



City of Coral Gables Planning and Zoning Staff Report

Property: **285 Aragon Avenue – Coral Gables Museum**
Applicant: City of Coral Gables
Application: **Zoning Code Map Amendment**
Public Hearing: Planning and Zoning Board
Date & Time: June 8, 2022; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Map Amendment for the Coral Gables Museum property at 285 Aragon Avenue, legally as Lots 1 thru 4 and 42 thru 48 and 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida, as follows:

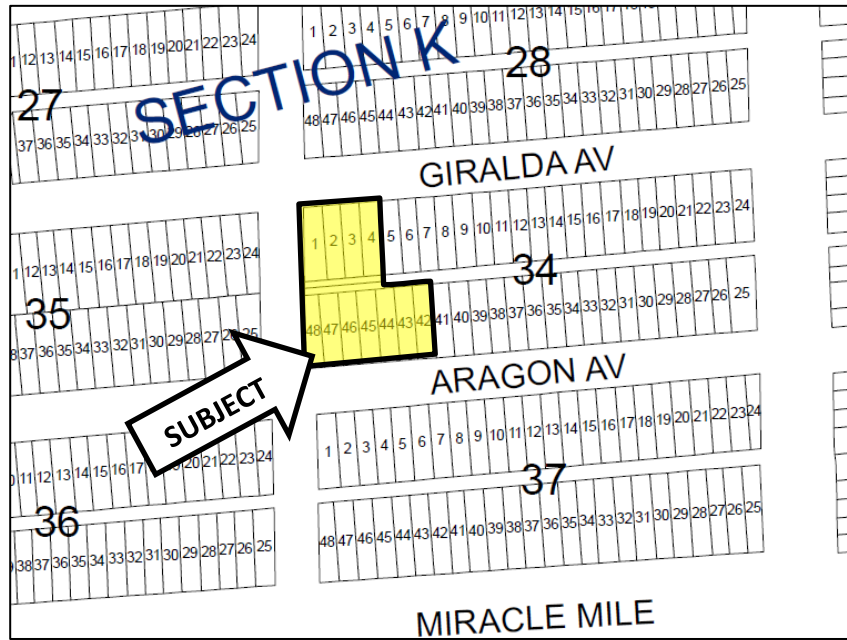
An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 1 (MX1) District, and Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

The proposed change of Zoning requires public hearing review by the Planning & Zoning Board and approval by the City Commission.

2. APPLICATION SUMMARY

As requested by the City Manager, the City is proposing to restore the zoning of the Coral Gables Museum to Mixed-Use 1 (Museum plaza and structure built in 2011) and Mixed-Use 2 (historic old fire station) districts.

The subject area is generally bounded by Aragon Avenue to the south, Salzedo Street to the west, and Giralda Avenue to the north, as shown in the following location map:



BACKGROUND

During the Zoning Code Update, City-owned properties like the recent neighborhood parks, Public Safety building, and the Museum were rezoned to Special Use (S) district to reflect the special uses of the properties. This zone change of the Coral Gables Museum resulted in the inadvertent elimination of transfer of development rights (TDRs) from the historic property to other applicable properties as specified in the Zoning Code and as determined by the City Commission. The proposed change of zoning request restores that ability to have available TDRs. No exterior building additions or modifications are requested to the Coral Gables Museum as a result of this request.

A similar request was granted in 2011 after the comprehensive rewrite of the City’s Comprehensive Plan in 2010, when the property’s land use and zoning was reverted from Public Building and Grounds land use designation to the current Commercial Low- and Mid-Rise Intensity.

