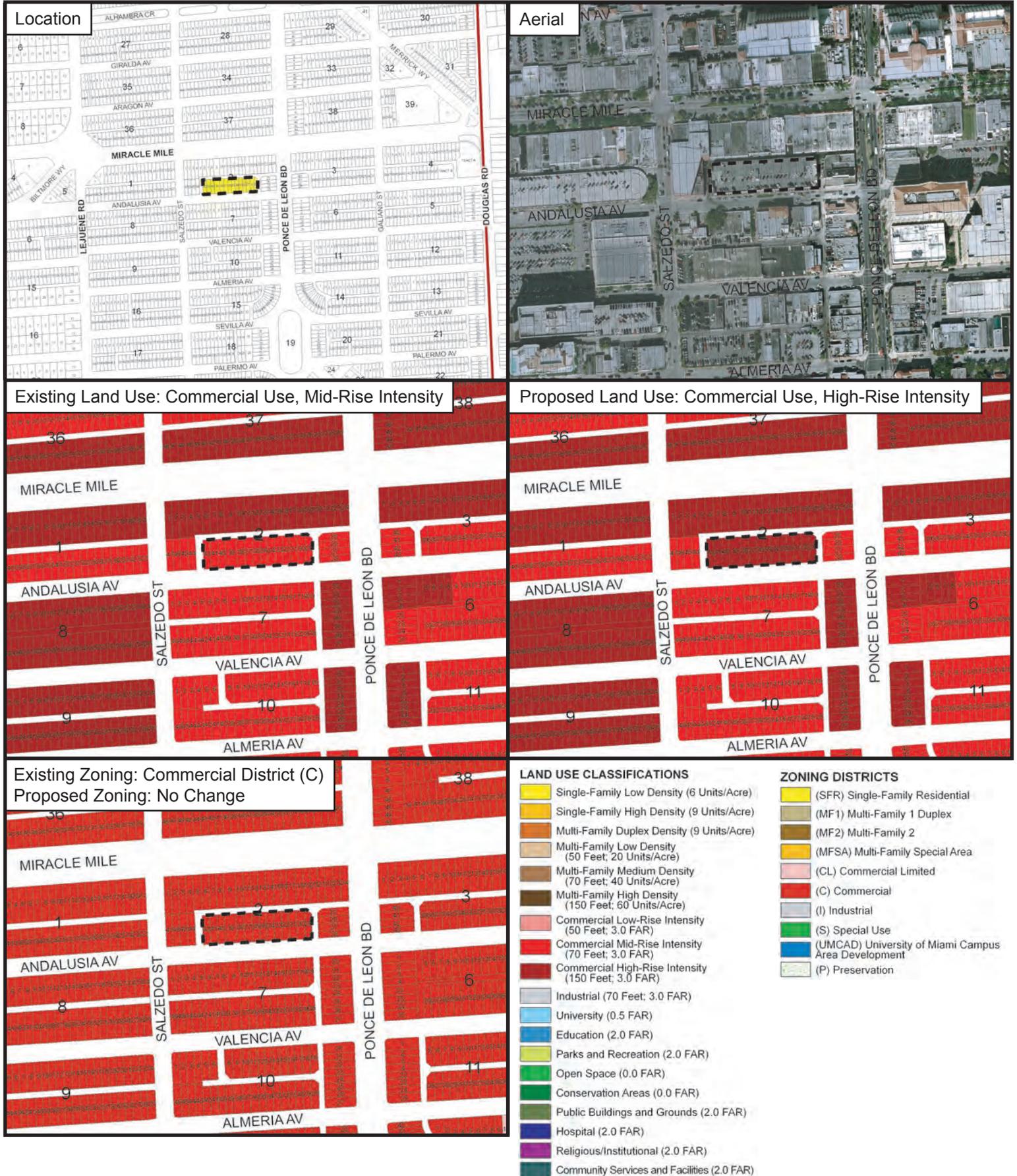
Change of Land Use from Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity



Property #3: City Parking Garage #1

Address: 200 Block of Andalusia Avenue
 Legal Description: Lots 29-42, Block 2; Crafts Section

Change of Land Use from **Commercial Use, Mid-Rise Intensity** to **Commercial Use, High-Rise Intensity**



ARTICLE 4 - ZONING DISTRICTS

3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.
4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
7. Additional criteria for medical clinics:
 - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
 - a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.
 - b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.

Section 4-302. Commercial District (C).

- A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and

ARTICLE 4 - ZONING DISTRICTS

things within the City.

- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses, buildings or structures as follows:
 - a. Flagpoles.
 - b. Fountains.
 - c. Planters.
 - d. Reflecting pool(s).
 2. Alcoholic beverage sales.
 3. Animal grooming and boarding.
 4. Assisted living facilities.
 5. Automobile service station.
 6. Camps.
 7. Community center.
 8. Congregate care.
 9. Day care.
 10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
 11. Educational facilities.
 12. Funeral home.
 13. Government uses.
 14. Indoor recreation/entertainment.
 15. Medical clinic.
 16. Municipal facilities.
 17. Nighttime uses.
 18. Nursing homes.
 19. Offices.
 20. Overnight accommodations.
 21. Parking garages.
 22. Parking lots.

ARTICLE 4 - ZONING DISTRICTS

23. Public transportation facility.
 24. Restaurants.
 25. Restaurants, fast food.
 26. Retail sales and services.
 27. Swimming pools as an accessory use.
 28. Temporary uses.
 29. TV/radio studios.
 30. Utility/infrastructure facilities.
 31. Vehicle sales/displays.
 32. Vehicle service, major.
 33. Veterinary offices.
- C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
 2. Helistop.
 3. Marina facilities.
 4. Mixed use building(s).
 5. Outdoor recreation/entertainment.
 6. Private yacht basin.
- D. Performance standards.
1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
 3. Minimum setbacks. The following setbacks shall be provided for all buildings:

ARTICLE 4 - ZONING DISTRICTS

- a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.
 - b. Side:
 - i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - ii. Side street: Fifteen (15) feet.
 - c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 - e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
4. Floor area ratio: 3.0.
5. Height. The maximum permitted height is as follows:
- a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.
 - b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, which ever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.
6. Nighttime uses adjacent to a residential district.
- a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.
 - b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.
 - c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.
 - d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
 - e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least

ARTICLE 4 - ZONING DISTRICTS

fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.

- f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
- g. Additional criteria for medical clinics.
 - i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
- h. Overnight accommodations.
 - i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.
 - ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.
- 7. Additional standards for mixed-use development.
 - a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent of the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.
 - b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.
 - c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

- A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.
- B. Permitted uses. The following uses are permitted in the I District subject to the standards in this

Public Hearing Courtesy Notification

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Email: planning@coralgables.com
Telephone: (305) 460-5211
Fax: (305) 460-5327

May 21, 2010

Subject: Courtesy Notice of Public Hearing
Application No. 05-10-105-P – Change of Land Use

Dear Property Owner:

The City of Coral Gables Local Planning Agency (Planning and Zoning Board) will be considering at a public hearing the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for the following City owned properties:

- 1. Lots 1-4 & 38-48, Block 20, Section "K" (2100 Block of Salzedo St.), Coral Gables, Florida;*
- 2. Lots 22-43, Block 1, Crafts Section (300 Block of Andalusia Ave.), Coral Gables, Florida;*
- 3. Lots 29-42, Block 2, Crafts Section (200 Block of Andalusia Ave.), Coral Gables, Florida; and, providing for severability, repealer, codification and an effective date.*

These requests do not include development or expansion of the existing City facilities. Future development of the properties shall be subject to future City public hearing review and future courtesy notice.

This hearing will be held in the Commission Chambers, City Hall on June 9, 2010 at 6 p.m. The application has been tentatively scheduled for First Reading at the July 13, 2010 City Commission meeting. No further courtesy notice will be provided.

Please feel free to comment on the request by completing the below listed information and forwarding this form via mail, fax or e-mail to the Planning Department. This information will be entered into the record and considered during the review of the application. A map of the properties is provided on the back of this notice.

I, or We, _____ (signature required on back page)
Print name(s)

