



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
 Application: **Update of Zoning Code**
 Public Hearing: Planning and Zoning Board
 Date & Time: **July 29, 2020; 4:00 – 9:00 p.m.**
 Location: Virtual Meeting on the ZOOM platform
Online: Meeting ID: 98638740327 Password: 706755.
Phone: (305) 461-6769

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

1. *An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.*

2. *An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, and deleting floor area ratio requirements in certain districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process", revising and clarifying processes for zoning applications; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.*

2. BACKGROUND INFORMATION

At the request of the City Commission, the Zoning Code will be updated and reorganized

The proposed updated Zoning Code aligns with the provisions outlined in the Comprehensive Plan - such as height, FAR, density, and mix of uses – to create a more user-friendly and effective regulatory document. Proposed changes to the Zoning Code regulations are consistent with standards outlined in the Comprehensive Plan. Proposed amendments follow recommendations of the Working Group, incorporate best practices, and improve consistency between the Zoning Code and the Comprehensive Plan.

The following articles/items are being amended in the updated Zoning Code, and are also identified in detail as Attachment C:

- General Provisions – archiving Industrial, Multi-Family Special Area, Commercial Limited, and Commercial districts to transition to proposed Multi-Family 3, Multi-Family 4, Mixed-Use 1, 2, and 3;
- Zoning Districts - creating new zoning districts with heights, FAR, and density to embed existing limits allowed in the Comprehensive plan; and creating the Design District to replace the North and South Mixed Use Design Districts
- Uses – updating certain uses to be allowed in new districts
- Urban Design and Public Improvement Standards – new article for public realm provisions
- Architecture – updating screening requirements and zoning districts
- Landscape – updating provisions and increasing certain requirements
- Parking – updating certain parking requirements, remote parking / payment-in-lieu, and exceptions for small lots
- Process – revising and clarifying processes for zoning applications
- Definitions – updating certain definitions

Working Group and Staff Recommendation

A Working Group was created with individuals from the Coral Gables community familiar with the existing Zoning Code. The group met on multiple occasions. In addition, City Staff worked with City consultant DPZ CoDesign to provide input and review preliminary proposed changes suggested by the working group. A Director or representative from City departments was invited to give feedback from various disciplines at multiple meetings.

Meetings with the Working Group and Staff provided input for DPZ CoDesign’s initial assessment and analysis. It was generally agreed that the Zoning Code Update would focus primarily on those parts of the Code related to open space, mixed-use projects, and various densities of residential, commercial and industrial uses - outside of single-family residential zoning, which already has recent text amendments following a process guided by an advisory panel and adopted in April 2018.

Recommendation of the Working Group and Staff meetings can be summarized as follows:

- clarify the organization of the Code
- make the Code easier to use
- address particular Site Specifics
- update MF2, MFSA and Mixed-Use District categories

- clarify height and FAR regulations
- consider parking reductions
- clarify open space requirements
- relief for small site development (below 20,000SF)

Planning and Zoning Board

Following initial meetings with the working group, DPZ CoDesign began to update the Zoning Code by addressing the structure of the Zoning Code, followed by a review of the content. The Planning and Zoning Board discussed the Zoning Code Update at a Public Workshop September 21, 2018; October 17, 2018 PZB meeting; February 13, 2019 PZB meeting; and the October 16, 2019 PZB meeting.

Project Webpage

All the Zoning Code Update process and background information including meeting/workshop agendas, presentations, public notices, minutes, attendance, etc., have been available for public review and inspection on the City webpage at www.coralgables.com/zoningupdate.

Commission Workshops

There were three workshops held by the City Commission

- June 24, 2019 – discussed topics pertinent to the Central Business District and the Business Overlay District including meaningful open spaces and improved paseos in downtown areas.
- September 4, 2019 – discussed topics pertinent to North Ponce and other multi-family districts. Parking requirements, open spaces, eliminating FAR requirements in multi-family districts were also discussed.
- March 5, 2020 – draft of the proposed zoning code was presented to the City Commission.

3. PROPOSED REORGANIZATION AND UPDATED ZONING CODE

The proposed reorganization is provided as Attachment A. The proposed Updated Zoning Code and Zoning Map changes are provided as Attachment B.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**, as the proposed updated Zoning Code aligns the provisions outlined in the Comprehensive Plan.

The first goal of the Comprehensive Plan’s Future Land Use Element states: *“Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.”* Single-family district regulations remain the same. Multi-family districts provide transition and have been enhanced. In Commercial and Industrial districts it provide flexibilities. Mixed-use is permitted in varying degrees and strongly encouraged by updating certain parking requirements and providing parking exemptions for smaller sites. Definitions and Development Process are also being updated, revised, and clarified. Additionally, provisions for public realm improvements is added in the urban design and public improvements standards.

Proposed updates to the Zoning Code such as height, FAR, density, and mix of uses are within the existing limits allowed in the Comprehensive Plan with an overall goal of improving the regulations and provisions specifically, in the city’s downtown and urban areas as it relates to higher quality development, mixed-use, maintaining density in urban areas, and housing diversity/options. The proposed updates are necessary in order to ensure that the City of Coral Gables continue to be *“a community that is attractive to live, work, play and visit.”*

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. The Comprehensive Plan is a compilation of adopted goals, objectives and policies that establishes a format for future direction and vision for the City of Coral Gables. The proposed text amendment to the Zoning Code is consistent with the Comprehensive Plan based upon the following:

Ref. No.	Comprehensive plan Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its Zoning Code regulations. The City shall annually review its Zoning Code regulations and make necessary changes in order to:	Complies

Ref. No.	Comprehensive plan Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> • Effectively regulate future land use activities and natural resources identified on the Future Land Use Map; • Adequately protect property rights; and • Implement the goals, objectives, and policies stipulated in the Comprehensive Plan. 	
4.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
5.	Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.	Complies
6.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
8.	Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.	Complies
9.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
13.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm	Complies

Ref. No.	Comprehensive plan Goal, Objective and Policy	Staff Review
	improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	
14.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
15.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
16.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
17.	Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.	Complies
18.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
19.	Policy HOU-1.5.8. The City shall continue to promote diversity in housing types by providing land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single-family, duplex, multi-family housing units, and mixed use development are allowed within the City.	Complies
20.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
21.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
22.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	Policy GRN-1.3.6. Continue promotion of mixed use, research creation of transit-oriented development design standards.	Complies

Staff finds that the proposed text amendment to update the Zoning Code **is consistent** with the Comprehensive Plan. The proposed updates to the Zoning Code build upon the Goals, Objectives, and Policies outlined in the Comprehensive Plan to improve the regulations and provisions in the city’s downtown and urban areas as it relates to higher quality development, mixed-use, maintaining density in urban areas, and housing diversity/options. Staff may propose minor text amendments to the Comprehensive Plan in the future, and additional zoning code amendments, to best implement policy direction resulting from the current zoning code update process.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement for PZB Zoning Code Update workshop	09.12.18
Legal advertisement for October 2018 PZB meeting	10.05.18
Legal advertisement for February 2019 PZB meeting	02.01.19
Legal advertisement for September 2019 PZB meeting	08.30.19
Legal advertisement for October 2019 PZB meeting	10.04.19
Posted March 5, 2020 Commission Workshop on City web page	02.03.20
Legal advertisement for June 2020 PZB meeting	07.17.20
Posted agenda at City Hall	07.17.20
Posted Staff report on City web page	07.24.20

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

- A. Draft Ordinance of Reorganization of Zoning Code.
- B. Draft Ordinance of Updated Zoning Code and Zoning Map amendments.
- C. Summary of Substantive Changes.
- D. Summary of City Attorney Opinions.
- E. Zoning Code Update Meetings Summaries.
- F. 07.17.20 Legal advertisement published.
- G. PowerPoint Presentations.

Please visit the City's webpage at www.coralgables.com to view all materials, notices, applicable public comments, minutes, etc. The complete 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,



Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE ZONING CODE OF THE CITY CORAL GABLES, FLORIDA (ZONING CODE), ADOPTED AS ORDINANCE NO. 2007-01, AS AMENDED, REORGANIZING THE ZONING CODE, REVISING AND RENUMBERING ARTICLE AND SECTION NUMBERS, TRANSFERRING CERTAIN DIVISIONS AND SECTIONS FROM THE ZONING CODE TO THE CODE OF THE CITY OF CORAL GABLES (CITY CODE), UPDATING CERTAIN DEPARTMENT NAMES, BUT PROVIDING NO SUBSTANTIVE CHANGES TO THE ZONING CODE, PROVIDING FOR A REPEALER PROVISION, A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables (“City”) Commission determined that the City’s Zoning Code, adopted pursuant to Ordinance No. 2007-01, needed to be revised to be more usable to the citizens; and

WHEREAS, the City Commission commenced a comprehensive update to the City’s Zoning Code to reorganize, reformat, simplify, modernize, streamline and provide improvements; and

WHEREAS, the City Commission awarded the Planning Services for Zoning Code Update contract on January 23, 2018, to DPZ CoDesign, a nationally recognized planning and urban design firm with over 36 years of experience in sustainable placemaking; and

WHEREAS, the initial stage of this revision is to reorganize the Zoning Code; and

WHEREAS, in reorganizing the Zoning Code it is determined that certain provisions in the Zoning Code should be transferred to the City Code; and

WHEREAS, the provisions of Developments of Regional Impact (DRI) in the Zoning Code are obsolete and existing DRIs in the City are expired; and

WHEREAS, reorganizing the Zoning Code gives the City the opportunity to update certain outdated City department names; and

WHEREAS, this reorganization was done in such a manner so that no substantive changes be made to the Zoning Code; and

WHEREAS, in order to conserve resources, the substantive provisions of the Code under each of the sections have been omitted, but it is the intent of this ordinance that the substantive provisions be included in the codification of this Ordinance; and

WHEREAS, it is the intent of the City Commission that the Zoning Code reorganized as set forth below be submitted to a codification service for publication; and

WHEREAS, the Zoning Code Update process and all background information including but not limited to agendas, presentations, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at www.coralgables.com/zoningupdate and at the Planning Division Office; and

WHEREAS, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

WHEREAS, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

WHEREAS, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

WHEREAS, the City Commission on March 26, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and approved this Ordinance on First Reading (vote: 4 - 0); and

WHEREAS, the Working Group convened on April 22, 2019, to provide input for

proposed updates to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on (month) (day), 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended (approval / denial) of the re-organized Zoning Code to the City Commission (vote: _-); and

WHEREAS, due to the length of time that this Ordinance was pending after First Reading it was determined to have another First Reading on this Ordinance and the City Commission on (month) (day), 2020, conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and approved this Ordinance on First Reading (vote: _-); and

WHEREAS, after notice of a public hearing being duly published, the City Commission on (month) (day), 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and approved this Ordinance on Second Reading (vote: __ - __); and

WHEREAS, the new Zoning Code Table of Contents is attached hereto as Exhibit “A” and incorporated herein by reference.

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 reorganized Zoning Code Table of Contents of the City of Coral Gables attached hereto as Exhibit “A” along with the substantive provisions of the Zoning Code, which shall conform to the reorganized Zoning Code Table of Contents is hereby adopted by the City and is in full force and effect pursuant to the requirements and authority of Section 163.3161 et seq., Florida Statutes (the Local Government Comprehensive Planning and Land Development Regulation Act), and the Charter of the City of Coral Gables.

SECTION 3. City Staff is hereby directed to prepare the newly adopted Zoning Code which shall be submitted to a codification service for publication and consist of the reorganized Zoning Code Table of Contents along with the substantive provision of the Zoning Code which shall remain unchanged with the exception of modifications of any cross-references and flow charts and other minor corrections as noted necessitated because of this reorganization.

SECTION 4. The process, requirements, and any references to Developments of Regional Impact (DRI) in the Zoning Code are hereby repealed because these provisions are obsolete and any existing DRIs in the City have expired.

SECTION 5. The following Zoning Code sections are hereby transferred to the City Code and the City Code Table of Contents is amended accordingly and reflected in Exhibit “B” of this Ordinance:

- (1) “Wild animals and reptiles” [formerly Sec 4-414] shall be transferred to Chapter 10, Section 10-8.
- (2) “Domestic animal and fowl” [formerly Sec 4-415] shall be transferred to Chapter 10, Section 10-9.
- (3) “Possession, harboring, sheltering or keeping of cats and dogs” [formerly Sec 4-416] shall be transferred to Chapter 10, Section 10-10.
- (4) “Standards for subdivision improvements” [formerly Sec 5-1510] shall be transferred to Subpart B – Land Development Regulations Chapter 117 “Subdivisions,” Section 117-5.
- (5) “Underground Utilities” [formerly Article 5, Division 22] shall be transferred

to Chapter 78 – Utilities Article VI, Sections 78-273 and 78-274.

SECTION 6. City Staff is hereby directed in the compilation of the reorganized substantive provisions of the Zoning Code pursuant to Section 2 of this Ordinance to update the following City Department names as follows:

- (1) “Public Service Department” shall be updated to “Public Works Landscape Division.”
- (2) “Building and Zoning Department” shall be updated to “Development Services Department.”
- (3) “Planning Department” shall be updated to “Planning and Zoning Division.”

SECTION 7. The Zoning Code Table of Contents adopted via Ordinance number 2007-01, as amended, on file in the Office of the City Clerk and Planning Division is hereby repealed in its entirety and is of no further force and effect.

SECTION 8. The City Clerk is directed to place the Zoning Code prior to the adoption of this ordinance in the City’s archives for historic reference.

SECTION 9. It is the intention of the Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan and Maps, or the Coral Gables Zoning Code or the City Code.

SECTION 10. It is the intention of the Commission that to the extent any provision of this Ordinance conflicts with or is inconsistent with any other provision of the City’s Code, laws, or regulations, that the terms of this Ordinance shall control.

