

Never received as proposed.



The City of Coral Gables

Planning and Zoning Division
427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

RECEIVED
JAN 04 2019
SFRPC

December 27, 2018

Florida Department of Economic Opportunity
Bureau of Comprehensive Planning
Plan Processing Administrator
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120
Attention: Ray Eubanks

*Coral Gables
18-1ESR
(adopted)*

Re: Amendment Package Reference: Coral Gables 18-1ESR - Submission of Amendments to the City of Coral Gables ("City") Comprehensive Plan Map

Dear Mr. Eubanks:

With regard to the above, please be advised that the Local Governing Body (City Commission) held a duly advertised public hearing on January 23, May 8, 2018 and adopted on **August 28, 2018** (4-0) the attached Comprehensive Plan Map amendments which were adopted pursuant to the expedited state review process. This letter constitutes submission of all relevant documentation by the City to the Department of Economic Opportunity (DEO) following adoption of Comprehensive Plan Amendments, previously submitted and reviewed by DEO pursuant to the expedited state review process (Coral Gables 18-1ESR).

The map amendments change the land use designation of Tract 3 and Tract 1, Avocado Land Company Subdivision, from "Residential Single-Family Low Density" to "Conservation Areas." Both parcels were adopted simultaneously as Ordinance No. 2018-31 (Tract 3) and Ordinance No. 2018-33 (Tract 1).

A complete adoption package, including the above-referenced supporting data and analysis has been sent to the Miami-Dade County Department of Regulatory and Economic Resources, Planning Division.

Enclosed, please find one hard copy and two electronic copies of the amendment and supporting documentation.

We appreciate the continued assistance and cooperation of the DEO in the development and refinement of the City of Coral Gables Comprehensive Plan as we continue to address changing economic development goals and needs. Should you have any questions or require any additional information, please feel free to contact me at 305-460-5215.

Sincerely,

Ramon Trias AIA AICP LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables
Tel: 305-460-5215

rtrias@coralgables.com

Enclosures

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Tuesday, August 28, 2018

9:00 AM

**Pre-meeting presentations will be held in the City Hall Courtyard
at 8:30 am.**

Agenda Item F-13 has been deferred.

City Commission

Mayor Raul J. Valdes-Fauli
Vice Mayor Frank C. Quesada
Commissioner Patricia Keon
Commissioner Vince Lago
Commissioner Michael Mena

Cathy Swanson-Rivenbark, City Manager
Miriam Soler Ramos, City Attorney
Walter J. Foeman, City Clerk

Agenda Items F-6, F-7, F-8, and F-9 are related.

- F.-6. 17-6744** 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 a repealer provision, severability clause, and providing for an effective date. (11 08 17 PZB recommended approval, Vote 7-0) (Change the Comprehensive Plan map for Tract 3 from Residential Single-Family to Conservation Areas land use)
- F.-7. 17-6745** 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 a repealer provision, severability clause, and providing for an effective date. (11 08 17 PZB recommended approval, Vote 7-0) (Change the Zoning map for Tract 3 from Single-Family Residential to Preservation)
- F.-8. 18-7244** 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 a repealer provision, severability clause, and providing for an effective date. (04 12 18 PZB recommended approval, Vote 5-0) (Change the Comprehensive Plan map for Tract 1 from Residential Single-Family to Conservation Areas land use)
- F.-9. 18-7245** 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 a repealer provision, severability clause, and providing for an effective date (04 12 18 PZB recommended approval, Vote 5-0) (Change of Zoning map for Tract 1 from Single-Family Residential to Preservation)

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-31

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.

WHEREAS, the City of Coral Gables is requesting a change of land use 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; and

WHEREAS, the proposed change of land use is being submitted concurrently with a proposed change of zoning from Single-Family Residential (SFR) to Preservation (P); and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and that the proposed land use map amendment has met those criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on November 8, 2017, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 8, 2017 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 7-0); and

WHEREAS, the City Commission held a public hearing on January 23, 2018 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: 4-0); and

WHEREAS, amendments to the Comprehensive Plan Text are subject to Expedited State Review and were transmitted on May 23, 2018, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading; and

WHEREAS, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the amendment, identified no objections, and requested the City of Coral Gables to adopt the proposed amendment; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public;

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

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

SECTION 2. The City of Coral Gables’ request for a change of land use pursuant to Zoning Code Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, 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, is hereby approved.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

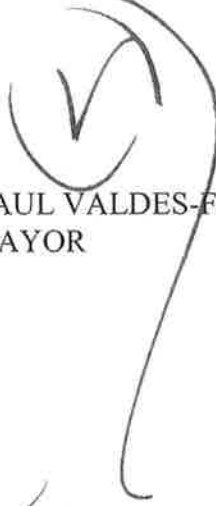
SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This ordinance shall become effective upon the date of its adoption herein, subject to Section 163.3187(5)(c), Florida Statutes.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF AUGUST, A.D.,
2018.

