

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-2, E-3, E-4 are related**  
**November 8, 2011**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**

**Vice Mayor William H. Kerdyk, Jr.**

**Commissioner Maria Anderson**

**Commissioner Rafael “Ralph” Cabrera, Jr.**

**Commissioner Frank Quesada**

**City Staff**

**City Manager, Patrick Salerno**

**City Attorney, Craig E. Leen**

**City Clerk, Walter J. Foeman**

**Deputy City Clerk, Billy Urquia**

**Planning Director, Eric Riel**

**Public Speaker(s)**

**Richard Namon, Coral Gables Resident**

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E-2 [Start: 11:28:34 a.m.]

Mayor Cason: We are going to move on now to Items E-2 through E-8 which are also available for public input if anybody – we have one card if anybody else wants to speak, please get your cards in. The Items E-2, E-3, E-4 are all related. I’ll ask the City Attorney to please read the title to the ordinance for Agenda Item E-2 into the record and then the subsequent.

City Attorney Leen: Thank you Mr. Mayor and what we are proposing today is that these three ordinances are related so each one requires a separate vote, but we are going to have the public hearing of all three together. So, I will read Number One first and then Number Two, and then Number Three. This is E-2, E-3 and E-4. So Number One, **E-2: 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 Small Scale Amendment procedures subject to ss. 163.3187 as amended, Florida Statutes, from “Public Buildings and Grounds” to “Commercial, Low-Rise Intensity” on Lots 1-4 and the north half (1/2) of a vacated alleyway and**

“Commercial, Mid-Rise Intensity” on Lots 42-48 and the south half (1/2) of a vacated alleyway for the property commonly known as the Coral Gables Museum, legally described as Lots 1-4 and 42-48 and a portion of a vacated alleyway, Block 34, Section “K” (285 Aragon Avenue), Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date. See Exhibit A. The second one of these three ordinances related to the Coral Gables Museum, **E-3** is an Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables Official Zoning Map providing for a Change of Zoning from Special Use (S) District to Commercial (C) District for the property legally described as Lots 1-4 and 42-48 and portion of vacated alleyway, Block 34, Section “K” (285 Aragon Avenue), Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date. See Exhibit B. Then the third ordinance **E-4**, is an Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, “Zoning Districts”, adding “Museum” as a permitted use in Commercial (C) District and Industrial (I) District and as a conditional use in Commercial Limited (CL) District and Special Use (S) District, and Article B, “Definitions”, creating a definition for “Museum”, and providing for severability, repealer, codification, and an effective date. See Exhibit C. We would ask Mr. Mayor that there be a public hearing now on all three.

Mayor Cason: OK. City Manager, someone from your staff will address this?

City Manager Salerno: Yes Mayor, Eric Riel will make a presentation on these items

Mr. Riel: Good morning. Just going to do one presentation on all three items, the first is a change in land use. This was when we did the Comprehensive Plan about three years ago, we took all the public properties and changed them consistent land use and zoning, basically put them in public buildings. By doing this what we did was we actually removed the ability to transfer development rights off this. So, basically what this is change in land use, change in zoning is to revert it back to that commercial land use and zoning to allow the potential future transfer of development rights, basically the same zoning that was in place two or three years ago. The reason we did the wholesale change of the public ownership that’s a requirement of the State, and we did about 20 properties at that time. The third ordinance is basically providing for a museum use in the Zoning Code, there is not a permitted use right now. At the time the museum was considered a municipal facility, we also provided a definition; the Planning Board did discuss this and did consider this and did recommend 5-0, unanimous approval on all three of the ordinances.

Mayor Cason: You want to go first Bill?- or do you want to take the public...?

Vice Mayor Kerdyk: No, no....

Mayor Cason: OK. We have one person who wants to speak on this; will need to be sworn in, that's Richard Namon. Mr. Clerk

City Clerk Foeman: Mr. Namon may I swear you in. Raise your right hand. Do you solemnly swear or affirm that the statements you will make today will be the truth and nothing but the truth?