SECTION 11. 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 12. It is the intent of the City Commission that the provisions of this Ordinance shall either become and are part of the Official Zoning Code of the City of Coral Gables, Florida, as amended, or for those transferred provisions set forth in Section 5 of this Ordinance become and are made part of the City Code, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 13. This ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2020.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

Exhibit “A”

CITY OF CORAL GABLES, FLORIDA ZONING CODE UPDATE

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- Section 1-104. Jurisdiction and applicability
- Section 1-105. Annexed lands
- Section 1-106. Comprehensive Plan and Future Land Use Map
- Section 1-107. Official Zoning Map
- Section 1-108. Transitional rules
- Section 1-109. Construction rules
- Section 1-110. Severability
- Section 1-111. Time limitation of approvals

ARTICLE ~~4~~ 2. ZONING DISTRICTS

Section Article 4, Division 1. 2-100. Residential Districts

- Section ~~4-101~~ 2-101. Single-Family Residential (SFR) District
- Section ~~4-102~~ 2-102. Multi-Family 1 Duplex (MF1) District
- Section ~~4-103~~ 2-103. Multi-Family 2 (MF2) District
- Section ~~4-104~~ 2-104. Multi-Family Special Area (MFSA) District
- Section 2-105. [Reserved]

Section Article 4, Division 3. 2-200. Nonresidential Districts

- Section ~~4-301~~ 2-201. Commercial Limited (CL) District
- Section ~~4-302~~ 2-202. Commercial District (C)
- Section ~~4-303~~ 2-203. Industrial District (I)

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

Section 2-300. Special Use and Preservation Districts

~~Section 4-204.~~ 2-301. Special Use (S) District

~~Section 4-205.~~ 2-302. Preservation (P) District

Section Article 4, Division 2. 2-400. District Overlays and Special Purpose Districts

Section 2-401. [Reserved]

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Section 3-200. Principal Uses

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 - ~~Section 3-1405.~~ 14-212.5 Standards for review of Zoning Code text amendments ~~to these regulations and for City-initiated district boundary changes~~
 - ~~Section 3-1406.~~ 14-212.6 Development Review Official review, report and recommendation
 - ~~Section 3-1407.~~ 14-212.7 Planning and Zoning Board review and recommendation
 - ~~Section 3-1408.~~ 14-212.8 City Commission review and decision
- Section Article 3, Division 15. 14-213. Comprehensive Plan Text and Map Amendments
 - ~~Section 3-1501.~~ 14-213.1 Purpose and applicability
 - ~~Section 3-1502.~~ 14-213.2 General procedures for text and map amendments to the Comp. Plan
 - ~~Section 3-1503.~~ 14-213.3 Comprehensive Plan Amendment cycles
 - ~~Section 3-1504.~~ 4-213.4 Application
 - ~~Section 3-1505.~~ 4-213.5 Conditions of approval
 - ~~Section 3-1506.~~ 4-213.6 Standards for Comprehensive Plan Text and Future Land Use Map Amendments
 - ~~Section 3-1507.~~ 4-213.7 City Review, report and recommendation
 - ~~Section 3-1508.~~ 4-213.8 Planning and Zoning Board review and recommendation
 - ~~Section 3-1509.~~ 4-213.9 Transmittal hearing
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 - ~~Section 3-1511.~~ 4-213.11 Adoption hearing
 - ~~Section 3-1512.~~ 4-213.12 Transmittal of adopted amendments
 - ~~Section 3-1513.~~ 4-213.13 Compliance agreements
- Section Article 3, Division 17. 14-214. Protection of Landowner's Rights; Relief from Inordinate Burdens
 - ~~Section 3-1701.~~ 14-214.1 Purpose and applicability
 - ~~Section 3-1702.~~ 14-214.2 Application
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 - ~~Section 3-1706.~~ 14-214.6 Effect of Dispute Resolution Agreement
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- ~~Section 3-2002.~~ 14-217.2 Application
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- ~~Section 3-2008.~~ 14-217.8 Effect of decision
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Article 7, Division 1. Purpose

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~~Section Article 7, Division 3.~~ 14-303. Code enforcement adjudication

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~~Section 7-601.~~ 14-306.1 Reporting violation; investigations

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~~Section 7-603.~~ 14-306.3 Violations; Notice and reinspection

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ARTICLE 15. NOTICES

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ARTICLE 8. 16. DEFINITIONS

APPENDICES

Appendix A. Site Specific Regulations

Appendix B. Foundation Map

Appendix C. Mediterranean Village Planned Area Development

Appendix D. Section 4-202 University Campus District (UCD)

Appendix E. Section 4-206 Business Improvement Overlay District (BIOD)

ADMINISTRATIVE ORDERS MAINTAINED BY THE PLANNING AND ZONING DEPARTMENT

Administrative Orders 1. Best Practices Manuals

Administrative Orders 2. Signage Handbook

Administrative Orders 3. Board of Architects Approved Construction Materials

ITEMS TO BE TRANSFERRED TO CITY CODE:

Wild animals and reptiles – formerly 4-414

Domestic animal and fowl – formerly 4-415

Possession, harboring, sheltering or keeping of cats and dogs – formerly 4-416

Standards for Subdivision Improvements – formerly 5-1510

Underground utilities – formerly Art 5, Division 22

Exhibit “B”

ARTICLE 4 – ZONING DISTRICTS¹

* * *

~~Section 4-414.~~ Chapter 10 Section 10-8. Wild animals and reptiles, keeping.

Except as provided herein, it shall be unlawful for any person or persons to keep any wild animal within the City of Coral Gables provided, however, this section shall not apply to zoos, pet shops, medical or scientific institutions, or other places licensed for the showing or keeping of wild animals.

A. Standards for issuance of permit:

1. In the City Manager's consideration of permits for animals subject to the provisions of this section, there shall be a presumption against the issuance of a permit for any animal or reptile falling within the following classifications:
 - a. Any lizard normally capable of inducing toxic effects through biting, including the Gila monster and the Mexican beaded lizard.
 - b. Any lizard in excess of eight (8) feet in length or of a weight in excess of twenty-five (25) pounds.
 - c. Any alligator, caiman, or crocodile in excess of four (4) feet in length.
 - d. Any ape, including the chimpanzee, gorilla, orangutan, gibbon, or simian.
 - e. Any true monkey but not including the smaller lower primates, such as lemurs, marmosets, etc., provided, however, it shall be unlawful to keep any monkey in such a place so as to be exposed to the public view.
 - f. All members of the flesh-eating order of Carnivore, including non-domestic dogs, cats, foxes, seals, raccoons, coatamundis, bears, civets, skunks, and related forms.
 - g. All horned or hooped mammals.
 - h. Elephants.
2. There shall be a presumption in favor of the issuance of a permit to keep animals which do not fall within the classifications set forth in Section 4-414 10-8(A)(1) above; provided, however, the City Manager may still in the exercise of discretion deny a permit where the keeping of such animal is dangerous and harmful to human safety.

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

Section 4-415. Chapter 10 Section 10-9. Domestic animal and fowl.

It shall be unlawful for any person to keep, harbor, breed or feed any horses, ponies, cattle, goats, pigs or other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other fowl.

Section 4-416. Chapter 10 Section 10-10. Possession, harboring, sheltering or keeping of cats and dogs.

- A. It shall be unlawful for any person to possess, harbor, shelter, or keep more than four (4) adult cats or four (4) adult dogs at any one time, except veterinary hospitals properly licensed by the City.
- B. It shall be unlawful to maintain any cat or dog so as to create a nuisance by way of noise, odor, menace to health, or otherwise.

* * *

ARTICLE 5 – DEVELOPMENT STANDARDS

* * *

Section 5-1510. Subpart B – Land Development Regulations Chapter 117 – Subdivisions Section 117-5. Standards for subdivision improvements.

The following design and construction standards shall apply:

- A. Monuments. Monuments shall be placed at all block corners, angle points, points of curves in streets, and at intermediate points as shall be required by the Director of Public Works. The monuments shall be of such material, size and length as may be approved by the Public Works Director.
- B. Streets. Streets, alleys and appurtenances thereto shall conform to the following:
 - 1. All streets and alleys shall be constructed and surfaced in accordance with the standard specifications of the Public Works Department. Such construction shall be subject to inspection and approval by the Public Works Director.
 - 2. Drainage and drainage structures shall be provided on all streets and alleys in accordance with the standard specifications of the Public Works Department. In addition, curbs and gutters shall be provided in all commercial, apartment, hotel, industrial and similar districts. Such construction shall be subject to the inspection and approval by the Public Works Director.
- C. Sidewalks. In all commercial, multi-family, industrial and similar districts concrete sidewalks shall be constructed along each side of every street shown on the plat in accordance with the

standard specifications of the Public Works Department.

- D. Street name signs. Street name signs shall be placed at all street intersections within or abutting the subdivision. Such signs shall be of a type approved by the City, and shall be placed in accordance with the standard specifications of the Public Works Department.
- E. Street lighting. Street-lighting facilities shall be provided and installed in all subdivisions. The minimum requirement for such lighting facilities shall be one (1) foot candle average maintained. However, no luminance ratio shall exceed twelve-to-one (12:1). A detailed plan showing the light standards, the locations of the light, wiring diagram and construction details, for the system shall be submitted to the Public Works Director for approval.
- F. Water supply. The subdivider shall furnish the public works director a plan showing all proposed and existing water mains, and give sufficient proof that arrangements have been completed to insure installation of such water system. The water main plan shall be subject to approval by the Public Works Director.
- G. Fire hydrants. Fire hydrants shall be installed in all subdivisions. Evidence shall be submitted to give proof that arrangements have been made to complete installation of such hydrants. The plan for hydrant locations shall be subject to approval by the Public Works Director.
- H. Sanitary sewer. Where a public sanitary sewer is reasonably accessible, each lot within the subdivided area shall be provided with a connection thereto. All connections shall be subject to the approval of the Public Works Director.
- I. Parkway landscaping. All parkways shall be properly treated with topsoil, sprigged, landscaped, and maintained until growth is relatively permanent. The plan for such landscaping shall be equal to the established standards of the City, and subject to the approval of the Public Service Director.
- J. Land filling. All land within subdivisions shall be filled to minimum average settled elevation of plus six (6) feet above the national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and no elevation shall be less than plus five and five-tenths (5.5) feet above the national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.); provided, however, that where bulkheads are provided on waterfront property, the land within a distance of ten (10) feet from the bulkheads may gradually slope to the minimum required elevation of such bulkheads. The plan and additional documents showing proposed elevations, test borings, sources and types of fill, methods of filling, and method of disposal of vegetation and undesirable materials shall be subject to approval by the Public Works Director. After completion of land filling, the subdivider shall submit to the city a topographical survey prepared by a registered land surveyor or engineer to assure compliance with the minimum standards of this Subsection.

- K. Bulkheads. When contour of the land is changed, bulkheads shall be required on all waterfront property. The minimum elevation of such bulkheads shall be plus four and five-tenths (4.5) feet national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and the type and design shall conform to the public works department standards and shall be subject to the approval by the Public Works Director and the City's Structural Engineer.
- L. Bridges. Bridges shall be provided by the subdivider across all canals and waterways to provide adequate ingress and egress to all areas. The design of such bridges shall be in accordance with the Public Works Department standards and shall be subject to approval by the Public Works Director.
- M. Underground utilities. All utility lines shall be installed in conformance with the requirements of ~~Article 5, Division 22~~ Chapter 78 – Utilities.

* * *

~~Division 22. Chapter 78 – Utilities~~ Article VI. Underground Utilities

~~Section 5-2201. Section 78-273. Requirement for underground utilities.~~

- A. Purpose. The purpose of this Division is to require the installation of utility service facilities underground to assure the public safety, foster tree preservation, and improve and protect the aesthetic character of the City.
- B. Applicability. Except as expressly provided hereinafter, all utility lines, including but not limited to those required for electrical power, distribution, telephone, and communication, street lighting, and television signal service shall be installed underground. This Section shall apply to all cables, conduits or wires forming part of an electrical distribution system including service lines to individual properties and main distribution feeder electric lines delivering power to local distribution systems, provided that it shall not apply to wires, conductors or associated apparatus and supporting structures whose exclusive function is in transmission of electrical energy between generating stations, substations and transmission lines of other utility systems. Appurtenances such as transformer boxes, pedestal mounted terminal boxes, and meter cabinets may be placed above ground but shall be located in conformance with the requirements of the Manual of Public Works Construction. This Section shall be applicable to the following uses:
 - 1. Except for rehabilitation of structures of less than fifty (50%) percent of value, all new construction and utility installations shall be required to be underground.
 - 2. When a structure undergoes a rehabilitation wherein the cost of the rehabilitation is fifty (50%) percent or more of the replacement value of the existing structure as determined by the Miami-Dade County Property Appraiser, utility service facilities for that structure shall be converted from overhead to underground.

- C. Conversion of overhead to underground facilities. Whenever overhead utility distribution facilities have been converted to underground facilities, the property owners in the area to be served by the new facilities shall be required to arrange for the conversion of their existing service facilities in accordance with these regulations and, where applicable, utility company specifications for underground service. For electric service facilities, such conversion shall include but shall not be limited to rearranging existing electric service entrance facilities and necessary facilities within buildings and structures to accommodate the undergrounding of utilities. The property owner shall be responsible for all costs associated with the modification of service facilities for the affected property to accommodate underground utility service.

- D. Notice of conversion requirement. The City shall notify each property owner when conversion from overhead to underground utility distribution service is complete. The notice shall be served by registered mail, addressed to the owner or owners of the property described as they are known to the City Manager or as their names and addresses are shown upon the records of the County Tax Assessor, or other public records of the City or County, and shall be deemed complete and sufficient when so addressed and deposited in the United States mail with proper postage prepaid. All necessary modifications and arrangements for use of underground facilities shall be completed within ninety (90) days of receipt of such notification.

- E. Notice of property owner's failure to convert facilities.
 - 1. If the City Manager determines that a building has not completed conversion to underground utility service facilities, he or she shall notify the owner of that building in writing and demand that the owner cause the conversion to be made within sixty (60) days of the date of service of the notice. The notice shall be by registered mail and in the form set forth in Subsection (2) of this Section. If such notice is returned by postal authorities, the City Manager shall cause a copy of the notice to be served by a law enforcement officer upon the occupant of the land or upon any agent of the owner thereof.

 - 2. If personal service upon the occupant of the land or upon any agent of the owner thereof cannot be performed after reasonable search by a law enforcement officer, the notice shall be served by physical posting on the property, and by publication in a newspaper of general circulation at least twice, seven days between publications, and thirty (30) days before the date the conversion is required. The notice shall be in substantially the following form:

“NOTICE REQUIRING CONVERSION OF UTILITY SERVICE FACILITIES

Name of Owner _____

Address of Owner _____

Our records indicate that you are the owner(s) of the following land in the City of Coral Gables, Florida: (describe property).

An inspection of this land discloses, and I have found and determined, that a building is located thereon which has not converted its (state type of utility) service facilities from overhead to underground service.

You are hereby notified that unless this building converts its (state type of utility) service facility from overhead to underground service within thirty (30) days of personal service upon you of this notice, or of the second publication hereof, the City will proceed to cause the conversion of these facilities and the cost of the work, including advertising costs and all other expenses necessary to complete the conversion will be imposed as a lien on the land if not otherwise paid within ninety (90) days after the conversion has been completed and the cost thereof ascertained by the City of Coral Gables.”