(Moved: Keon / Seconded: Quesada)
(Yeas: Keon, Mena, Quesada, Valdes-Fauli)
(Majority: (4-0) Vote)
(Absent: Lago)
(Agenda Item: F-6)

APPROVED:

A handwritten signature in black ink, consisting of a large, stylized 'V' shape with a vertical line extending downwards from its center.

RAUL VALDES-FAULI
MAYOR

ATTEST:

A handwritten signature in black ink, written in a cursive style that reads 'Walter J. Foeman'.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

A handwritten signature in black ink, consisting of a stylized 'M' followed by 'S' and 'R'.

MIRIAM SOLER RAMOS
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-33

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.

WHEREAS, the City of Coral Gables is requesting a change of land use 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; and

WHEREAS, the proposed change of land use is being submitted concurrently with a proposed change of zoning from Single-Family Residential (SFR) to Preservation (P); and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and that the proposed land use map amendment has met those criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on April 12, 2018, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the April 12, 2018 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 5-0); and

WHEREAS, the City Commission held a public hearing on May 8, 2018 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: 5-0); and

WHEREAS, amendments to the Comprehensive Plan Text are subject to Expedited State Review and were transmitted on May 23, 2018, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading; and

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

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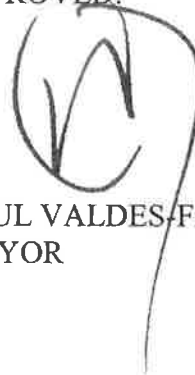
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SECTION 5. This ordinance shall become effective upon the date of its adoption herein, subject to Section 163.3187(5)(c), Florida Statutes.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF
AUGUST, A.D. 2018.

(Moved: Quesada / Seconded: Keon)
(Yeas: Mena, Quesada, Keon, Valdes-Fauli)
(Majority: (4-0) Vote)
(Absent: Lago)
(Agenda Item: F-8)

APPROVED:



RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

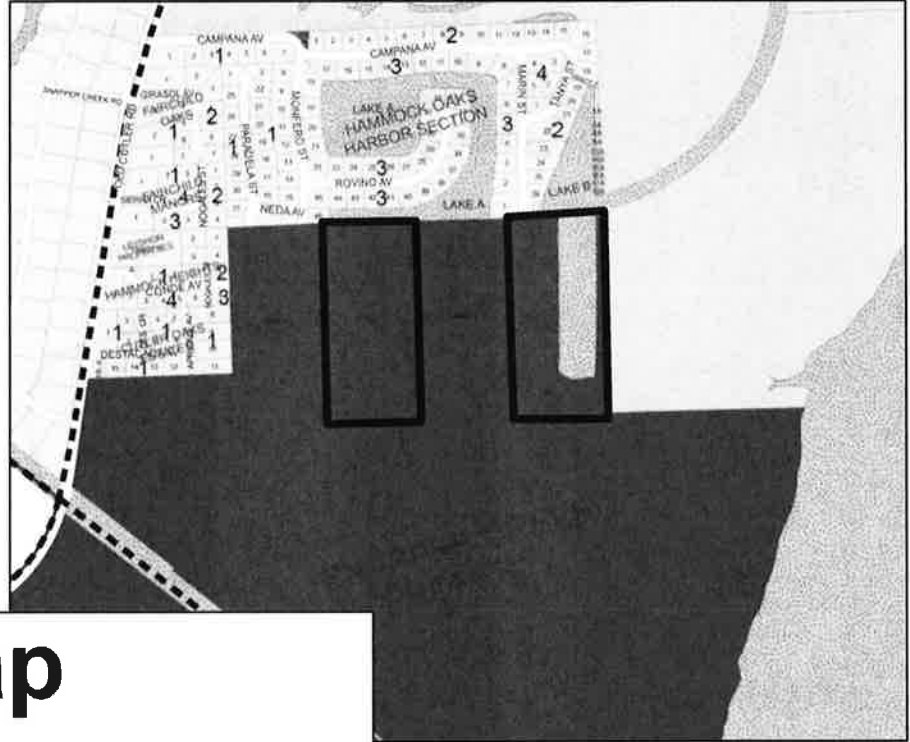
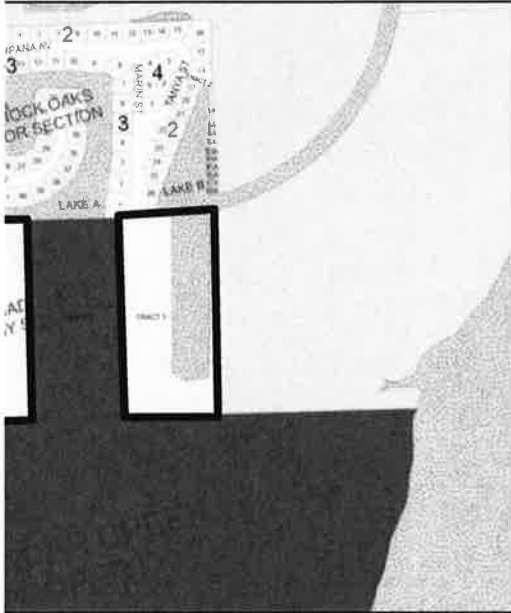
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MIRIAM SOLER RAMOS
CITY ATTORNEY