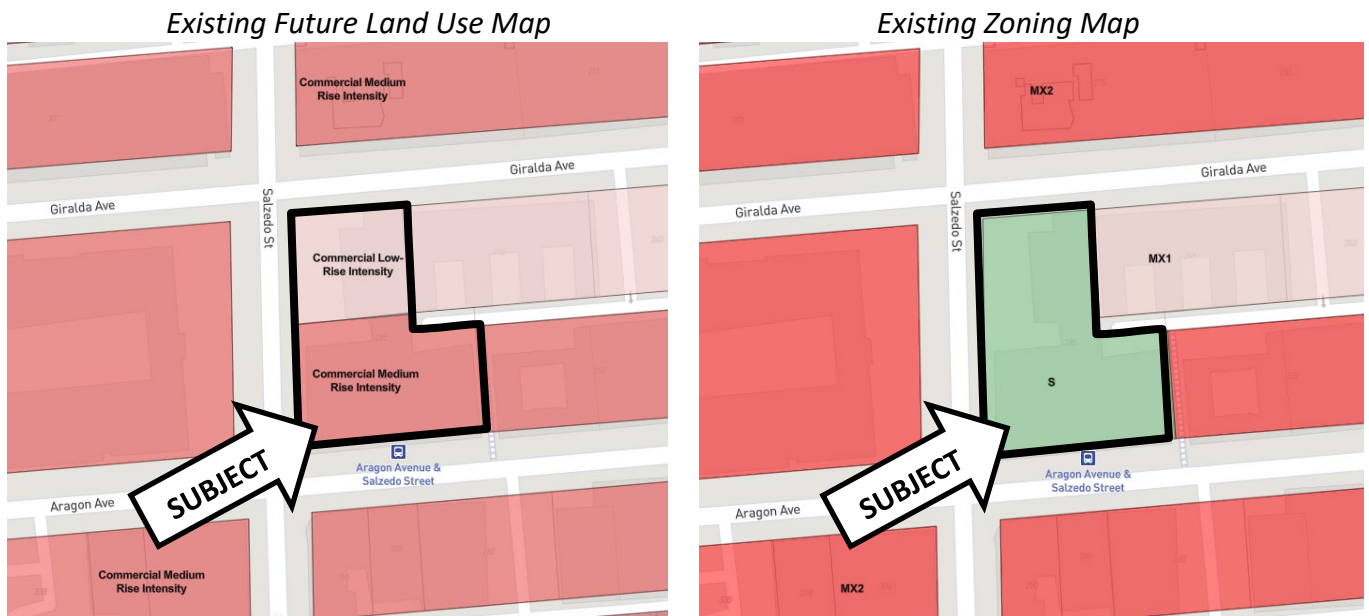
Property Existing and Proposed Land Use and Zoning Designations

The following tables provide the subject property’s existing designations:

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designation
North	Mixed-Use	Commercial Medium Rise Intensity	MX2
South	Retail	Commercial Medium Rise Intensity	MX2
East	Retail and Restaurants	Commercial Low- and Medium-Rise Intensity	MX1 and MX2
West	Mixed-Use	Commercial Medium Rise Intensity	MX2

The surrounding properties existing land use and zoning designations is illustrated as follows:



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	06.08.22
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,000 feet of the subject property as required for applications requesting a change of land use or change of zoning. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 331 notices were mailed. A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

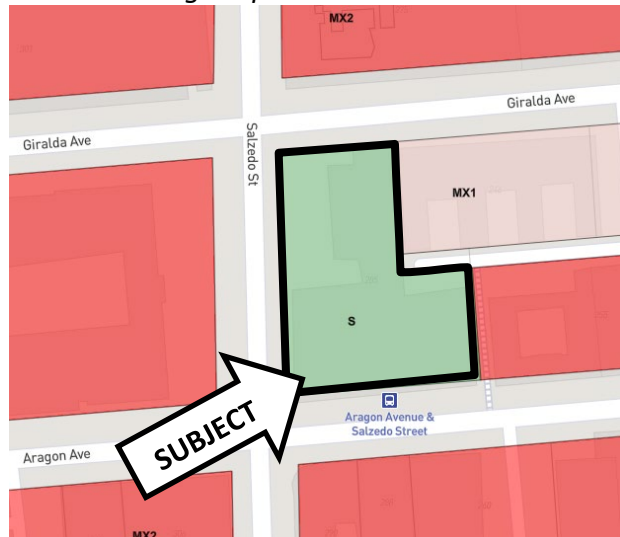
PUBLIC NOTICE	DATE
Neighborhood Meeting	05.26.22
Legal advertisement	05.27.22
Courtesy notification	05.20.22
Posted agenda and Staff report on City web page/City Hall	06.03.22

