



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**November 8, 2011**

**E-2, E-3 & E-4**

**ITEM TITLE:**

**Ordinances on First Reading. Change of Land Use, Zoning and Zoning Code Text Amendment for the Coral Gables Museum.**

1. 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).
2. 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 District (C) 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).
3. 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 8, "Definitions", creating a definition for "Museum", and providing for severability, repealer, codification, and an effective date (see Exhibit C).

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board/Local Planning Agency (LPA) at their 10.19.11 meeting recommended unanimous approval of all three applications (vote: 5-0).

**BRIEF HISTORY:**

These applications are City Staff initiated requests for the following:

*Change in Land Use and Change in Zoning (285 Aragon Avenue – Coral Gables Museum)*

As a part of the comprehensive rewrite of the City's Comprehensive Plan in 2010, various publicly held properties throughout the City underwent a Change in Land Use or Change in Zoning to ensure all properties had consistent land use and zoning designations. This is a requirement of the Comprehensive Plan and State of Florida Growth Management legislation. At that time, 285 Aragon Avenue (Coral Gables Museum), which is owned by the City was changed from "Commercial, Low-Rise Intensity" on

Lots 1-4 and north half of vacated alley and “Commercial, Mid-Rise Intensity” on Lots 42-48 and south half of vacated alleyway to “Public Building and Grounds” land use designation. The zoning was changed from Commercial Limited (CL) to Special Use (S) zoning designation. This change resulted in the elimination of the ability to transfer of development rights from the historic property to other properties within the Central Business District. This Change in Land Use and 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 these applications.

*Zoning Code Text Amendment*

The proposed Zoning Code text amendment provides for a specific “museum” use as a defined category. Museum would be a permitted use in a Commercial (C) District and a conditional use in Commercial Limited (CL) and Special Use (S) Districts. A definition shall also be included in Article 8, Definitions. Previously a museum use category was classified as a “municipal facilities” or “government uses.” This would prohibit museums as a private use. This text amendment clarifies the museum use.

The following Exhibits are included as background information:

- A. Draft Ordinance – Change of Land Use.
- B. Draft Ordinance – Change in Zoning.
- C. Draft Ordinance – Zoning Code Text Amendment.
- D. Draft Zoning Code provisions.
- E. 10.19.11 Staff report with attachments.
- F. 10.19.11 Planning and Zoning Board Meeting minutes.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		



**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
10.19.11	Planning and Zoning Board/ Local Planning Agency (LPA)	Unanimous approval of all three applications (vote: 5-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
09.28.11	Courtesy notification mailed to all property owners within 1,000 feet of the subject property.
09.30.11	Posted property.
10.07.11	Legal advertisement.
10.14.11	Post agenda at City Hall.
10.14.11	Posted agenda, staff report, Legal Notice and all attachments on City web page.
10.28.11	Legal advertisement.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
		

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