EXISTING LAND USE

PROPOSED LAND USE



and Use Map

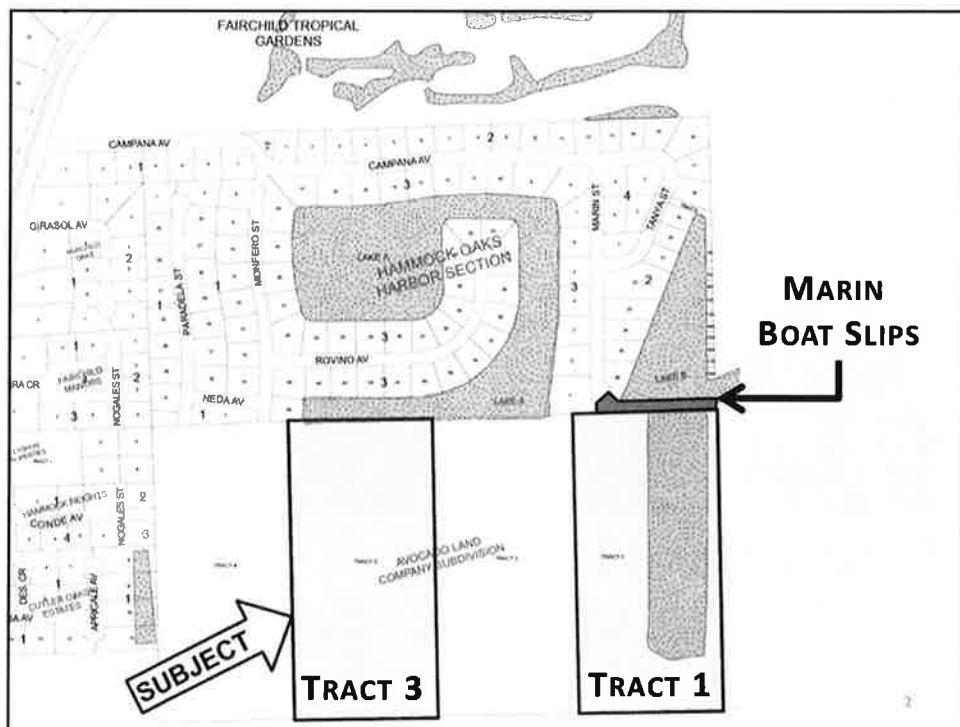

Residential Multi-Family High Density (180 Feet; 60 Units/Acre)	University Campus	Conservation Areas
Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Education	Hospital
Commercial High-Rise Intensity (160 Feet; 3.0 F.A.R.)	Parks and Recreation	Religious/Institutional
Industrial	Open Space	Community Services and Facilities