4. FINDINGS OF FACT

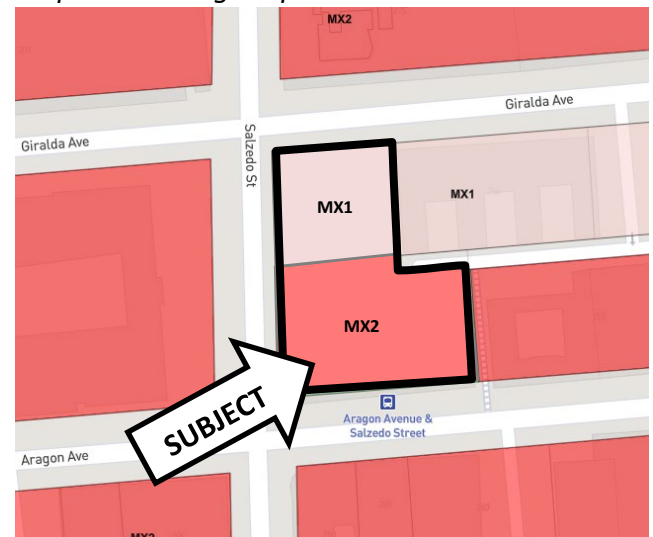
Zoning Code Map Amendment

The request is to change the Zoning District Boundary Special Use (S) district to Mixed Use 1 (MX1) for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K; and the historic old fire station (Lots 42 thru 48) are proposed to be changed from Special Use (S) district to Mixed Use 2 (MX2).

Current Zoning Map



Proposed Zoning Map



Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that it:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	The proposed Mixed-Use districts will permit the same uses that are currently allowed in the Future Land Use designations which are Commercial Low- and Mid-Rise Intensity.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	The proposed Mixed-Use districts will not allow density or intensities beyond what is currently allowed in the commercial land use designations.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan	The proposed rezoning will not impact the level of service since the property is currently and will remain a public museum.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed rezoning does not directly conflict with any objective or policy.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:	
a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:	
i. Balancing land uses in a manner that reduces vehicle miles traveled.	Restoring rezoning to the Mixed-Use districts will have no impact on reducing vehicle miles traveled.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	Restoring to Mixed-Use districts will have no impact on internal trip capture.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	Restoring to Mixed-Use districts will have no impact on increase the use of alternative modes of transportation of walking or bicycle riding.

b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	Restoring to Mixed-Use districts is not accompanying any proposed development.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	Restoring to Mixed-Use districts will have no impact on creating affordable housing opportunities.
d. Implement specific objectives and policies of the Comprehensive Plan.	Restoring the zoning meets the policy to maintain regulations consistent with the Comprehensive Plan.

3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

Staff comments:

Restoring the zoning to Mixed-Use is appropriate for this city-owned property. The standards identified in Section 14-212.4 for the proposed Zoning map amendment are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends **Approval** of the following:

An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 1 (MX1) District, and Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; providing for a repealer provision, severability clause, and providing for an effective date.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.


6. ATTACHMENTS

- A. Legal advertisement published and mailed to all property owners within 1,000 feet.
- B. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,

Suramy Cabrera, PE
Director of Development Services
City of Coral Gables, Florida

	<h2 style="text-align: center;">City of Coral Gables</h2> <h1 style="text-align: center;">Notice of Neighborhood Meeting and Public Hearing</h1>
Applicant:	City of Coral Gables
Application:	Change of Zoning
Property:	285 Aragon Avenue (Coral Gables Museum)
Neighborhood Meeting and Public Hearing - Date/Time/ Location:	Neighborhood Meeting – Thursday, May 26, 2022, 4pm ZOOM: www.us06web.zoom.us/j/81791263533 Phone: (305) 461-6769, Meeting ID: 817 9126 3533 Planning & Zoning Board – Wednesday, June 8, 2022, 6pm Commission Chambers 405 Biltmore Way, Coral Gables, FL e-comments: www.CoralGables.GranicusIdeas.com/meetings email: planning@coralgables.com

The City of Coral Gables is hosting two (2) separate meetings related to a proposed change of zoning for 285 Aragon Avenue (Coral Gables Museum).

The first meeting will be a neighborhood meeting on **Thursday, May 26, 2022, at 4:00 p.m.** This meeting is for the benefit of the neighbors to learn and discuss the proposed change of zoning for 285 Aragon Avenue (Coral Gables Museum). The Museum Plaza and building constructed in 2011 (Lots 1 thru 4) are proposed to be changed from Special Use (S) district to Mixed Use 1 (MX1); and the historic old fire station (Lots 42 thru 48) are proposed to be changed from Special Use (S) district to Mixed Use 2 (MX2). No action will be taken.