F. Conversion of facilities by City; Lien; Recording; Redemption.

1. If within sixty (60) days after service of the notice as set forth in Subsection (E) above, or by physical posting of the notice on the property, or within thirty (30) days of notice by publication in a newspaper the required conversion of service of facility has not been effected, the City Manager shall cause the conversion to be made by the City at the expense of the property owner. The cost of the conversion shall constitute a lien upon the real estate served thereby. Upon ordering a conversion of service facilities to be made by the City, the City Manager shall cause to be recorded in the public records a notice of utility service conversion lien pending, which shall include a description of the property and a statement that a conversion has been ordered, the cost of which shall under this Section constitute a lien. The notice of pending lien shall, eight (8) months after the date thereof, be null and void and constitute no record notice of a pending lien.
2. After causing the conversion of service facilities to be done, the City Manager shall certify to the Finance Director the expenses as may have been approved by the appropriate City Department incurred in effecting the conversion and shall include a copy of the notice set forth in Section (E) above, whereupon such expense shall become payable within ninety (90) days, after which a special assessment lien and charge will be made upon the property, which shall be payable in ten (10) equal annual installments together with costs of recordation of all documents required to be recorded hereby and with interest to be determined by the City Finance Director on the unpaid balance from the date of such certification until paid; however, the lien may be satisfied at any time by the payment of the entire sum due plus accrued interest, recordation costs, and such expenses and penalties as may result from the advertisement and sale of certificates for delinquent liens as hereinafter set out. The Finance Director shall file for record a notice of such lien in the office of the clerk of the circuit court, and shall keep complete records relating to the

amount payable thereon. One-tenth (0.1) of the amount of liens accruing during any year ending on June 1 shall be billed and mailed in the fall of the same year to the owners of land subject to such liens at the same time as tax statements for ad valorem taxes are mailed; and if the amount shall not be paid on or before April 1 of the following year, the entire lien and all annual installments thereof shall be delinquent, overdue and in default.

3. The entire amount of the lien may be foreclosed by the City, or in the alternative may be collected by any other legal means, including the advertisement and sale of certificates. Upon full payments of liens provided by this Section or through foreclosure on tax sale certificates, the director of finance shall, by appropriate means, evidence the satisfaction and cancellation of such lien upon the public records. The cost of recordation of the notice of lien pending, the notice of lien, and the satisfaction of lien shall be secured by the lien hereby provided.

- G. Underground facilities to remain underground. Wherever utility service facilities are located underground, such facilities must remain underground and may not thereafter be converted to overhead facilities.

~~Section 5-2202~~ Section 78-274. Utility poles and underground utilities in SFR, MF1, MF2, and MFSA Districts.

The following provisions shall apply to utility poles and underground utilities on private property for all new construction and for existing construction. For the purpose of this section “service to the building” shall include electrical service, telephone service and television service to the building.

- A. In SFR, MF1, MF2, and MFSA Districts, all utility poles and lines shall be placed in rear yard areas reserved for utility uses by easements granted for that purpose.
- B. The service lines for all utilities for new buildings and or structures on private property shall be placed underground.
- C. The lines for all utilities for existing buildings or structures on private property shall be placed underground when any of the following occur:
 1. The service to the building or structure is replaced;
 2. The service to the building or structure must be relocated due to an addition or alteration to the building or structure;
 3. The service to the building or structure must be upgraded; or
 4. An alteration to a building or structure is an Alteration-Level 3 pursuant to the Florida Building Code.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AND MAP AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," BY AMENDING THE FOLLOWING PROVISIONS: (1) ARTICLE 1, "GENERAL PROVISIONS," CREATING NEW ZONING DISTRICTS: MULTI-FAMILY 3 (MF3), MULTI-FAMILY 4 (MF4), MIXED-USE 1 (MX1), MIXED-USE 2 (MX2), MIXED-USE 3 (MX3), AND DESIGN/INDUSTRIAL DISTRICT OVERLAY; AND DELETING: MULTI-FAMILY SPECIAL AREA (MFSA), COMMERCIAL LIMITED (CL), COMMERCIAL (C), INDUSTRIAL (I), AND THE NORTH AND SOUTH INDUSTRIAL MIXED-USE OVERLAY DISTRICTS, AND MAKING THE APPROPRIATE ZONING MAP AMENDMENTS TO EFFECTUATE THESE CHANGES; (2) ARTICLE 2 "ZONING DISTRICTS", CREATING NEW ZONING DISTRICTS AND ASSOCIATED PROVISIONS, AND DELETING FLOOR AREA RATIO REQUIREMENTS IN CERTAIN DISTRICTS; (3) ARTICLE 3 "USES", ALLOWING CERTAIN USES IN NEW ZONING DISTRICTS, AND UPDATING TELECOMMUNICATION PROVISIONS; (4) ARTICLE 4 "URBAN DESIGN AND PUBLIC IMPROVEMENT STANDARDS", REFINING PUBLIC REALM REQUIREMENTS; (5) ARTICLE 5 "ARCHITECTURE", UPDATING ZONING DISTRICTS TO BE CONSISTENT WITH ARTICLE 2; (6) ARTICLE 6 "LANDSCAPE" UPDATING AND INCREASING CERTAIN OPEN SPACE REQUIREMENTS; (7) ARTICLE 10 "PARKING" UPDATING CERTAIN PARKING REQUIREMENTS; (8) ARTICLE 14 "PROCESS"; REVISING AND CLARIFYING PROCESSES FOR ZONING APPLICATIONS; AND (9) ARTICLE 16, "DEFINITIONS"; UPDATING CERTAIN DEFINITIONS; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the reorganized Zoning Code Table of Contents along with substantive provisions was adopted pursuant to Ordinance No. 2020-___; and

WHEREAS, the City Commission commenced a comprehensive update to the City's Zoning Code to reorganize, reformat, simplify, modernize, streamline and provide improvements; and

WHEREAS, the City Commission awarded the Planning Services for Zoning Code Update contract on January 23, 2018, to DPZ CoDesign, a nationally recognized planning and urban design firm with over 36 years of experience in sustainable placemaking; and

WHEREAS, the Zoning Code Update process and all background information including but not limited to agendas, presentations, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at www.coralgables.com/zoningupdate and at the Planning Division Office; and

WHEREAS, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

WHEREAS, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

WHEREAS, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

WHEREAS, the Working Group convened on April 22, 2019, to provide input for proposed updates to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning

and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on (month) (day), 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended (approval / denial) of the re-organized Zoning Code to the City Commission (vote: _ - _); and

WHEREAS, the City Commission on (month) (day), 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and approved this Ordinance on First Reading (vote: _ - _); and

WHEREAS, after notice of a public hearing being duly published, the City Commission on (month) (day), 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and approved this Ordinance on Second Reading (vote: __ - __); and

WHEREAS, the updated Zoning Code is attached hereto as Exhibit “A” in ~~strike through~~/underline format, including updates of the section numbers and cross-references and reorganization that occurred in Ordinance No. 2020-____, and incorporated herein by reference (collectively, the “Zoning Code”); and

WHEREAS, the map amendments to the Zoning Map is attached hereto as Exhibit “B.”

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 updated Zoning Code of the City of Coral Gables attached hereto as Exhibit “A,” which shall conform to the reorganized Zoning Code Table of Contents and substantive provisions as adopted via Ordinance No. 2020 - ____ is hereby adopted by the City and is in full force and effect pursuant to the requirements and authority of Section 163.3161 et seq., Florida Statutes (the Local Government Comprehensive Planning and Land Development Regulation Act), and the Charter of the City of Coral Gables.

SECTION 3. Certain zoning districts and overlays are hereby repealed in their entirety and replaced with new zoning districts summarized as follows but more particularly set forth in Exhibit “A” and depicted on Exhibit “B” to this ordinance:

(1) The former Multi-Family Special Area (MFSA) is hereby deleted in its entirety and replaced with the newly created “Multi-Family 3” for parcels classified on the Future Land Use Map (FLUM) as Low Density Multi-Family; and “Multi-Family 4” for parcels classified on the FLUM as High Density Multi-Family;

(2) The former Commercial Limited (CL), Commercial (C), Mixed Use Overlay (MXD), and Industrial (I) are hereby deleted in their entirety and replaced with the newly created “Mixed Use 1” for parcels classified on the FLUM as Commercial Low Rise Intensity; “Mixed Use 2” for parcels classified on the FLUM as Commercial Mid Rise Intensity; and “Mixed Use 3” for parcels classified on the FLUM as Commercial High Rise Intensity; and

(3) The former North and South Mixed Use Industrial Overlay Districts are hereby deleted in their entirety and replaced with the “Design District.”

SECTION 4. Sections 3-101 Principal Uses Table and 3-102 Accessory Uses Table are repealed in their entirety and updated Sections 3-101 and 3-102 are hereby created to reflect new zoning districts and incorporate existing uses into revised Uses tables as set forth in Exhibit “A.”

SECTION 5. Former “Problematic Uses” as defined in the previous Zoning Code are now referred to as “Unusual Uses.” as set forth in Exhibit “A.”

SECTION 6. Sections 2-103 Multi-Family 2 is repealed in its entirety and an updated Section 2-103 Multi-Family 2 is hereby created as set forth in Exhibit “A.”

SECTION 7. The City Clerk is directed to place the Zoning Code and associated maps, use and area maps/plates in effect prior to the adoption of this ordinance in the City’s archives for historic reference.

SECTION 8. It is the intention of the Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan and Maps, or the Coral Gables Zoning Code.

SECTION 9. It is the intention of the Commission that to the extent any provision of this Ordinance conflicts with or is inconsistent with any other provision of the City’s Code, laws, or regulations, that the terms of this Ordinance shall control.

SECTION 10. 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 11. It is the intent of the City Commission that the provisions of this Ordinance shall become and are part of the Official Zoning Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 12. This ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2020.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE PLANNING & ZONING BOARD MEMBERS **DATE:** JULY 29, 2020

FROM: STAFF **SUBJECT:** SUMMARY OF PROPOSED SUBSTANTIVE CHANGES TO THE UPDATED ZONING CODE

Attached is a summary of the proposed substantive changes to the Zoning Code.

The following articles/items are being amended in the updated Zoning Code. The attached document expands on the proposed changes and categorizes into topics that were identified in the process:

- General Provisions – archiving Industrial, Multi-Family Special Area, Commercial Limited, and Commercial districts to transition to proposed Multi-Family 3, Multi-Family 4, Mixed-Use 1, 2, and 3;
- Zoning Districts - creating new zoning districts with heights, FAR, and density to embed existing limits allowed in the Comprehensive plan; and creating the Design District to replace the North and South Mixed-Use Design Districts
- Uses – updating certain uses to be allowed in new districts
- Urban Design and Public Improvement Standards – new article for public realm provisions
- Architecture – update certain mechanical equipment requirements
- Landscape – updating provisions and increasing certain requirements
- Parking – updating certain parking requirements, remote parking / payment-in-lieu, and exceptions for small lots
- Process – revising and clarifying processes for zoning applications
- Definitions – updating certain definitions

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
OPEN SPACE	1 Clarifying the distinction between landscaped and urban open space	2 & 6	2-100; 2-200; 6-105
	2 Increasing landscaped open space for certain multi-family	2 & 6	2-100 & 6-105
	3 Requiring a ground coverage maximum to apply for all multi-family lots	2	2-100
	4 Expanding the front yard landscaped open space requirement for multi-family	2	2-100
	5 Allowing townhouses to include upper story landscaped terraces	2	2-103
	6 Requiring landscaped areas in rear setback of townhouses	2 & 6	2-103 6-105
	7 Encouraging front yards to be open for multi-family buildings	2	2-100
	8 Improving the public realm and streets with required parking setbacks	2	
	9 Providing more regularly spaced street tree plantings within multi-family districts with maximum driveway widths	2 & 10	2-100 10-102
	10 Requiring all new utilities to be installed underground	2	2-101; 2-102; 2-103; 2-104; 2-105; 2-201
	11 Allowing more public landscaped open space with encouraging shared or common driveways	2 & 10	2-104 & 10-108
	12 Requiring urban open space to be accessible and visible to the public within Mixed Use	2	2-201
	13 Mandating setbacks on the busy streets of Douglas, LeJeune, and US-1	4	4-206
	14 Updating landscape requirements to be consistent with proposed districts	6	6-105
	15 Allowing more side yard open space in multifamily by encouraging redevelopment of small lots	2 & 10	2-103 & 10-110
MIXED-USE	16 Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3	2	2-200 & 2-201
	17 Allowing a mix of uses as-of-right and consistent with Comprehensive Plan	2	2-201
	18 Streamlining permitted and conditional uses	3	3-101 & 3-102
	19 Applying former Industrial zoning uses to new Design District Overlay	3	3-207; 3-402; 3-404; 3-405; 3-406; 3-407; 3-606
	20 Incentivizing small-scale redevelopment	2 & 10	2-201, & 10-110
	21 Unifying setbacks and stepbacks for all mixed use	2	2-200 & 2-201
	22 Providing consistency between Zoning and Land Use for maximum heights	2	2-201
	23 Encouraging retail-priority streets on Giralda, Miracle Mile, and Ponce de Leon	2	2-201
	24 Incorporating ground floor commercial uses on primary and secondary streets	2	2-201
	25 Refining the facing of buildings and lots	2	2-201
	26 Clarifying the urban open space requirements within the MX district provisions	2 & 6	2-201 & 6-105
	27 Defining a consistent urban space by exempting properties on Miracle Mile and Giralda from open space requirements	2	2-201
	28 Making redevelopment of small commercial properties feasible with reduction of open space	2	2-201
	29 Requiring parking lots and vehicular areas to be in the rear or side yard	2	2-201
	30 Incorporating general architectural standards for street-facing buildings	2	2-201
	31 Encouraging active building frontages with parking and garage entries setbacks	2 & 10	2-201 & 10-103
	32 Improving high-quality shopfront designs with general requirements	2	2-201
	33 Requiring parking setbacks for active frontages	2	2-201
	34 Hiding vehicular areas in alley for parking and loading areas	2	2-201
	35 Further defining the regulations of the Central Business District Overlay	2	2-401
	36 Clarifying the Downtown District Overlay and prohibiting parking to face Miracle Mile	2	2-402
	37 Refining regulations in Giralda District Overlay	2	2-403
	38 Creating of Design District Overlay that incorporates provisions of former North and South Mixed Use Districts and expands parking exemption	2 & 10	2-406 & 10-110
	39 Incorporating North Ponce MXD and existing regulations as a separate section	2	2-407
	40 Allowing Live / Work as a Conditional Use in all MX districts	3	3-101 & 3-209
	41 Allowing parking reductions for low- and mid-rise buildings on Giralda and Miracle Mile	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
	42 Exempting parking for ground floor showrooms/art galleries and all low-rise buildings within the Design District	10	10-110
	43 Reducing and creating consistency between all parking requirements	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
MULTI-FAMILY DISTRICTS	44 Incorporating a user-friendly summary chart of zoning requirements	2	2-100 & 2-200
	45 Separating MFSA into MF3 for low-rise and MF4 for high-rise buildings	2	2-104 & 2-105
	46 Allowing townhouse development in multiple zoning districts	2	2-103; 2-104; 2-105
	47 Rearranging MF2 to be organized similar to other zoning districts	2	2-103
	48 Incentivizing small-scale redevelopment	2	2-103; 2-104; 2-105
	49 Expanding ground coverage maximums to all lot sizes	2	2-102; 2-103; 2-104; 2-105
	50 Removing FAR limitations for multi-family	2	2-103; 2-104; 2-105
	51 Updating minimum unit size for multi-family	2	2-102; 2-103; 2-104; 2-105
	52 Unifying front setbacks and setbacks for all multi-family lot sizes	2	2-103; 2-104; 2-105
	53 Clarifying the purpose of the MF2 and other multi-family zoning district	2	2-103; 2-104; 2-105
	54 Refining the facing of buildings and lots	2	2-103; 2-104; 2-105
	55 Allowing stoops and open balconies to encroach in the front setback	2	2-102; 2-103; 2-104; 2-105
	56 Encouraging natural surveillance of streets with ground floor pedestrian entrances	2	2-102; 2-103; 2-104; 2-105
	57 Requiring parking lots and vehicular areas to be in the rear or side yard	2	2-102; 2-103; 2-104; 2-105
	58 Incorporating general architectural standards for street-facing buildings	2	2-102; 2-103; 2-104; 2-105
	59 Encouraging active building frontages with parking and garage entries setbacks and driveway maximums	2 & 10	2-102; 2-103; 2-104; 2-105; 10-103
	60 Allowing density bonus for MF3 (townhouses)	2	2-104
	61 Relocating additional uses from North Ponce Conservation District to updated Uses tables and updating regulations	2 & 3	2-404, 3-101 & 3-102
62 Updating Residential Infill Regulations to reference general MF2 requirements	2	2-405	
SMALL SITE/ INCREMENTAL DEVELOPMENT	63 Relaxing setback requirements for low-rise multi-family	2	2-103; 2-104; 2-105; & 2-201
	64 Providing clear height regulations for low-rise multi-family	2	2-103; 2-104; 2-105; & 2-201
	65 Allowing smaller unit sizes	2	2-103; 2-104; 2-105; & 2-201
	66 Providing parking exemptions for low-rise multi-family	10	10-110
	67 Allowing less open space requirements for low-rise mixed use buildings	2 & 6	2-201 & 6-105
	68 Streamlining approval process for small mixed-use buildings	2	2-201
	69 Providing clear height regulations for low-rise mixed use buildings	2	2-201
	70 Allowing remote parking or payment in lieu for new construction	10	10-111
	71 Allowing redevelopment of low-rise multifamily with parking exemptions	10	10-110
	72 Providing parking exemptions for low-rise mixed-use buildings within the CBD, Giralda, and Miracle Mile	10	10-110

ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS	
MISCELLANEOUS	73	Transitioning from MFSA, CL, C, and I to MF3, MF4, MX1, MX2, and MX3	All	-
	74	Streamlining FAR exclusions for all zoning districts	2 & 10 & 16	2-101; 10-110; Definitions
	75	Clarifying general language such as the use of "including but not limited to" and "etc" and "harmonious" and "and/or"	All	-
	76	Updating Uses table with all existing uses and applying to new Zoning Districts	3	3-101 3-102
	77	Making various uses consistent with Florida Statutes	3	3-204.C.
	78	Removing unnecessary references to Comprehensive Plan for heights and FAR	All	-
	79	Reducing rear setback for pools and equipment	3 & 5	3-308.D.2 5-606.A.4
	80	Updating watercraft regulations	3	3-702 & 3-705
	81	Providing requirements for rooftop dining	3	3-315
	82	Updating telecommunications regulations & definitions	3 & 16	3-800 & Definitions
	83	Incorporating various use restrictions and allowances from Definitions into applicable section	3	3-101 3-102
	84	Updating administrative procedures, submittal requirements, and renewals	All	-
	85	Providing clearer regulations and distance separation for former "problematic uses" as "unusual uses"	3	3-504
	86	Updating street design standards to be consistent with the Comprehensive Plan, recent policy decisions, current practice, and existing conditions	4 & 10	4-104; 4-105; 10-102
	87	Incorporating urban design best practices of block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design	4 & 10	4-104; 4-105; 4-205; 4-206; 10-102.E.
	88	Updating payment in lieu and remote off-street parking standards to be consistent with provisions	City Code & 10	10-109
	89	Revising vertical parking lift regulations	10	10-112.B. 10-112.C.
	90	Improving and clarifying minor/major amendments to site plans	14	14-203.12
	91	Clarifying proposed text amendment process and review standards	14	14-212
	92	Updating State department names	14	14-213.10
	93	Updating term "floor" to "story"	All	-
	94	Defining art gallery, balcony, live/work, patio, showroom, stoop, floor, terrace, and transparency, and removing terms no longer used or repetitive	16	Definitions

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE PLANNING & ZONING BOARD MEMBERS **DATE:** JULY 29, 2020

FROM: RAMON TRIAS, PLANNING & ZONING DIRECTOR **SUBJECT:** SUMMARY OF CITY ATTORNEY LEGAL OPINIONS

Attached is a summary of the proposed incorporation of current legal opinions into the Zoning Code that have been issued by the City Attorney. All complete City Attorney opinions are available on the city's website. The summary includes one hundred opinions that were issued related to zoning in the last five years. Most opinions are not applicable to be incorporated into the Zoning Code, such as opinions specific to proposed development projects, settlement agreements, City Code, etc.

Certain provisions in the Zoning Code are proposed to be clarified which are summarized below:

- Expand certain definitions to provide clarity
- Clarify multi-family standards
- Update watercraft lifts allowances
- Accessory uses setbacks

Other provisions are proposed to be deferred for further study and will be presented as proposed text amendments to the Zoning Code in the future:

- Lot separation and building site determination
- Board of Architects authority
- Business activities
- Legal authority for settlement agreements
- Planned Area Development regulations and process
- Processes

INCORPORATION OF CURRENT LEGAL OPINIONS INTO ZONING CODE UPDATE

NA= Not
Applicable
A=Addressed
D=Deferred

DESCRIPTION		LEGAL OPINION SUMMARY	STAFF COMMENTS	STATUS
Gables Harbour Condominium	CAO 2015-001	Gables Harbour Condominium. Site Specific		NA
106 Florida Avenue - rear wall	CAO 2015-008	Project Specific		NA
Lot coverage	CAO 2015-020	Project Specific		NA
Alley Vacation	CAO 2015-025	PW		NA
Unenclosed Private Balconies	CAO 2015-032	balconies	DPZ. Expanded with FAR definition	A
Site Specific Zoning Regulations And Mediterranean Bonus	CAO 2015-034	Code clear.		NA
Draft Legal Opinion – “Public Place” Definition	CAO 2015-039	City-Code - Police		NA
Baptist Health – Coral Gables Site	CAO 2015-040	Project Specific		NA
Building A Car Port	CAO 2015-048	Project Specific - Historic		NA
Property At 6001 Mall Street	CAO 2015-049	project specific - ESTOPPEL		NA
2020 Salzedo - Narrative Of Changes	CAO 2015-050	project specific		NA
Lot Separation Issue - Request For Review Of Extension	CAO 2015-052	Lot separation	Lot splits	D
Applicability Of Historic Preservation Ordinance And Comprehensive Plan	CAO 2015-056	Historic		NA
927 Valencia	CAO 2015-059	Historic board process		NA
Construction Staging	CAO 2015-069	Parking fees - Kevin		NA
Unity Of Title	CAO 2015-072	Unity of title	Code clear	NA
Zoning Code Interpretation	CAO 2015-076	Miracle Mile height		NA
Walk Up Window Interpretation	CAO 2015-081	Walk up window - text already amended		NA
Placement of Mailboxes within the City	CAO 2015-086	Mailboxes in townhouses, must be placed as individual mailboxes on each unit rather than the right of a way or other area between the street and the and building		NA
Deck Replacement	CAO 2015-090	Deck nonconformity	Nonconformity - Code clear	NA
Decorative Wraps	CAO 2015-110	signage		NA
University of Miami Development Agreement	CAO 2015-119	UM		NA
Development at 390 Bird Road	CAO 2015-125	project specific		NA
Coral Gables MFSA Standards	CAO 2013-033	MFSA	MFSA ne DPZ MF3 - same as below	A

DESCRIPTION	LEGAL OPINION SUMMARY	STAFF COMMENTS	STATUS
"Mixed Use" May Entail Medical Use And Retail Use	CAO 2014-062 Code clear		NA
New Architect Working on Abandoned Project	CAO 2014-058 project specific		NA
Tenant Allowed on Temporary Construction Sign	CAO 2014-057 Code		NA
Re-Development Of Property With Mf2 Status	CAO 2014-056 project specific		NA
Zoning Code of Existing Biltmore Hotel Structure	CAO 2014-046 project specific		NA
Variance Not Needed on Improvement	CAO 2014-036 Site specific - historic		NA
Allowed Height Along Altara Avenue	CAO 2014-034 project specific		NA
City has Discretion to Continue with Building Plan Review if Application Requests to do so	CAO 2014-025 Building		NA
Maximum Height for Far in Mf2, Douglas Section	CAO 2014-020 Site specific - historic		NA
Preserve Building After Approval for Demolition	CAO 2014-017 project specific		NA
Zoning Code Interpretation	CAO 2014-013 Site Specific		NA
Maximum Gross Floor Area Permitted In Site's Zoning	CAO 2014-010 TDR process		NA
Demolition Permit For Non-Historic Property	CAO 2014-007 Historic		NA
Interpretation of Section 5-119(A)(3) of The Zoning Code	CAO 2013-056 Project specific		NA
Short-Term Rentals of Single-Family Dwellings Within Single-Family Residential District, The Authority of The Special Masters in Issuing an Order Commanding Compliance with a Zoning Code Ordinance	CAO 2013-055 CAO authority - case specific		NA
Floating Dock	CAO 2013-051 Amount of lifts	Number of lifts - same as below	A
Historic Preservation Board May Make Non-Binding Recommendations to Zoning and Planning Board	CAO 2013-041 Historic		NA
6988 Sunrise Drive Meyers Residence Biscayne Bay or Gables Waterway	CAO 2013-029 Project specific	project specific - need to look at BOA authority in general	D
Tree Removal	CAO 2013-028 tree removal	City Code project specific	NA
Ability To Remove Signs Placed In The Public Right-Of-Way	CAO 2013-026 ROW signage removal	Code E	NA
Using Home Address as Business Address Also	CAO 2013-025 home business address	Not part of this scope but should consider in future	D
Determination of 1% For Art in Public Places	CAO 2013-023 Historic		NA
Accessory Use	CAO 2013-022 accessory uses	Clear in code	NA
Home Occupation	CAO 2013-016 home occupation		NA
Building Permit Expeditors – Lobbyist Registration Legal Advice Request	CAO 2013-014 Lobbyist forms	City Code	NA
Tree Protection Appeal	CAO 2013-012 tree appeals		NA

DESCRIPTION	LEGAL OPINION SUMMARY	STAFF COMMENTS	STATUS
Building Permit for New Home on a New Address	CAO 2013-007 permitting	Clear in code	NA
Informational Sign on City Property	CAO 2013-001 signage		NA
City Historic Projects- Art Fees	CAO 2016-094 Historic fee city code		NA
Building Site Determination Opinion	CAO 2016-092 Building site determination	Lot split BSD	D
Proposed Pool at 315 Romano and Coral Gables Cottage Ordinance	CAO 2016-088 Project Specific - Historic		NA
Home Occupations	CAO 2016-086 Code E issue		NA
Compensation for Board of Architects Special Masters	CAO 2016-079 BOA		NA
Correction to Zoning Code Regarding Permit Requirements for Temporary Tents	CAO 2016-076 Temporary tents	resolved in the past	NA
Corrections to Zoning Code	CAO 2016-069	Section alignment	A
Hourly Hotel Rooms Prohibited in Coral Gables	CAO 2016-064 Hourly hotels		NA
Dock PW -16-02-1956 1050 Lugo Avenue	CAO 2016-063 Project Specific		NA
Historic Wall	CAO 2016-052 Project Specific		NA
Location of Boatlifts	CAO 2016-048 Project Specific		NA
Request for Interpretation Biltmore Manor	CAO 2016-036 Project specific	Project Specific - Further expanded with new FAR definition	A
Zoning Enclosure	CAO 2016-032 Project Specific		NA
611 N. Greenway Drive - FAR Issue	CAO 2016-031 Reviewed and no modifications required at this time. Related to Historic Properties		NA
Site Specific Lots 23-32 (701-711 Valencia Ave) CAO 2013-33	CAO 2016-024 Project specific	Project Specific - Historic - Lot splits	D
UM-Request for Administrative Modifications to Adopted Campus Master Plan	CAO 2016-016 UM		NA
Merrick Manor Approval of Revised Development Plan	CAO 2016-011 Project Specific		NA
Coral Gables Mediterranean Style Design Standards	CAO 2016-008 Clarification of code language		NA
Paseo de la Riviera Project	CAO 2016-006 Project Specific		NA
Legal Opinion Regarding "The Plaza Coral Gables" and Encroachments Above the Right-of-Way	CAO 2017-052 Project Specific		NA
Adopting Section 3-205(C)(1) of the Zoning Code	CAO 2017-051 Adoption process	Adopted - Process and authority related	D
Wall - 6001 Mall	CAO 2017-047 Project Specific		NA
Code as related to Historic Designation	CAO 2017-040 Historic Appeal Process		NA
Settlement Authority	CAO 2017-020 Legal authority for settlements	Legal - Code related	D-NA

DESCRIPTION	LEGAL OPINION SUMMARY	STAFF COMMENTS	STATUS
1030 San Pedro and 13007 San Jose Street	CAO 2017-015 Project Specific		NA
701 Valencia Avenue	CAO 2017-013 Project specific	Site specific to project. DPZ expanded with new MF3 Designation	A
Wolfe's Wine Shoppe	CAO 2017-009 Opinion not needed in the first place		NA
Pool Setback - 936 Castile A venue	CAO 2017-008 Historic		NA
927 Valencia	CAO 2017-007 Reviewed and no modifications required at this time. Related to Historic Properties		NA
North Ponce Infill Regulations	CAO 2017-006 AGENDA related		NA
Miracle Mile and Giralda Avenue Streetscape Improvements	CAO 2017-005 ROW		NA
Site Plan and Restrictive Covenant-33 Alhambra	CAO 2017-002 Project Specific		NA
Gables Station Status of Underline Construction and Relation to Issuance of TCO	CAO 2018-034 Response to Settlement Agreement		NA
235 Majorca Avenue	CAO 2018-020 Project specific	Site specific to project. DPZ expanded with new MF3 Designation	A
1206 Cordova - Non-Conforming Setback	CAO 2018-013 Reviewed and no modifications required at this time. Related to Historic Properties		NA
4733 Santa Maria- Non Conforming Setback	CAO 2018-011 Reviewed and no modifications required at this time. Related to Historic Properties		NA
2907 Columbus Blvd - Non-Conforming Setback	CAO 2018-010 Reviewed and no modifications required at this time. Related to Historic Properties		NA
711 University Drive - Non-Conforming Setback	CAO 2018-009 Reviewed and no modifications required at this time. Related to Historic Properties		NA
Story Limitation When Developing Under PAD Ordinance	CAO 2019-029 Story conflict with overall height PAD	Semi addressed with new MX districts. PAD section is next phase of DPZ	A-D
March 2019 Amendment to Sec	CAO 2019-021 Procedural	Procedure	D
Biltmore Development	CAO 2019-016 Clarification to settlement agreement		NA
Villa Valencia-Additional-Story-and-Unit OCR-with-attachments	CAO 2020-008 Minor increases of density may be reviewed administratively and height should be allowed to avoid further litigation		NA
247 Malaga Avenue - Non-Conforming Setback	CAO 2020-004 Non-conforming historic properties. Addition can meet the established legal non-conforming setback line as long as (1) there is not further encroachment beyond the established legally non-conforming setback line, and (2) the HPB approves a Special COA		NA
Bahamian Village Site Plan	CAO 2020-003 City Attorney's ability to implement the Zoning Code regulations (WAWA Settlement). Approving new site plan for WAWA when certain zoning requirements are not met		NA
David William Hotel-700 Biltmore Way- Request for Determination of Permitted Uses for Ground Floor	CAO 2019-001 Response to Lawsuit and nonconformity. No Change required		NA
1 Floating watercraft lifts	CAO 2013-048 Apply subsection broadly to allow floating watercraft lifts and similar structures (including floating docks) that have been properly authorized/reviewed.	Clarified with text amendment DPZ	A
1 Conflicts with heights in Zoning Districts and Site Specifics (719 Biltmore Way)	CAO 2020-001 Height of development (719 Biltmore Way) is governed by the site specific regulations provided that it is also consistent with the Comp Plan	Site specific to project. DPZ expanded with new MF3 Designation	A
2 A-26 (E) Coral Bay Section B	CAO 2019-015 Swimming Pool Setbacks for Coral Bay Section B	Site specific to project. DPZ expanded with 5' General	A