*Tracts 1 & 3
Avocado Lands*

CHANGE OF LAND USE &
CHANGE OF ZONING

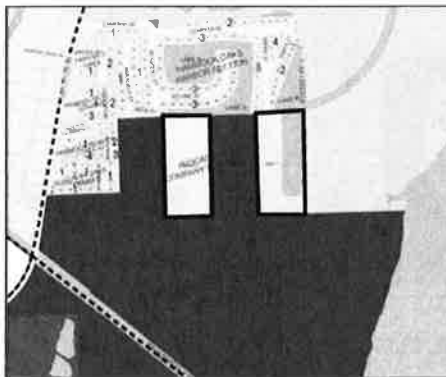
CITY COMMISSION
AUGUST 28, 2018



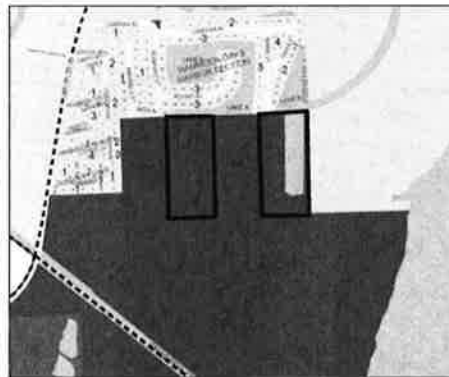
REQUESTS: CHANGE OF LAND USE AND CHANGE OF ZONING

3

EXISTING LAND USE



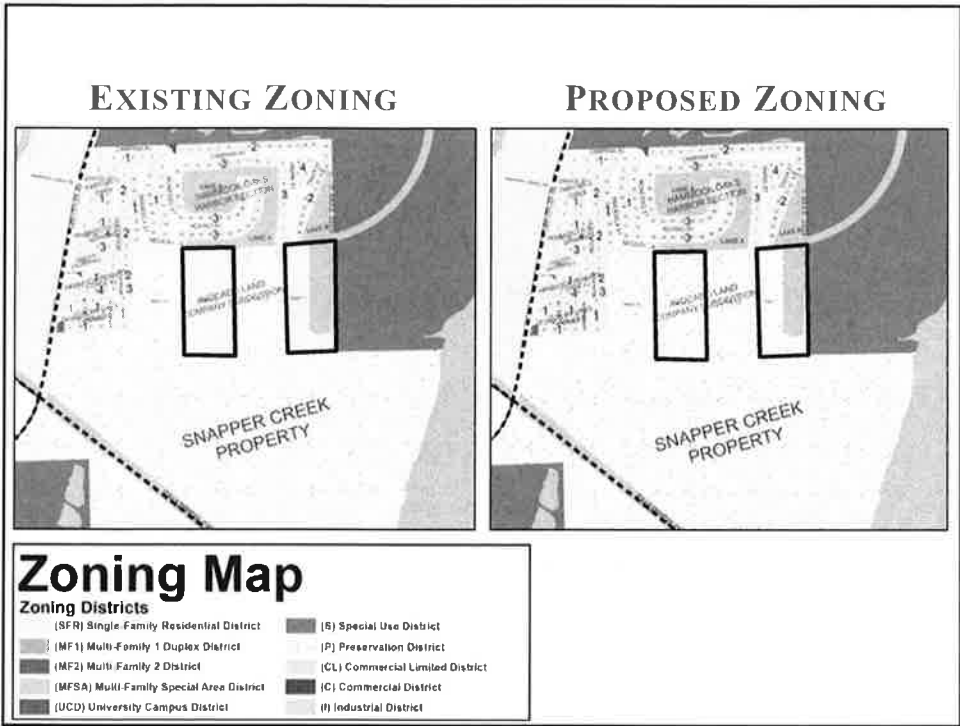
PROPOSED LAND USE



Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (160 Feet, 40 Units/Acre)	University Campus	Conservation Areas
Residential Single-Family High Density (9 Units/Acre)	Commercial Low-Rise Intensity (50 Feet, 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Residential Multi-Family Duplex Density (2 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet, 3.0 F.A.R.)	Education	Hospital
Residential Multi-Family Low Density (50 Feet, 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet, 3.0 F.A.R.)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet, 40 Units/Acre)	Industrial	Open Space	Community Services and Facilities



PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS PZB – TRACT 3 (NOV), PZB – TRACT 1 (APRIL), COMMISSION
4 TIMES	WEBSITE POSTING PZB – TRACT 3 (NOV), PZB – TRACT 1 (APRIL), CC 1 ST READING, CC 2 ND READING
3 TIMES	NEWSPAPER ADVERTISEMENT PZB – TRACT 3 (NOV), PZB – TRACT 1 (APRIL), COMMISSION

**REQUEST: CHANGE OF LAND USE AND
CHANGE OF ZONING**

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL.**

THE STANDARDS IDENTIFIED IN SECTIONS
3-1404 AND 3-1506 FOR THE PROPOSED
CHANGE OF LAND USE AND CHANGE OF
ZONING ARE **SATISFIED.**

7

COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT
THE PROPOSED CHANGES ARE
CONSISTENT WITH THE
COMPREHENSIVE PLAN GOALS,
OBJECTIVES AND POLICIES.



Tracts 1 & 3
Avocado Lands

CHANGE OF LAND USE &
CHANGE OF ZONING

CITY COMMISSION
AUGUST 28, 2018