The second meeting will be a Planning & Zoning Board Meeting on **Wednesday, June 8, 2022, 6:00 p.m.** The Planning & Zoning Board review the request and make a recommendation to the City Commission for the proposed change of zoning.

Residents are encouraged to participate in both meetings.

An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 1 (MX1) District, and Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; providing for a repealer provision, severability clause, and providing for an effective date.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. For more information, please visit www.coralgables.com/pzb

Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES- PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUN. 8, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on


05/27/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia
Sworn to and subscribed before me this
27 day of MAY, A.D. 2022

C. Ravix
(SEAL)

GUILLERMO GARCIA personally known to me

**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Local Planning Agency / Planning and Zoning Board Wednesday, June 8, 2022, 6:00 p.m.
Dates/Times

Location City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of Public Alleyway)
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 Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)

City of Coral Gables Local Planning Agency / Planning and Zoning

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)

6. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 1 (MX1) District, and Lots 42 thru 48 including 20-foot alley lying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; providing for a repealer provision, severability clause, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, June 8, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

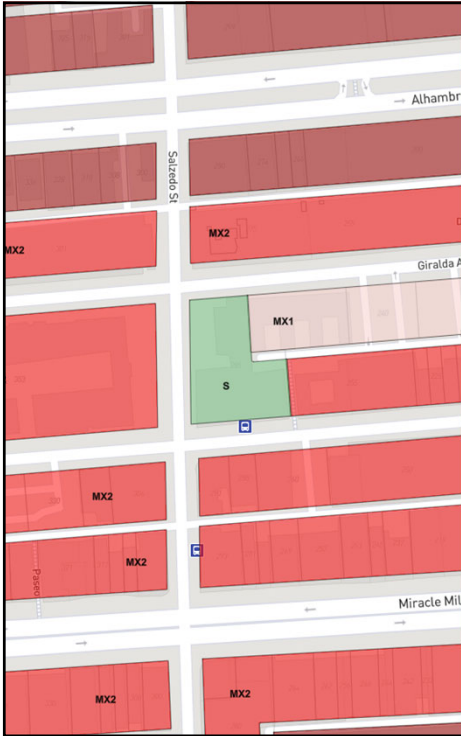
Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
Ramon Trias
Assistant Director of Planning and Zoning
City of Coral Gables, Florida
5/27

22-92/0000599972M


2/2



*Coral Gables
Museum*
285 SALZEDO AVENUE

CHANGE OF ZONING

PLANNING & ZONING BOARD
JUNE 8, 2022



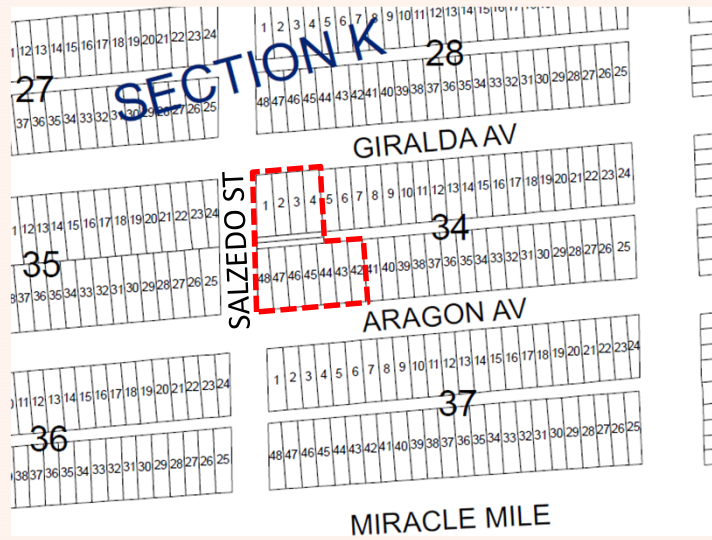
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LOCATION