Business Improvement District Meeting with DPZ Sign-In	Meeting May 11, 2018
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#	Project Name	Speaker Name(s)	Speaker Firm Name	Speaker Telephone Number	Speaker Email Address
1		VENITY TORRE	TORRE COMPANIES .COM		<u>vtorre</u> @torrecompanies.ca
2		Catie Sacks	Torre Companies	803-257-3247	<u>csacks</u> @sanfordwaterfrontpartners.com
3		Paula Boldos Planner	City Staff		<u>proldos@</u> @coralgables.com
4		ARCELI REDILLA	city staff		_____ @_____
5		JENNIFER GARCIA	STAFF		_____ @_____
6		Taciana Amador	BID Staff		<u>tamador</u> @shopcoralgables.com
7		JORGE KUPERTMAN	PROPERTY OWNER. BID-BOD MEMBER	305. 448-1984	<u>J.Kupertman</u> @jskarchitecturegroup.com
8		RAMON TRIAS	CITY		<u>RTRIAS@</u> @CORALGABLES.COM
9					_____ @_____

CITY OF CORAL GABLES

- MEMORANDUM -

TO: DPZ CoDESIGN

DATE: 05 14 2018

FROM: Ramon Trias
Assistant Director of Development Services

SUBJECT: BID Meeting 05 11 18

Meeting with members of Giralda Business Improvement District, Planning Department (BID) and DPZ CoDESIGN to discuss ideas regarding re-development of district.. (attached PDF sign in sheet)

Discussion regarding the appropriate FAR and no parking requirements currently allowed in district. Staff presentation of drawings explaining current code allowance and prototypes of a few 3 story buildings with mixed uses in small parcels in Coral Gables.

BID Members suggested to increase FAR to 3.5 and height allowance to 50 feet. They suggest allowing a 4th floor to incentive development in the area. BID members explained land costs have to be taken into account to make projects feasible for re-development. Under current conditions, the redevelopment is unlikely.

Consensus was arrived to consider small parcels to have same FAR allowance as large parcels. (3.5 FAR with Mediterranean Incentives). Considering a 4th story that is set back was also discussed to make projects economically feasible for re-development. The no parking requirement would be maintained as currently allowed.

cc: (via email)
Elizabeth Plater-Zyberk, FAIA
Taciaa Amador Executive Director BID
Ramon Trias – Assistant Director of Development Services
Jennifer Garcia Planning City Planner

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting

~~August 6~~
5-14-18

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias		460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain		460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera	<i>For - Surami Cabrera</i>	569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney		460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown	<i>Sabrina Brown</i>	460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
8	Transportation	Mark Brown	<i>Mark Brown</i>	460-5049	mbrown@coralgables.com
9	Landscape	Bruce Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	<i>Stephanie Miriam Ramos</i> Miriam Ramos	<i>Stephanie Miriam Ramos</i>	460-5084	mramos@coralgables.com
12	Planning	Ramon Trias	<i>Ramón Trias</i>	460-5215	rtrias@coralgables.com
13	Planning	Jennifer Garcia		460-5214	jpgarcia4@coralgables.com
14	Planning	Arceli Redila	<i>ARCELI REDILA</i>	460-5212	aredila@coralgables.com
15	Planning	Paula Roldos	<i>Paula Roldos</i>	476-7239	proldos@coralgables.com

Draft Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Project Start-up, to establish the process and procedures of the Project and to receive early input from City Staff.

Project Reference: Task 1 / Meeting #1

Date: 5.14.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance from City of Coral Gables:

Ramon Trias, Planning and Zoning Director
Stephanie M. Throckmorton, Assistant City Attorney
Arceli Redila, Principal Planner
Paula Roldos, Principal Planner
Suramy Cabrera, Development Services Director
Mark Brown, Senior Multimodal Project Manager at City of Coral Gables
Sebrina Brown, Concurrency Administrator
Jessica Keller, Assistant Director
Mr. Carlos Mindreau, City Architect
Mr. Erik Tejra, Zoning Planner

In attendance from DPZ CoDESIGN:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Partner
Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with informal comments about various aspects of the project process, code documents and development review procedures [*Article 3*].

The Review and Approval Process:

1. The current Zoning Code is difficult to navigate, and the information provided by the different Code Divisions can be contradictory at a times.
2. Ambiguities and/or contradictions across the Code are reviewed by the City Attorney's office, whose interpretation is final.
3. The current process of review and approval of applications is not as efficient as it could be. Mixed-use projects are the most difficult projects to review and approve due to the current complexities of the rezoning process. There are also ambiguities in the parking

requirements, and the current standards do not take into consideration the changes in use during the lifetime of a building.

4. All applications (with the exception of single-family dwellings) go through the Development Review Committee (DRC). All applications go through the Board of Architects. See Article 3 for more information on the Development Review Process.

Height, FAR, Uses and Parking:

5. Typical Floor Area Ratio (FAR) for a multifamily dwelling is 2.0, and for commercial/mixed-use is 3.0. FAR with a Mediterranean bonus is 3.5. FAR calculations exclude parking decks i.e. the FAR is derived from the net developable area. Some Mixed-use must be allocated within the building envelope in order to increase the FAR (a minimum of 8% of the total footprint should be retail). Maximum possible FAR is 4.37 (only achievable through TDRs).
6. The most common allowed heights for a commercial/mixed-use parcel that is equal to or larger than 20,000sf are 77'-0", 97'-0", 189'-0", otherwise the maximum building height is 45'. It appears this 45' height is a consistent standard across a variety of categories and overlays.

Annexations:

1. The City is annexing Little Gables and High Pines, these new areas may bring additional code complexities with them that need to be resolved.

The following suggestions were made:

1. Optimize the current Code, make it more user friendly.
2. Review the uses listed in the Code (around 60 uses), identify and group all regulations/information/processes pertinent to each particular use.
3. Identify points of conflicts between underlying code categories and site-specific overlays.
4. Analyze current parking standards, identify possible modifications.
5. Identify differences between Commercial Limited vs. Commercial Use vs. Mixed-use.
6. Review *Article 8-Definitions*, identify points of conflict with other Articles.
7. Remove instructional information from *Article 8-Definitions* and place this information into the appropriate articles and divisions.
8. Clean-up the notification provisions/requirements.
9. Identify overlaps between the Zoning Code and Public Works Requirements.
10. Identify discrepancies in allowable commercial development between properties less than 20,000sf and those that are larger, identify possible modifications.

Review by Article:

1. A sequential review of each code article produced few other comments. *Article 4-Zoning Districts* may be a logical starting point for review and analysis.



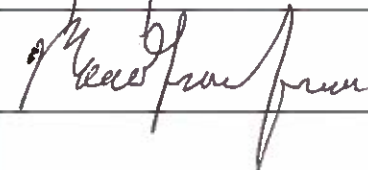




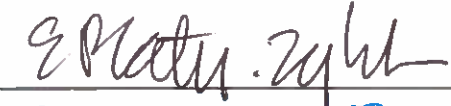

Next Scheduled Meetings:

Steering Committee – June 1st

Staff Meeting – June 11th

Zoning Code Update: Steering Committee Members Sign-In

Meeting
June 1st, 2018

#	Member Name	Member in Attendance-(Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	btria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	Craig Collier			craig.collier@collier-law.com
14	DPZ		305-798-7393 mobile	lizzy@dpz.com
15	DPZ		305-798-8479	GALINA@DPZ.COM

Coral Gables Zoning Code Update
Steering Committee Meeting Minutes

Task 1, Meeting #2

June 1, 2018

3:00 pm – 5:00 pm

City of Coral Gables Planning Conference Room
427 Biltmore Way

In attendance:

Robert Behar, Architect

Marshall Bellin, Bellin and Pratt

Judy Carty, Carty Architecture

Mario Garcia Serra, Gunster Law

Laura Russo, Attorney

Venny Torre, property owner, developer

Barbara Tria, Coral Pine Real Estate

Galina Tachieva, DPZ

Elizabeth Plater-Zyberk, DPZ

Ramon Trias, Director, Coral Gables Planning and Zoning

Paula Roldos, Planning and Zoning

Jennifer Garcia, Planning and Zoning

The meeting began with introductions and a review of the role of the Steering Committee. It was agreed that the Steering Committee would provide input on the current condition of the code including what works, what needs clarification, and what needs changes. Reference was made to single family residential zoning being recently adjusted; most of the meeting focused on commercial and higher density residential zoning.

The discussion ensued on the topic of **building capacity and bonuses**, with reference to the 'Mediterranean bonus'. The criteria for receiving the bonus need to be clarified.

Design quality

needs improvement.

Floor Area Ratio was discussed in terms of what counts and what does not, with several recent examples being described, including descriptions of long approvals processes.

Parking requirements were discussed with the general agreement that the quantity requirements should be reduced, in particular for properties less than 20,000SF whose dimensions preclude efficient parking and retail space development. Surplus parking garage space exists in downtown, and is being leased to auto dealers. It was noted that new development with ground floor retail should not have a parking requirement for

retail as most downtown sites available for additional building already carry one floor of retail that is being served by existing parking.

Better management of public and private parking to optimize quantity and use was discussed.

A parking demand management plan Would be useful. DPZ suggested that Norman Garrick, PE, University of Connecticut, could be an invited speaker to educate and inform City officials and the public about potential methods of organizing parking for greater efficiency and comfort.

Walkability and pedestrian friendly streets and sidewalks, were discussed as a guiding topic for the code. It was acknowledged that there may be a number of 'other opportunities' that emerge from the zoning code work, that might become part of the City's congoing improvement efforts.

The meeting ended at 5pm, with comments that there is much to address, and high aspirations for clarifications and changes.

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting
June 11 2018

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias		460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain		460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera		569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney		460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown		460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
8	Transportation	Mark Brown		460-5049	mbrown@coralgables.com
9	Landscape	Bruce BROOK Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	Miriam Ramos		460-5084	mramos@coralgables.com
12	Planning	Ramon Trias		460-5215	rtrias@coralgables.com
13	Planning	Jennifer Garcia		460-5214	kgarcia4@coralgables.com
14	Planning	Arceli Redila,		460-5212	aredila@coralgables.com
15	Zoning	Erik Tejera		460 5254	etejera@coralgables.com
16	Planning	Paula Roldos		476-7239	proldos@coralgables.com
				305-978-3969	Graig.collier@coller-law.com

305-978-3969

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Staff Meeting

Project Reference: Task 2, Meeting #3

Date: June 11, 2018

Time: 3:00 pm – 5:00 pm

Location: City of Coral Gables Planning Conference Room
427 Biltmore Way

In attendance:

Peter Iglesias, Asst. City Manager
Dona Spain, His. Res. & Cultural Arts
Kevin Kinney, Parking
Deena Bell-Dannemiller, Landscape
Ramon Trias, Director, Coral Gables Planning and Zoning
Paula Roldos, Planning and Zoning
Jennifer Garcia, Planning and Zoning
Arceli Redila, Planning and Zoning
Craig Coller, Attorney, Coller Law

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Project Director
Judith Bell, Project Manager
Meryem Belkadi, Intern

The meeting began with introductions and a review of the feedback provided by the Steering Committee on June 1, 2018. A sequential review of each code article was also performed, and the main topics of discussion are listed below.

Review by Article:

Article 1: General Provisions

- No changes

Article 2: Decision Making and Administrative Bodies

- Division 5 – Historic Preservation Board
 - Most additions to historic buildings will require a variance under the current zoning code. There is a need to create a systematic approval process for these properties.
 - Move all the issues related to Historic Preservation to Article 4 - Division 11

- Division 7 – Administrative Decision makers & Enforcement Officers
 - This Division may have been eliminated from the current code
- Other: Consider 5-10% adjustment by administrative review

Article 3: Development Review

- Division 3 – Uniform Notice and Procedures for Public Hearing
 - Work underway by Attorney Craig Coller (Outside Consultant)
- Division 4 – Conditional Uses
 - Conditional Uses are interpreted as being a process and a use.
- Division 5 – Planned Area Development
 - PADs are for projects larger than one acre; consider moving to Appendix
- Division 10 – Transfer Development Rights
 - TDRs are tied to specific buildings, including North Ponce Area
- Division 11 – Historic Preservation: Designations and Certificates of Appropriateness
 - Most building demolitions in Coral Gables go through a Historic Preservation review
 - Move all the issues related to Historic Preservation to this Division.

Article 4 – Zoning Districts

- Try to consolidate multiple options
- MXD, MF1 & MF2: confusing, multiple factors may affect the ultimate height of a particular building, including site-specific determinations that may date back to the era of George Edgar Merrick and the early 1960's
- Site Specifics allow a range of maximum heights that vary from 45' to 150'.
- Site Specifics take precedent over other Zoning Categories
- The City will provide a map that locates all Site-Specific Overlays
- On Miracle Mile buildings with a low FAR don't require onsite parking
- On Giralda buildings up to 3-stories in height don't require onsite parking.

Article 5 – Development Standards

- DPZ suggests consolidated standards by type
- Parking Standards and Signs could become independent Articles
- Some important information is found in the City Code, such as operations, managements and bonuses. Some of these items may need be moved to the Zoning Code
- A Waterfront Division could aggregate several divisions.

Article 6 – Nonconformities

- Non-conforming lots to be added (non-conforming uses and buildings exist)
- 17 Villages were envisioned and most of them were never built. Many single-family houses are built on multiple lots in these areas. Lot splits possible only by city ordinance.

Article 7 – Violations remain as is.