Mr. Namon: Absolutely. I'm Richard Namon; I live at 5555 Oakwood Lane. This is a forward looking development process that your resolution deals with today, and I think it's a good time to remind the Commission that the last time a review of what development in downtown Coral Gables would look like, perhaps in the future was done ten years ago, and about five years ago we had a Code rewrite. I think it's time to look and see what kind of a vision we have for downtown Coral Gables because this is what you are talking about transferring development rights for some other future development. In the last ten years a lot of buildings have been built, most of them have been mundane, built according to a Mediterranean Code, I think it's time that the vision of Coral Gables be a little bit forward looking and I think that there needs to be a new plan looked at, developed with public input. I think that some of the zoning is too restrictive in the commercial district, I think that I would like to see not buildings built side-by-side, shoulder-to-shoulder, I'd like to see some more green space and I think that the height limitations that we put on it are so uniform that when I look at the City from Metro Rail it is a boring distant view. So, I think this is the time not to deny doing this, this is a great idea, but I think we should look to what we are going to be needing and perhaps try to look at the Zoning Code to see if we can broaden it enough so that we don't need to transfer building rights in most cases. Thank you.

Mayor Cason: Thank you very much. That ends the public input on this, unless there are any other cards that I don't see. Bill.

Vice Mayor Kerdyk: I happen to agree with him tremendously about needing to create a vision for our downtown area or continue to create a vision. We are going to be facing possibly an opportunity with the Old Spanish Village to relook at that issue again. We want to be a step ahead of everything and we might want to look at the whole commercial area as where it is now and where we want to see it in the future. So I agree with you Mr. Namon, for sure.

Commissioner Anderson: And how do you envision that?- because I have a vision of it too, but I didn't know where your limitations as far as your geographical boundaries.

Mayor Cason: And how it fits in with the streetscape.

Commissioner Anderson: Just curious – I know it’s too early, just if you had to dream what would that be?

Vice Mayor Kerdyk: I think actually you have to look at Coral Gables the downtown area, and look at it as Old Spanish Village is, and look at it all the way down into the apartment district, I think that’s a discussion that we need to have as a Commission at some time, but I’d like to be in front of the issue not behind. I know we sort of – the Old Spanish Village when it came here five years ago, it sort of dictated what they wanted to do, we didn’t dictate to them, they came to us and said they wanted to do that. Let’s be in front of the next development, what’s going on in the next development.

Mayor Cason: They are going to have to come back to us at any rate.

Vice Mayor Kerdyk: Yes, they are going to come back to us for sure.

Mayor Cason: Any discussion on E-2, E-3, E-4? Do I have a motion?

Vice Mayor Kerdyk: So moved.

Commissioner Anderson: Second.

Mayor Cason: Vice Mayor makes a motion....

City Attorney Leen: Mr. Mayor we need to do a motion on each one.

Mayor Cason: On each on, OK. Let’s start on E-2. Can we do this, does anybody have a problem doing this unanimously on all three of these, can we do it that way?

City Attorney Leen: Because it’s an ordinance I think a roll call vote would be OK.

Mayor Cason: On E-2 Vice Mayor makes a motion, Commissioner Anderson seconds it. City Clerk.

Commissioner Anderson: Yes

Commissioner Cabrera: Yes

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: E-3.

Vice Mayor Kerdyk: So moved.

Commissioner Anderson: Second.

Mayor Cason: OK. Vice Mayor makes a motion seconded by Commissioner Anderson, on E-3, City Clerk.

Commissioner Cabrera: Yes

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Commissioner Anderson: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: Item E-4, a motion.

Vice Mayor Kerdyk: So moved.

Commissioner Anderson: Second.

Mayor Cason: Vice Mayor makes a motion seconded by Commissioner Anderson.

City Clerk

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Commissioner Anderson: Yes

Commissioner Cabrera: Yes

Mayor Cason: Yes

(Vote: 5-0)

[End: 11:38:07 a.m.]