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LOCATION

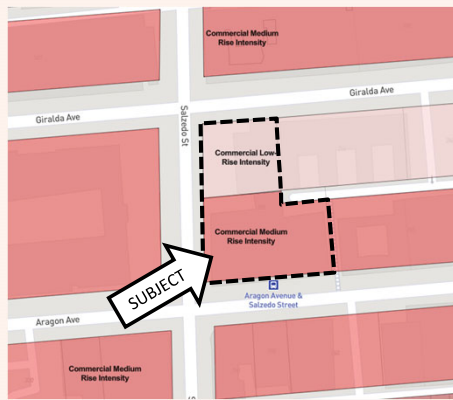


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CURRENT LAND USE AND ZONING

FUTURE LAND USE MAP



COMMERCIAL LOW- AND MID-RISE INTENSITY

ZONING MAP



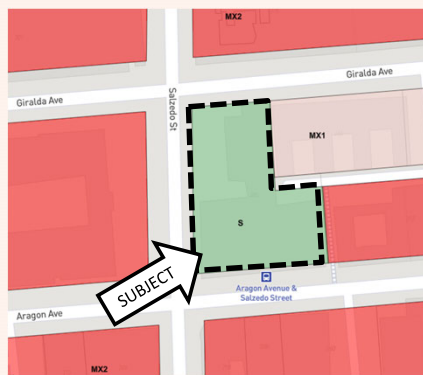
SPECIAL USE (S) DISTRICT

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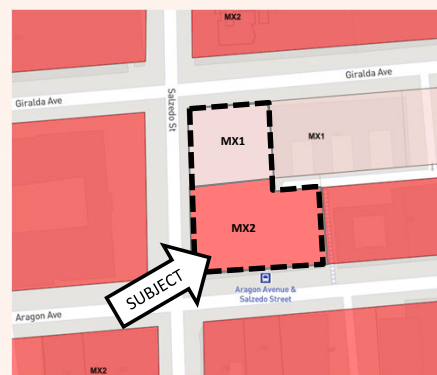
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**REQUEST:
CHANGE OF ZONING**

CHANGE OF ZONING



SPECIAL USE (S) DISTRICT



MIXED USE 1 (MX1) & MIXED USE 2 (MX2)

REVIEW TIMELINE	
1	NEIGHBORHOOD MEETING: 05.26.22
2	PLANNING AND ZONING BOARD: 06.08.22
3	CITY COMMISSION – FIRST READING: 06.28.22
4	CITY COMMISSION – SECOND READING: TBD
7	

7

PUBLIC NOTIFICATION	
1 TIME	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING / PZB
1 TIME	PROPERTY POSTING PZB
1 TIME	WEBSITE POSTING PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB
8	

8

STAFF RECOMMENDATIONS

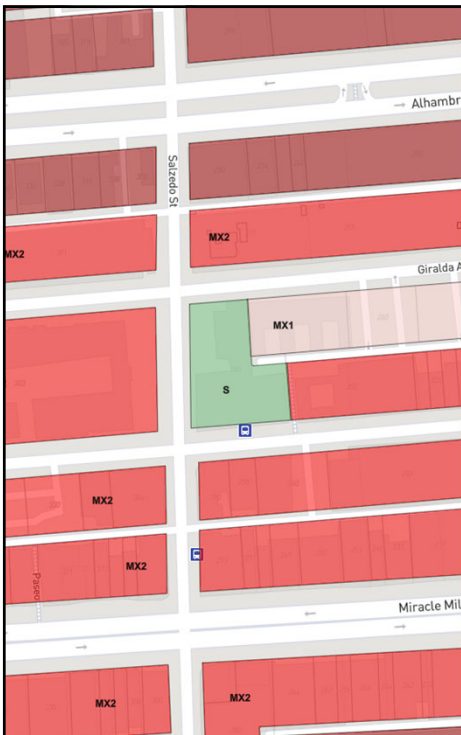
STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

11




The zoning map shows a grid of streets including Alhambra, Salzedo St, Giralda St, and Miracle Mile. Most lots are colored red and labeled MX2. One lot, bounded by Salzedo St and Giralda St, is colored green and labeled MX1. A small blue square is located on the green lot. A north arrow is positioned above the text on the right.

*Coral Gables
Museum*
285 SALZEDO AVENUE

CHANGE OF ZONING

NEIGHBORHOOD MEETING
MAY 26, 2022



The seal of the City of Coral Gables, Florida, is circular and features a central figure holding a torch and a scale, surrounded by the text "CITY OF CORAL GABLES" and "FLORIDA".

12