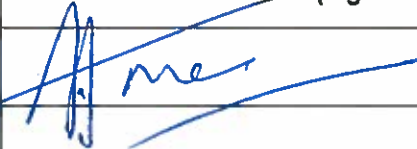




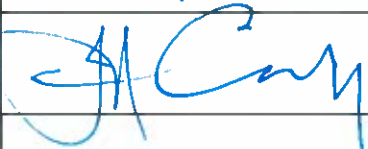


Article 8 – Definitions

- Potential electronic link of terms to other parts of the Code
- Remove regulatory items from this section

Conclusion: Reorganization of information and the addition of charts and graphs could help create a more user-friendly code. City Staff to explore the possibility of making the code available through Municode.

Steering Committee Zoning Code Update Members Sign-In

Meeting
June 15, 2018

#	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	btria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	For Craig Collier <i>Gus Cebeles</i>			<i>gcebeles@cebeles.com</i> craig.collier@coller-law.com
14				
15				

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the project background materials, to receive input from the Steering Committee in regard to the articles and divisions of the City Code.

Project Reference: Task 2 / Meeting #2

Date: 6.15.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Ramon Trias, Planning and Zoning Director, City of Coral Gables

Arceli Redila, Principal Planner, City of Coral Gables

Paula Roldos, Principal Planner, City of Coral Gables

Venny Torre, Torre Companies

Mario Garcia Serra, Gunster Law Firm

Barbara Tria, Coral Pine Real Estate

Mari Gallet, Gallet Ventures

Marshall Bellin, Bellin & Pratt Architects

Judy Carty, Principal, Carty Architecture

Laura Russo, Laura L. Russo, Esq.

Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner

Galina Tachieva, Project Director

Meryem Belkadi, Intern

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the outline organization of the zoning code, the content of articles and divisions, as well as the definitions and regulations of the zoning districts.

Zoning districts:

1. MF1 zoning district: needs some corrections; add alley entry, reconsider setbacks, allow townhouses.
2. MF2 zoning district: needs consolidation; reduce the excessive possibilities.

3. MFSA zoning district: could be extended to North Ponce and south of Downtown; review setbacks, lot width, reduce allowance of unit size to 450 sq.ft. from 575 sq.ft. Setbacks can also be reduced.
4. MXD zoning district: may substitute for many overlays. MXD for Giralda area and downtown to allow residential use above first floor.
5. UCD zoning district: to be moved to the Appendix.
6. S zoning district: covering institutional buildings such as churches, hospitals and schools should remain unchanged.
7. Miracle Mile: study the reduction of the minimum lot frontage from 50' to 25' and the reduction of the front building's height from 6 stories to 4 stories.
8. BIOD zoning district: mostly signage and operations, can be moved to other parts of the Code.
9. CL zoning district: allow residential above.
10. I zoning district: to remain unchanged.
11. NPCO and RIR zoning districts: new, to remain unchanged.
12. Site specifics needing changes are: Section K, Section L, and Douglas Section.

Other:

1. Refer to best practices manual in the Code.
2. The city will make recommendations in regard to Prohibited Uses.
3. Suggestions to activate buildings' rooftops were requested.
4. Add an index to the Code.
5. Add non-conforming lots to non-conforming buildings and uses.
6. Add standards for lots, blocks and urban design standards.

Next Scheduled Meetings:

Planning + Zoning Board workshop to be scheduled after August Staff Committee meeting.

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting
August 6

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias	✓	460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain	<i>Dona Spain</i>	460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera	✓	569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney	<i>John Howalchity</i> <i>J. Kinney</i>	460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown	<i>Sabrina Brown</i>	460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
8	Transportation	Mark Brown	<i>Mark Brown</i>	460-5049	mbrown@coralgables.com
9	Landscape	Bruce Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	<i>Craig</i> Miriam Ramos	<i>Craig Ramos</i>	460-5084	mramos@coralgables.com
12	Planning	Ramon Trias	<i>Ram Trias</i>	460-5215	rtrias@coralgables.com
13	Planning	Jennifer Garcia	<i>Jennifer Garcia</i>	460-5214	kgarcia4@coralgables.com
14	Planning	Arceli Redila		460-5212	aredila@coralgables.com
15	Planning	Paula Roldos		476-7239	proldos@coralgables.com

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the Proposed Table of Contents, to receive input from the Staff Committee in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Task 3 / Meeting #1

Date: 8.6.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Ramon Trias, Planning and Zoning Director, City of Coral Gables

Peter Iglesias, Assistant City Manager

Dona Spain, Historic Restoration & Cultural Arts

Suramy Cabrera, Development Services

John Kowalchily, Parking

Mark Brown, Transportation

Sabrina Brown, Concurrency

Jennifer Garcia, Planning

Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDESIGN:

Elizabeth Plater-Zyberk, Partner

Galina Tachieva, Project Director

Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Table of Contents*, as well as the mapping of the *Site Specifics*.

Staff suggestions in response to the Proposed Table of Contents:

1. General agreement with proposed reorganization, plus general clarifications
2. Historic Preservation related items to be moved to *Article 9. Historic Preservation*
3. Art in Public Spaces related items to be moved to *Article 8. Art in Public Spaces*
4. Administrative items to be moved to *Article 13. Process*
5. Notices to become a separate Article – *Article 14. Notices*
6. Create separate Articles for Architecture, Landscape & Sustainability - *Articles 5,6, & 7*

7. Definitions – items may be divided among terms and uses. Incorporate the following: if a term is not defined here, a standard dictionary definition shall apply
8. BIOD – to be moved to a new Appendix (signs and operations) – *Appendix E. Business Improvement Overlay District (BIOD)*
9. Simplify the numbering system for the Articles. Remove the sub-heading Divisions and only use Sections and Sub-sections
10. Apply good urban design criteria to determine appropriate heights and FAR
11. Site Specifics relationship to Zoning, Future Land Uses (Comp. Plan) and Bonuses – to be next phase of work

September 20th meeting

1. Discussion of materials to be presented at hearing



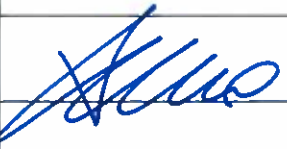




Next Scheduled Meetings:

August 10, 2018 – Steering Committee

Please find the Presentation from August 6th included on the following pages.

Steering Committee Zoning Code Update Members Sign-In

Meeting
Aug 10, 2018

#	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	btria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	Craig Collier		305-978-3766	craig.collier@collier-law.com
14				
15				

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the Proposed Table of Contents, to receive input from the Steering Committee in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Task 3 / Meeting #2

Date: 8.10.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Venny Torre, Torre Companies
Robert Behar, Principal, Behar Font & Partners, P.A
Jorge Navarro, Greenberg Traurig, LLP
Mari Gallet, Gallet Ventures
Judy Carty, Principal, Carty Architecture
Laura Russo, Laura L. Russo, Esq.
Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Project Director
Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Table of Contents*, as well as the mapping of the *Site Specifics*.

Committee comments in response to the presentation included the following suggestions:

1. Retain *Sections* as the sub-headings for the different Articles
2. Evaluate Zoning Code graphics
3. Examine regulatory language about *Signs*
4. Evaluate moving the *Definitions* to the beginning of the code
5. Better interconnect the different *Code Sections* through links and keyword search interface
6. Evaluate using an interactive city-wide zoning map
7. Delete DIR – no longer in use
8. Concurrency Review – to be determined if still needed

9. Desire for qualitative improvements not just reorganization
10. Discussion about Mediterranean bonuses
11. Discussion about the need of city-wide parking strategies

Tracking of new language within the Zoning Code:

12. Implement ways to track current vs. new regulatory language
13. Divide the Code updates into two phases:
 - First Phase: Reorganize Existing Zoning Code
 - Second Phase: Zoning Code Content Improvements

Recommendations / Future Work:

14. Clarify language related to FAR bonuses
15. Review Mixed-use Regulations / potential new Mixed-use District
16. Compile general recommendations / identify issues that may be included in a Second Stage of Work
17. Examine potential Growth Corridors along Lejeune, Ponce de Leon, Douglas and 8th Street

Next Steps:

18. Mapping Analysis to show the different layers of zoning over a particular area, including the following: Zoning Map, Future Land Use (Comp. Plan), Overlays, Site Specifics, Mediterranean Bonuses & proposed recommendations.
19. New sample Article prior to comprehensive revision

Next Scheduled Meetings:

August 21, 2018

Planning + Zoning Board workshop to be scheduled after August Staff Committee meeting.

Please find the presentation from August 10th included on the following pages.

Attendance Sign In Sheet - September 21, 2018

DPZ/Planning & Zoning Board re ZC Update

	Name	Mailing Address	Phone
1.	RAMON TRIAS	CITY HALL	
2.	MARIA MELLENDEO	BARD MEADEL	3057330099
3.	ANTHONY GARCIA	5871 SUNSET DRIVE	305718-6426
4.	JENNIFER GARCIA	CITY	-
5.	ARCELI REDIVA	CITY	.
6.	ELIZ PLATER-ZYBERK-	DPZ 1023 SW 25 th AVE MIAMI	33133 305-644-1023
7.	GALINA TACHIEVA	DPZ " " "	" " "
8.	CAMILLE COFFEE	DPZ " "	" "
9.	Craig Collier	1680 Michigan Ave, M3, FL	305-978-3969
10.	Rhonda Anderson	2655 Le Jeune Rd # 540	
11.	Julio GABRIEL	1126 S. GREENWAY DR	305-562-0067
12.	JUDITH I BELL	DPZ " "	305-644-1023
13.			
14.			
15.			
16.			
17.			
18.			

Coral Gables Zoning Code Update
Planning and Zoning Board Meeting Minutes

Purpose of Meeting: To receive input from the Planning and Zoning Board in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Phase 1 / Task 4 / Workshop #1

Date: 9.21.18

Time: 2:00pm – 4:15pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

Attendees:

City of Coral Gables:

Ramon Trias, *Planning and Zoning Director*
Jennifer Garcia, *City Planner*

Planning and Zoning Board:

Maria Menendez, *Board Member, Vice Chairperson*
Julio Grabiell, *Board Member*
Rhonda Anderson, *Board Member*

Other Participants:

Anthony Garcia, *Street Plans, Principal*
Craig Collier, *Craig H. Collier, P.A., Land Use and Zoning Attorney*

DPZ CoDesign:

Elizabeth Plater-Zyberk, *DPZ CoDesign, Partner*
Galina Tachieva, *DPZ CoDesign, Partner*
Judith Bell, *DPZ CoDesign, Project Manager*
Camille Cortes, *DPZ CoDesign, Junior Designer*

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Zoning Code Table of Contents*, as well as code content such as the mapping of the *Site Specifics*.

Board Members comments in response to the presentation included the following:

1. Telecommunications – an example of selected sections potentially to be moved out of Zoning Code and into other City Regulations.
2. Future annexations – impacts to be examined after annexation completed.
3. Open Space – discussion of front setbacks and landscape.

In response to the final slide, questions and comments followed:

1. Comments on document reorganization
 - General consensus and positive comments towards proposed reorganization of the Zoning Code
2. FAR – varies between 1.0 - 4.375 (with TDR)
 - Simplify MF2 – Multiple FARs
3. Height – varies between 45’ - 190.5’
 - Clarify relation to bonuses
4. Setbacks – review setbacks?
 - Examine regulatory language for setbacks at various heights
5. Uses – allow residential in all commercial within the Central Business District? (mixed-use)
 - Positive comments: discussion about parking, size of lots, and heights
6. Small Lots < 20,000 sf = 45ft height limit – results in only low & high buildings – “missing middle”?
 - Currently there isn’t a parking requirement for buildings constructed before 1963 in the Central Business District. Downtown Parking Garages are supplying sufficient capacity to offset current demand.
 - Mixed-use lots < 20,000 sf, examine parking reductions for ground-floor commercial uses, as these likely are already in place without parking.
7. Parking for small lots – eliminate?
 - Examine eliminating parking for ground floor commercial uses and only require parking for uses above the ground floor
 - Discourage parking underground – high water table
8. Update process recommendations – organization and content?
 - Current Stage: Reorganization of Articles, Divisions and Sections
 - Potential Second Stage: Content improvements (excluding Single-Family Residential (SFR) District) to consolidate and coordinate conflicting regulations (reference to maps shown in slide presentation)
 - Attorney Craig Collier is currently conducting revisions to the Notices Sections
9. Public participation?
 - Public Participation – open public meetings may be desirable

Next Scheduled Meeting: Wednesday October 17, 2018 at 6pm

Please find the presentation from September 21st included on the following pages.

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
CORAL GABLES CITY HALL
405 BILTMORE WAY, COMMISSION CHAMBERS
CORAL GABLES, FLORIDA
WEDNESDAY, OCTOBER 17, 2018, COMMENCING AT 6:02 P.M.

Board Members Present:
Eibi Aizenstat, Chairperson
Rhonda A. Anderson
Maria Velez
Robert Behar

City Staff and Consultants:
Ramon Trias, Planning Director
Miriam Ramos, City Attorney
Jennifer Garcia, City Planner
Arceli Redila, Principal Planner
Jill Menendez, Administrative Assistant, Board Secretary
ALSO PARTICIPATING:
Elizabeth Plater-Zyberk, DPZ CoDesign

1 THEREUPON:
2 (The following proceedings were held.)
3 CHAIRMAN AIZENSTAT: Good evening to all of
4 the members in the audience tonight. I'd like
5 to welcome everybody.
6 This is just a presentation, so I'm going
7 to dispense with the usual reading. At this
8 time, I'd like to call the meeting to order.
9 The time is 6:02.
10 Jill, if you could do a roll call, please.
11 THE SECRETARY: Rhonda Anderson?
12 MS. ANDERSON: Present.
13 THE SECRETARY: Robert Behar?
14 MR. BEHAR: Here.
15 THE SECRETARY: Julio Grabiell?
16 Maria Menendez?
17 Maria Velez?
18 MS. VELEZ: Here.
19 THE SECRETARY: Eibi Aizenstat?
20 CHAIRMAN AIZENSTAT: Here.
21 Let's go ahead and take a look at the
22 minutes for approval.
23 MS. VELEZ: I'll move.
24 CHAIRMAN AIZENSTAT: So moved.
25 MR. BEHAR: Second.