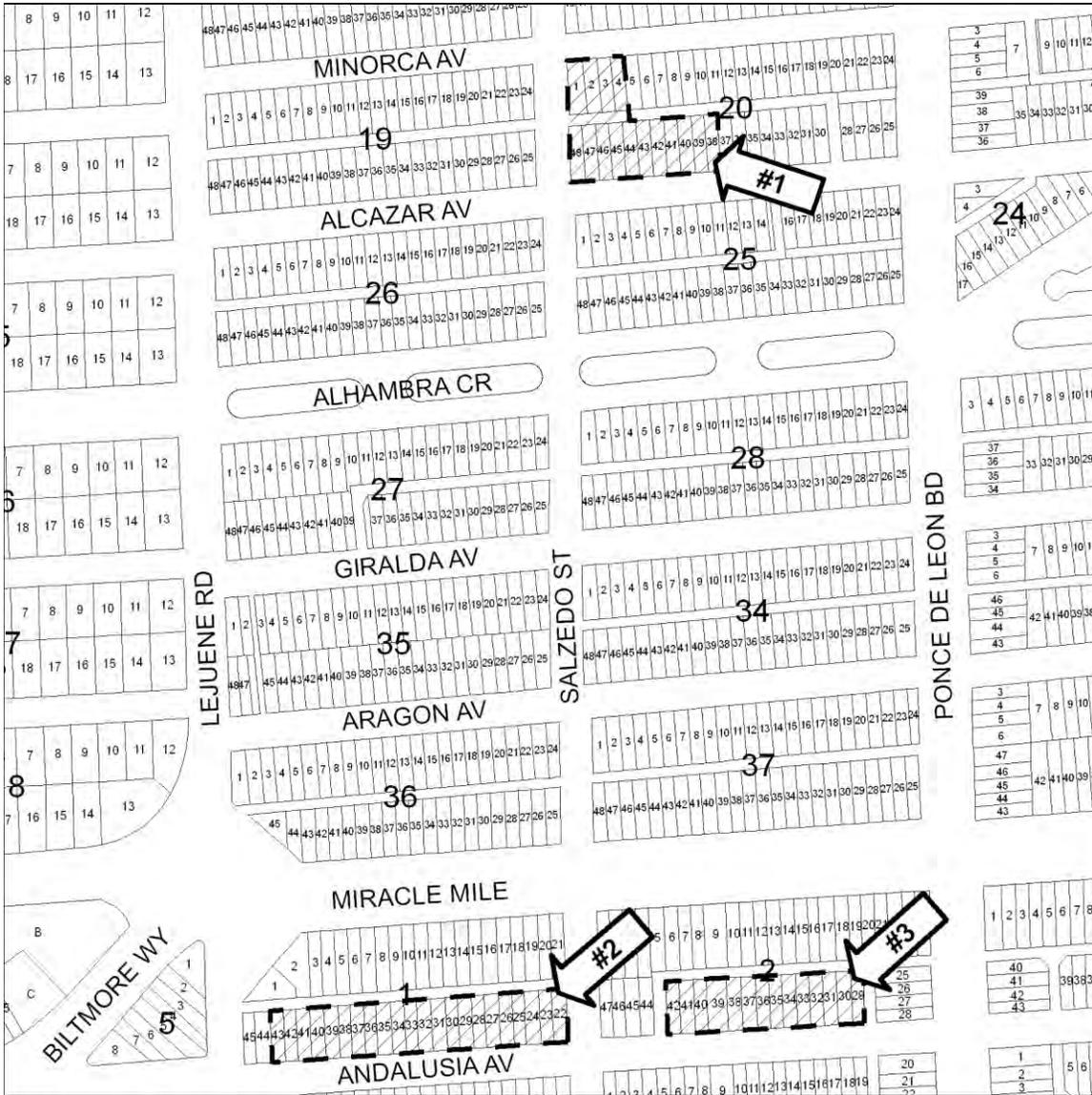
Mailing address: _____

- do not object to this application, or
 do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):

Signature of Owner

Address of the Owner

Date



Copies of the Planning Department Staff Report and other materials concerning this application can be obtained by contacting the Planning Department at 305.460.5211 or visit the Department at 427 Biltmore Way. Copies of the Staff Report are available the Friday prior to the meeting on the City web page at "www.coralgables.com" by visiting the Planning Department's Planning and Zoning Board Meetings web page.

Sincerely,

Planning Department

City of Coral Gables

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June 4, 2010
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 05-10-105-P (Downtown Area) Change of Land Use

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	06 03 10	Jorge Guerra 4444 S.W. 71 st Avenue Miami, FL 33155	X		I live at 100 Andalusia Avenue Apt. # 604 & do not want any changes made in the zoning.
2.	06 02 10	Jeanne Ann Moorman 740 Saldano Avenue Coral Gables, FL	X		No change needed to land use. Repair garages. Re-do Miracle Mile sidewalk.
3.	06 02 10	Robert Leshin 410 Alhambra Circle Coral Gables, FL 33134	X		The area is too crowded already.
4.	06 02 10	Sara M. Bulnes 300 Madeira Avenue Unite 204 Coral Gables, FL	X		I do not want any more development and congestion in the Gables. Already too many high rise apts have been built. Don't ruin my City for more tax revenue.
5.	05 28 10	ALEE, Inc. 3205 Granada Blvd Coral Gables, FL 33134	X		The Commission was elected to <u>slow</u> hi rise and density in Coral Gables. The will of the electorate should be followed.
6.	05 27 10	Denise B. Hernandez 322 Madeira Avenue; #102 Coral Gables, FL 33134	X		Too many high rises in the area already. Plus the current construction reduces parking for residents because being used by the many construction workers. Traffic congestion already too high and this will add to it.
7.	05 26 10	William Nabors 217 Valencia Avenue Coral Gables, FL 33134		X	
8.	05 25 10	Michael Balogh (Balogh Partners) 1623 3 rd Avenue #15A New York, NY 10128		X	