



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:

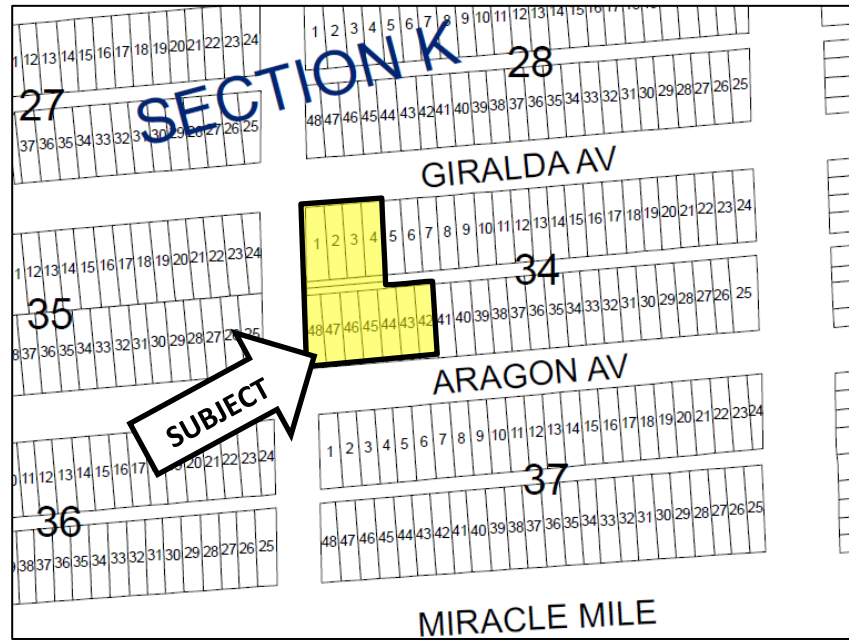
An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida 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.

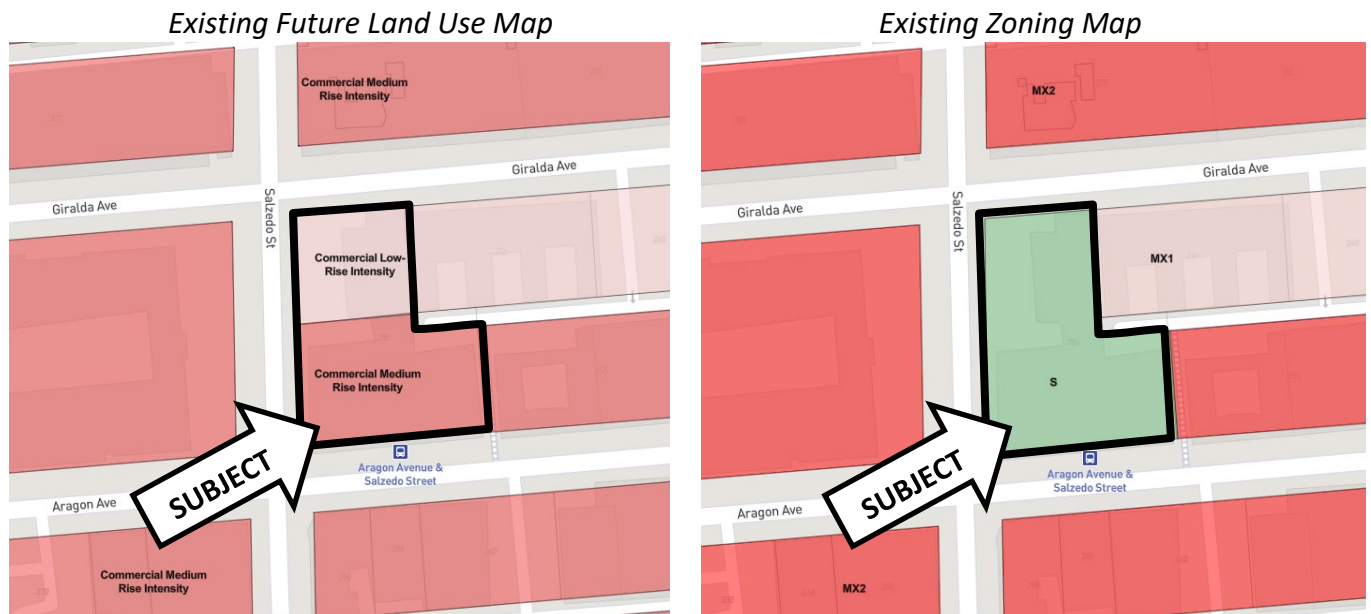
Property Existing and Proposed Land Use and Zoning Designations

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:

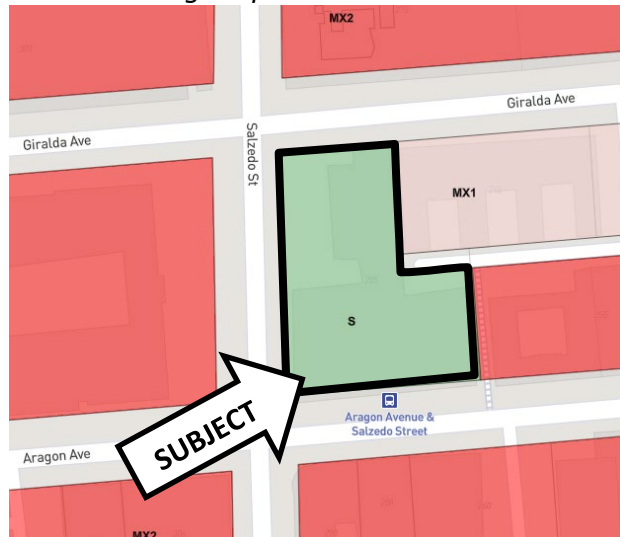
PUBLIC NOTICE	DATE
Neighborhood Meeting	05.26.22
Legal advertisement	05.27.22
Courtesy notification	05.20.22
Posted agenda and Staff report on City web page/City Hall	06.03.22

4. FINDINGS OF FACT

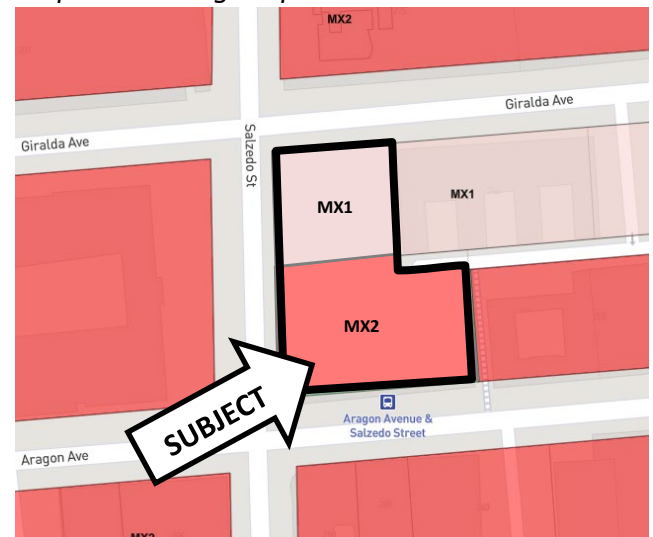
Zoning Code Map Amendment

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