1 CHAIRMAN AIZENSTAT: Second.
2 Any discussion?
3 MS. ANDERSON: No.
4 MS. VELEZ: No.
5 CHAIRMAN AIZENSTAT: No? Call the roll,
6 please.
7 THE SECRETARY: Robert Behar?
8 MR. BEHAR: Yes.
9 THE SECRETARY: Maria Velez?
10 MS. VELEZ: Yes.
11 THE SECRETARY: Rhonda Anderson?
12 MS. ANDERSON: Yes.
13 THE SECRETARY: Eibi Aizenstat?
14 CHAIRMAN AIZENSTAT: I would like to
15 abstain because I was not here for that
16 meeting. My question is, what happens?
17 Yes, I'm fine with it.
18 MS. GARCIA: They need five more minutes.
19 CHAIRMAN AIZENSTAT: Okay.
20 MR. TRIAS: Mr. Chairman, we have one item
21 today only and that item is a presentation from
22 the consultant to discuss the Zoning Code
23 process. So as soon as Liz is ready -- and my
24 goal for this meeting is for Liz to be able to
25 explain what has taken place so far and lay out

1 the future steps and get your input in how much
2 involvement the Board wants to have and when,
3 and get some of idea of the time.
4 So, Liz, whenever you're ready.
5 CHAIRMAN AIZENSTAT: Thank you.
6 MS. PLATER-ZYBERK: Good evening.
7 CHAIRMAN AIZENSTAT: Welcome.
8 MS. PLATER-ZYBERK: Thank you.
9 So I've just been told that the slide
10 advancer is missing, so my counterpart in the
11 machine room will be assuming that. She knows
12 when to push the next slide.
13 CHAIRMAN AIZENSTAT: Okay. Can I ask you,
14 just before we start, just for the record --
15 MS. PLATER-ZYBERK: Yes.
16 CHAIRMAN AIZENSTAT: -- please state your
17 name and address.
18 MS. PLATER-ZYBERK: Elizabeth
19 Plater-Zyberk, representing DPZ CoDesign.
20 There are usually three of us who show -- three
21 or four of us who show up at the meetings with
22 the City Staff, so there's a larger team that's
23 working with this. And Judith Bell is with me
24 tonight working the computer.
25 So what we're intending to do this evening

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1 may be a little bit redundant for some of you.
 2 It's an update of the work that's been done on
 3 this project, the updating of the Zoning Code,
 4 which has been through a series of meetings
 5 already with Staff and a Staff Committee and a
 6 Steering Committee.
 7 So I think they can hear me.
 8 MS. GARCIA: He's working on it. Give him
 9 a few minutes.
 10 MS. PLATER-ZYBERK: At any rate, I will
 11 continue to give you some general ideas about
 12 where we've been and, I think, where -- we're
 13 looking forward to hearing from this Board
 14 about our next steps.
 15 So this is coming to the end of the
 16 assessment and analysis phase of the project,
 17 which then has a phase of proposing changes,
 18 and then a phase of implementation. This is
 19 all on the slides, and when we get to that
 20 part, I'll skip through it quickly, but,
 21 essentially, we understood that there are two
 22 components.
 23 So this is just the title slide, telling
 24 you where we are and what we're doing.
 25 Let's see here. Okay. So here I am

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1 people wish it could be easier to use. A
 2 number of -- so that's really about the
 3 structure of the Code -- and then a number of
 4 content issues, included some of the Site
 5 Specific regulations, a couple of the
 6 categories, MF2, MFSA, Mixed-Use categories,
 7 the interaction of density, height and FAR
 8 needed clarification. In some cases, they
 9 seemed contradictory.
 10 Thank you for moving that around.
 11 There's been a lot of discussion about
 12 possibly reducing -- parking reductions and
 13 considering relief for small site
 14 development -- thank you -- that means sites
 15 below 20,000 square feet. So this is a series
 16 of repeating themes that keeps coming up in
 17 meetings.
 18 Next slide, please.
 19 So we began by, of course, looking at the
 20 Code very thoroughly and we thought that the
 21 first thing that needed to be cleared, we would
 22 take the first part of that list, to clarify
 23 the structure. I should point out, however,
 24 that in that first list, we didn't see
 25 single-family residence, because that's been

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1 explaining the schedule to you. We're coming
 2 to the end of the first phase, which was
 3 analyzing the document and getting as much
 4 input as possible on how it could be better.
 5 Next.
 6 This is where we've been. Reading from the
 7 bottom up, we started in the Spring, and you
 8 can see we've had a series of Steering and
 9 Staff Committee meetings, which bring us to
 10 this Board meeting. We had a Board Workshop
 11 earlier in September.
 12 Next.
 13 So the preliminary assessment -- you know,
 14 I'm used to having a computer here in front of
 15 me to read this, but essentially what we heard
 16 from those Committees and others were that
 17 the -- thank you. You're moving the screen for
 18 me.
 19 MR. BEHAR: Can you get the screen to work
 20 for her?
 21 MR. TRIAS: Yeah, it's not working --
 22 MR. BEHAR: It would be much easier.
 23 MS. PLATER-ZYBERK: I'll keep going.
 24 That the organization of the Code presents
 25 some problems, that it could be easier --

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1 worked on, in various ways, including a
 2 committee which addressed changes to the
 3 single-family home part of the Code, and so at
 4 this point, we haven't addressed it. It hasn't
 5 been part of the discussions, in large part.
 6 So what we have in front of you here is a
 7 list of proposed changes to the Table of
 8 Contents, essentially, the structure of the
 9 document. And where it is now, with eight
 10 articles, we're suggesting sixteen, by pulling
 11 certain things out of the existing eight to be
 12 standalone articles, and I will go into this a
 13 little bit more, so you can understand what
 14 some of those moves are, but you'll see
 15 Historic Preservation, Art in Public Places,
 16 Parking, Signs, the things that are typically
 17 separate chapters in Zoning Codes, and largely
 18 now are all lumped into Article 5, under
 19 Development Standards, we're suggesting should
 20 have their own place.
 21 If you look at the appendices, we also
 22 found that things like the University Campus
 23 District, which is a document that describes
 24 the campus, was embedded somewhere else in the
 25 Code, and, really, it's a separate item. It

<p style="text-align: right;">Page 9</p> <p>1 can be a standalone. It's a large Site 2 Specific, in other words. 3 At any point, if you have any questions, 4 please stop me. 5 Next. 6 So just to go into it a little bit more, 7 the general provisions will remain largely 8 intact, or, let's say, largely together. The 9 decision-making and administrative processes, 10 administrative bodies will become part of a 11 process chapter that describes the processes of 12 approvals. Development Review, likewise, 13 although it's a separate article now, would 14 become part of the process, and then other 15 things that are in Development Review would 16 have their own articles. 17 Notices, which have become more critical or 18 more intense and -- a more intense kind of 19 activity for the City, will have its own place, 20 Historic Preservation, Art in Public Places. 21 Next. 22 The Zoning Districts, of course, will be 23 focused on in the Zoning Districts article, 24 largely, and that's where some of the critical 25 content is, that you saw in the first list,</p>	<p style="text-align: right;">Page 10</p> <p>1 might require some changes. So we haven't 2 addressed the content of this yet, but we know 3 that it's likely to be remaining together. 4 And, then, here you can see where two of 5 the items that were in Article 4 are going to 6 the appendix. 7 Let's keep going. 8 Article 5, which is currently the kind of 9 catch-all article that has many, many things, 10 many divisions in it, you can see our 11 suggestions about dividing this into a number 12 of different places; Uses might cover some of 13 the accessory uses, essentially, the Use based 14 issues; Awnings and Canopies, going back and 15 forth, that could be part of the Architecture 16 Chapter. Once we've delved into the text of 17 the Code, some of these things would become 18 more obvious. 19 Let's see if there's anything in particular 20 here. Landscape might have its own article, 21 and, of course, Parking would have its own 22 article. So it would be very obvious where to 23 go to look for things. This is about making it 24 easier to use. 25 Next.</p>
<p style="text-align: right;">Page 11</p> <p>1 Continuing, these are the other parts of 2 the Division. You can see it keeps going, 3 Division 15, 16 and so on, and each one of 4 these is being separated out into that part of 5 the Code that deals with Uses, into that part 6 of the Code that deals with form, and so on. 7 Next. 8 Nonconformities, now to be called Lawfully 9 Existing, and we're pointing out that this is 10 Uses, Lots, Structures and Signs, because all 11 four of those can be outside of existing 12 regulations. The violations would go into 13 process, and definitions would be definitions. 14 Next. 15 So this is just to show the complexity of 16 it, but also to show that we can track the 17 moves, so that we don't leave anything behind 18 and it doesn't get lost. 19 Next. 20 And so, for instance, here's one that we've 21 taken a run at, in terms of re-organizing. The 22 Zoning District, formally Article 4, would have 23 the specific form limits or descriptions 24 under -- in this sequence of categories, the 25 residential, the single-family, which we're</p>	<p style="text-align: right;">Page 12</p> <p>1 saying would remain largely the same, the 2 multi-families, which we're being asked to look 3 at a little bit more thoroughly, in terms of 4 content, and the Overlay Districts and then the 5 non-residential districts, and this is where 6 the discussion about Mixed-Use comes in, the 7 multiple overlays. When you see some of the 8 maps that we've made, you'll understand why 9 we're talking about content in those terms. 10 Next. 11 So now, speaking to that, you will see that 12 there are a number of often conflicting 13 overlaying regulations that are part of the 14 confusion. So it's not just the structure of 15 the Code and it's hard to find things, but 16 there are things that actually are 17 contradictory. 18 Next. 19 And we went through each area of the City 20 that has uses other than single-family 21 residential, and we did these plans, with the 22 help of the Staff. They were -- these didn't 23 really exist in this way, before we did them, 24 but what you see is the current Zoning Map on 25 the left, the Future Land Use Map, which is</p>

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1 related to the Comprehensive Plan to the right
 2 of that.
 3 Beyond that, the Mixed-Use, another
 4 category called the Mixed-Use -- this is
 5 Downtown, the KLN Craft section, the Mixed-Use
 6 district, which is really mostly into North
 7 Ponce, but it comes into Downtown a little bit,
 8 the Downtown District, which is really Miracle
 9 Mile, the Site Specific regulations, which are
 10 essentially a height regulation, and then the
 11 Conservation Overlay District, which also comes
 12 down into this area a little bit. There's no
 13 line that says everything is one thing to the
 14 outside of the line, and they also overlap the
 15 boundaries. So that adds to the confusion.
 16 And what you see at the end is a blank map
 17 for proposal, because our suggestion is that,
 18 if you want to, you could address these
 19 contradictions -- it may be not be easy -- and
 20 come up with, instead of a series of overlays,
 21 maybe a couple or several Zoning Districts that
 22 actually have lines between them, so you can
 23 tell which one your property would be regulated
 24 by.
 25 Next.

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1 Next.
 2 And then the area that extends down into
 3 the boundary with South Miami.
 4 So Ramon Trias has shown us one property in
 5 this area, for instance, that has two or three
 6 different Zoning categories within the
 7 property, that's been aggregated, plus Overlays
 8 and Site Specifics, which makes the
 9 interpretation of it next to impossible.
 10 Next.
 11 So I think one of the -- well, at the end,
 12 I'll have a series of questions for you. So
 13 that's one thing, is there a mandate or a
 14 request or a desire to try to straighten some
 15 of those Overlays and contradictions out?
 16 Then, of course, we've heard a lot about
 17 the Mediterranean bonus and we thought it might
 18 be useful to clarify that. That deals with
 19 three kinds of density, low, medium and high;
 20 height, density and FAR, and then several
 21 levels of application of the bonuses.
 22 Next.
 23 There's, first, a pre-requisite -- I'm sure
 24 you all know this, but perhaps others watching
 25 do not -- in which a number of

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1 The Douglas Section, similarly, has the
 2 same panoply of Zoning, Future Land Use,
 3 Overlays, such as you see, Site Specifics.
 4 Next.
 5 The Flagler Section has very little
 6 contradictions or multiplicity, because it's
 7 mostly single-family.
 8 Next.
 9 The area to the north -- we focused on
 10 anything that had commercial or other than
 11 residential uses. The boundary of the City,
 12 along Eighth Street, essentially has one kind
 13 of Zoning, and one could discuss changes in
 14 that, but it's not as complex as the others.
 15 Next.
 16 The Biltmore Section, which is small but
 17 pretty complicated, because there's a lot of
 18 history here and has similar overlays of
 19 contradiction.
 20 Next.
 21 The industrial section, the Merrick Park
 22 area, which likewise has a series of overlays.
 23 Next.
 24 The Riviera Section, which is really just
 25 the frontage of Dixie Highway.

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1 pre-requisites -- there are fourteen listed
 2 here -- are required to even be considered for
 3 the benefit of the Mediterranean Style Design
 4 Standards, no blank walls, architectural
 5 elements at the top of the buildings, minimum
 6 landscaped open area requirements, providing
 7 street lighting and so on. These are the kinds
 8 of very basic urban quality aspects.
 9 Next.
 10 The Level Two qualifications, which achieve
 11 an additional floor in Multi-Family and
 12 Commercial, and a point to FAR bonus, would
 13 require the application of a number of these
 14 architectural elements, arcades or loggias,
 15 building setbacks, lighting of the landscape,
 16 paver treatments and so on. Again, I'm not
 17 reading them all, but there's a dozen of them.
 18 For residential uses in Multi-Family, six
 19 of these twelve items must be present. In
 20 Non-Residential Uses, the Commercial and
 21 Industrial Districts, eight must be present,
 22 and also for Mixed-Use, for the MXD.
 23 Next.
 24 Level 2 qualifications, which in low to
 25 medium density allow one floor additional and a

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1 .3 FAR bonus in high density, two floors are
 2 allowed and a .3 FAR bonus, and, in this case,
 3 the inclusion of design elements and
 4 architectural styles from the following,
 5 referring to the historical buildings, the
 6 eight historical buildings of the City are
 7 required.
 8 Next.
 9 So with this kind of kit of parts -- of
 10 regulating parts, we asked the City if there
 11 was information on recently built buildings, to
 12 understand what general patterns may be
 13 emerging from something that seems very complex
 14 and maybe sometimes chaotic, and so we took a
 15 look at these case studies, again, with the
 16 City's assistance, because they have very good
 17 records.
 18 Next.
 19 And so I'll just go through them very
 20 quickly. Some of them are built and some are
 21 not. The Mediterranean Village, of course, not
 22 yet, and has an FAR of 3.59 and a building
 23 height of 200. This is probably -- this is not
 24 the most extreme.
 25 Next.

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1 and the drawings used in the approvals.
 2 Next.
 3 2020 Salzedo, which is considered part of
 4 the Downtown area, has a 4.375 FAR, with TDRs,
 5 Transfer of Development Rights, 180 feet.
 6 Next.
 7 This is the building seen from two angles.
 8 Next.
 9 Some of the elements illustrated from the
 10 historic buildings that were used in the
 11 approvals for this building.
 12 Next.
 13 The Palace at Andalucia, 3.5 FAR, 101 feet
 14 in height.
 15 Next.
 16 Interestingly enough, it's in the exact
 17 center of the slide. The parking garage is on
 18 the south side of the street, and the building
 19 on the north side has an entirely inhabited
 20 program.
 21 Next.
 22 Here you can see them looking east, parking
 23 to the right, building on the left.
 24 Next.
 25 And as you could see, that was The Palace.

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1 I would say, not extreme, but the most
 2 dense.
 3 And in each case, we took a look, also, at
 4 what are some of the regulatory documents that
 5 may have produced them, and so you know, if
 6 you've seen this project, that it has a kind of
 7 form based Code or design guideline of its own.
 8 Next.
 9 Gables Gateway, on the north side of Ponce,
 10 at Le Jeune, has an FAR of 2.9 and a building
 11 height of 100 feet, 10 stories.
 12 Next.
 13 MR. TRIAS: That was designed by one of our
 14 members.
 15 MS. PLATER-ZYBERK: Yes. He knows it well.
 16 Next.
 17 This is the view from Le Jeune Road
 18 coming -- looking south.
 19 Next.
 20 Across the railroad -- across Ponce and the
 21 railroad, the property currently rising very
 22 quickly, FAR of 3.48, height of 180 feet or 14
 23 stories.
 24 Next.
 25 Some of the illustrations for the project

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1 Some of the drawings used in its approvals.
 2 Next.
 3 And then two side by side that are
 4 interesting, because they have different uses.
 5 We didn't have all of the information about
 6 these, 1300 and 1200 Ponce, one an office
 7 building and one a residential building.
 8 Next.
 9 And here you see them side by side, the
 10 residential building on the left -- the
 11 balconies give it away -- and the office
 12 building on the right. And what you see is one
 13 of the step backs that are part of the Code; in
 14 the case on the left, above the first floor, in
 15 the case on the right, above the fourth floor.
 16 Next.
 17 They stepped down to the residential, to
 18 the North Ponce area behind them, with varying
 19 degrees of success.
 20 Next.
 21 And I think this is the last one. The
 22 Aloft, which -- next -- is seven stories. This
 23 is the view from Le Jeune Road. It has the
 24 arcade and a number of other requirements.
 25 Next.

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1 This is the side street view.
 2 Next.
 3 And then the final thing that I have to
 4 show you is the most recent analysis we did.
 5 We were asked to look at the open space
 6 requirements.
 7 Next.
 8 And so this is new since the Workshop of
 9 the Planning Board earlier -- several weeks
 10 ago. So these are the different Zonings, and
 11 the way -- and the open space requirement, as
 12 it is distributed currently through the
 13 Zoning -- through the Zoning requirements, and,
 14 essentially, there's a lot of different details
 15 here, but it usually gets -- it's done through
 16 the setbacks and through the edges of the
 17 property.
 18 So, in some ways, it could be considered an
 19 inadequate attention to open space. I don't
 20 know if that's where the concern is coming
 21 from, but it's clear, if you just -- if you
 22 scrutinize this diagram, that it's different
 23 per Zoning District or location or something
 24 else that gets written into a specific type,
 25 and that it's not uniform relative to its urban

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1 question when it's put under an awning. You
 2 know, yes, you can have sprinklers and here
 3 there's plenty of sun, so we're not worried
 4 about that, but there's a kind of contradiction
 5 in terms here.
 6 Next.
 7 Similarly, in this case -- I'm not calling
 8 out where these are. I don't know. We picked
 9 some random examples -- again, some of the
 10 green is between the building base, the black
 11 base, and the sidewalk, and some of it is
 12 running under the building. It's actually
 13 under the arcade --
 14 MS. ANDERSON: It's on Le Jeune Road.
 15 MS. PLATER-ZYBERK: This is on Le Jeune
 16 Road -- which seems, also, a little bit odd.
 17 And then there's only a little bit of space, so
 18 the palms are beginning to lean out, especially
 19 since the awning is impinging on them.
 20 Next.
 21 This one might be considered a little bit
 22 better, because there's an arcade without
 23 plants in it, and there's space in the sidewalk
 24 to put the palms as a kind of street tree, but,
 25 on the other hand, we know that the retail has

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1 location. So from one building to the next,
 2 the way the frontage of the building meets the
 3 street, in terms of arcade, landscape, whether
 4 there can be trees or not, varies.
 5 So one of the first things one considers in
 6 urban design and place-making and trying to
 7 bring some kind of identity or character to a
 8 place is that you try to make the public
 9 spaces, in particular the streets, have some
 10 kind of uniform envelope, which isn't
 11 necessarily a style issue as much as how the
 12 building meets the street and what the
 13 landscape might be doing.
 14 So I think these could be scrutinized more
 15 closely, looking at the document, but I'm going
 16 to show you some examples and what these speak
 17 to.
 18 Next.
 19 So this is probably a five-foot setback,
 20 which has that piece of hedge in it, between
 21 the City's sidewalk -- in other words, the
 22 right-of-way ends at the end of the sidewalk.
 23 That little curb for the planter is probably in
 24 the private property. And then there's a small
 25 amount of planting, which is brought into some

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1 a problem with being that far from the street,
 2 deep in the arcade, and without being out at
 3 the street level -- without being close to the
 4 street.
 5 And something that's a little bit harder to
 6 see, at the bottom, is the floor level
 7 remaining constant while the sidewalk is
 8 dipping down a little bit, because we do have
 9 some topography in our City, and how that's
 10 handled architecturally. It seems like an
 11 afterthought.
 12 Next.
 13 Here's more of the kind of awning and
 14 planting under the building intersection. What
 15 you do see, in this case, is that sizeable
 16 trees are possible if you use the parking lane
 17 for planters. So it's an irregular
 18 streetscape, because you're not using the whole
 19 length of it.
 20 Next.
 21 And, you know, one might say that the trees
 22 and the arcade are somewhat redundant. In this
 23 case, putting the landscaped piece right in
 24 front of the building doesn't seem to make
 25 sense. If you're going to walk out, you should

1 be able to walk out.
 2 Next.
 3 The long length of landscape on the right,
 4 which doesn't allow the pedestrian to cross.
 5 It looks like a barrier. And, of course, it's
 6 different from one street side to the other.
 7 Next.
 8 Again, the trees getting space with the
 9 parking lane, but, in this case, it looks like
 10 the sidewalk outside of the building envelope
 11 was wide enough for planning trees, so maybe
 12 you could have done that in a straight line and
 13 not have to have used the parking up for the
 14 tree.
 15 MR. BEHAR: That goes back, where the Code
 16 requires that you do the bump-outs.
 17 MR. TRIAS: Right. Right.
 18 MS. ANDERSON: Pedestrian space --
 19 MR. TRIAS: I believe that you were the
 20 architect on this one, too, right?
 21 MR. BEHAR: I don't know, but --
 22 MR. TRIAS: But that is a requirement of
 23 the Code. So those are the contradictions or
 24 -- yeah --
 25 MS. PLATER-ZYBERK: I'm just pointing out,

1 not going to put a landscaped area that becomes
 2 unusable.
 3 MS. PLATER-ZYBERK: Right. Yeah.
 4 MS. ANDERSON: Well, I like the bump-outs
 5 because it gets the trees further away from the
 6 building. They're not smashed against the
 7 building.
 8 MS. PLATER-ZYBERK: Well, in some of the
 9 prior cases I showed you, you absolutely needed
 10 them. So this is an example of where you might
 11 not have, but --
 12 MS. ANDERSON: Well, here, you know --
 13 again, we're trying to encourage pedestrian
 14 traffic, and if we're going to be eliminating
 15 bump-outs in order to try to provide more
 16 parking, but making this a cement jungle,
 17 you're not going to encourage pedestrians to
 18 want to walk, because it's so hot, so sunny.
 19 MS. PLATER-ZYBERK: Remember, though, that
 20 in this particular case -- I'm sorry, Robert, I
 21 didn't know this was yours. I didn't want to
 22 be --
 23 MR. BEHAR: Too critical.
 24 MS. PLATER-ZYBERK: No, I mean, it's just a
 25 kind of example. All of the others had

1 without saying that any -- that there are
 2 issues here that are worthy of some discussion.
 3 MR. TRIAS: I think this is the better
 4 image of the ones I've seen. If somebody were
 5 to show me all of those pictures about Coral
 6 Gables, I would say, "Oh, my God, what a
 7 terrible place," in terms of design. So we
 8 need to -- I mean, I think that's the point
 9 that Liz is trying to make. I mean, a lot of
 10 the things that we have in the Code right now
 11 are really not encouraging quality. It's just
 12 a checklist, basically.
 13 MR. BEHAR: You're right, and that's
 14 something we need to look at, because in
 15 addition to that, that you have to do that, the
 16 development has to pay for the loss of the
 17 parking space --
 18 MS. PLATER-ZYBERK: Right.
 19 MR. BEHAR: -- which makes absolutely no
 20 sense, you know. Yes, you're right, this is
 21 one that I did, and we -- you mentioned about
 22 the sidewalk being even with the arcade, which,
 23 in this case, it does --
 24 MR. TRIAS: Yes. Yes.
 25 MR. BEHAR: -- because, you know, you're

1 virtually a tiny sidewalk, you know, the
 2 five-foot or seven-foot sidewalk.
 3 MS. ANDERSON: And I hate those. All the
 4 way up and down Le Jeune Road, it's terrible.
 5 MR. TRIAS: I want to give credit to
 6 Robert. I mean, all of your -- the clear space
 7 in your arcades, it's always --
 8 MS. PLATER-ZYBERK: Yeah.
 9 MR. BEHAR: And I don't know if I have a
 10 self-imposed setback or not, okay. Maybe, on
 11 this, and I've got to go back, if we had set
 12 the building back a little bit extra to give a
 13 wider sidewalk, because of a five-foot setback,
 14 sometimes it doesn't work.
 15 MS. PLATER-ZYBERK: Yeah. Right.
 16 MR. TRIAS: Right.
 17 But, I mean, if you measure the width of
 18 the arcade, you will see that it's wider. If
 19 you measure the sidewalk, the same thing.
 20 MS. PLATER-ZYBERK: So I think where I'm
 21 going with this is that whatever concern there
 22 is about open space and how it is experienced
 23 in the City, on the City streets and throughout
 24 the Downtown, it needs more than saying it
 25 should be ten percent or some percent of your

1 site, because it's always going to be pushed to
2 the outside in some way, that's not under the
3 larger control of an urban design, but it's
4 determined site by site.

5 And some of you may remember, years ago,
6 when at the University we did the BID plan. We
7 made some suggestions for two of the streets
8 that were very specific to the street,
9 understanding what the right-of-way was, how
10 much sidewalk was left, whether you could take
11 any space out of parking or traffic lanes, and
12 that sort of street by street approach. I
13 think, would benefit the City, if you really
14 want to deal with open space, beyond haggling
15 over what percent of one site it should be.

16 CHAIRMAN AIZENSTAT: One question for you.
17 A couple of slides back, you showed some
18 landscaping that didn't allow pedestrians to
19 cross. That one that's in place there.

20 I wonder if that was done on purpose -- I
21 don't know -- so there is no jaywalking or you
22 could cross at the crosswalks, because you're
23 in Downtown Coral Gables, where people go out
24 for lunch from the offices and so forth.

25 MS. PLATER-ZYBERK: Yeah.

1 MS. ANDERSON: From a safety standpoint --

2 MR. BEHAR: I don't think this was done
3 with that intention, because I remember being
4 on the Board of Architects when this project
5 came in, and I think it was done for the
6 reasons to meet the landscape, you know --

7 CHAIRMAN AIZENSTAT: Requirements or
8 percentage?

9 MR. BEHAR: Yeah.

10 CHAIRMAN AIZENSTAT: Even if it's on the
11 right-of-way, it meets the landscape
12 requirements for the project?

13 MR. BEHAR: Well, remember -- yes,
14 basically.

15 MS. PLATER-ZYBERK: Well, you may have
16 approved it for one or two projects. I don't
17 know about this one.

18 MS. VELEZ: We had a project in the last
19 meeting, and I asked that same question. When
20 we were looking at the percentages, I said,
21 "But all of the landscaping is in the
22 right-of-way," and, yes, it does count, which
23 doesn't make a lot of sense to me, because it
24 allows the building to be way too close.

25 MS. PLATER-ZYBERK: So, at any rate, you're

1 doing it building by building, instead of
2 street by street. And so if you had a plan
3 ahead of time for that street, then the
4 architects could try to -- at least try to
5 conform with it.

6 MR. TRIAS: If you look at the street, you
7 don't see crosswalks anywhere.

8 CHAIRMAN AIZENSTAT: Correct.

9 MR. TRIAS: So how is that pedestrian? And
10 those are the issues that we need to
11 coordinate.

12 CHAIRMAN AIZENSTAT: I think, in that
13 street, if you continue forward, there is a
14 crosswalk by the Graziano's and there is a
15 crosswalk that goes towards --

16 MR. BEHAR: But this is not Graziano's.
17 This is the --

18 CHAIRMAN AIZENSTAT: That's the Fritz and
19 Franz.

20 MR. BEHAR: The Frits and Franz.

21 CHAIRMAN AIZENSTAT: So at the end of it is
22 the Graziano's Market.

23 MR. BEHAR: All of the way to the end.

24 CHAIRMAN AIZENSTAT: That's where I think
25 there is a crosswalk.

1 MR. BEHAR: All of the way to the end,
2 yeah.

3 CHAIRMAN AIZENSTAT: And I think there's a
4 crosswalk by the Denny's, forward.

5 MR. TRIAS: Right. Right. If you keep
6 going, yes.

7 CHAIRMAN AIZENSTAT: Nothing in between.

8 MS. ANDERSON: But that's the whole block
9 over.

10 CHAIRMAN AIZENSTAT: Yeah.

11 MR. TRIAS: Yeah.

12 MS. ANDERSON: Yeah, it really should have
13 a crosswalk there.

14 MS. PLATER-ZYBERK: But, you know, this is
15 a good example of, we don't have a lot of
16 public spaces that are not linear in our
17 gridded city. That's a kind of American
18 character. But here's a space that's
19 triangular and could be developed, in an urban
20 design fashion, in such a way that it would
21 make the place. It's not just defined by the
22 curbs.

23 MR. TRIAS: And I think that one of the
24 points that Liz is bringing up is that if you
25 simply say a 15 percent open space, you end up

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1 with, yeah, some space over there. That,
 2 indeed, if we have a more sophisticated way to
 3 deal with space, then we can talk about
 4 crosswalks, we can talk about urban design and
 5 so on. You know, I think that's a good
 6 approach.
 7 MS. PLATER-ZYBERK: But I should remind us
 8 all that we're talking about the Zoning Code,
 9 which is a different instrument than an Urban
 10 Design Plan.
 11 MR. TRIAS: No, but the thing is that our
 12 Zoning Code is special, because it has the
 13 Board of Architects and it requires a very
 14 significant design review. So if we understand
 15 it like that, then we have better tools, I
 16 think.
 17 MS. PLATER-ZYBERK: I'm just pointing out
 18 that that percentage may not be the only way to
 19 get a better open space result.
 20 Enough said. Let's move on.
 21 I think that was -- oh, and, then, of
 22 course, there, the cross-block walkways, which
 23 could be probably better developed. That's a
 24 part of the content of the Code. I'm not
 25 sure -- we haven't looked at that, but clearly

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1 reviewed.
 2 The step backs, are those doing what we
 3 want them to do?
 4 The idea that you get Mixed-Use out of
 5 Commercial and that you have to rezone to
 6 Commercial to get it, in certain parts of the
 7 City, why couldn't it all be Mixed-Use and not
 8 worry about having an underlay and an overlay?
 9 The small lots, I just mentioned. Is that
 10 worth re-considering? What about parking for
 11 the small lots. Everybody is pointing out most
 12 of them are built out, at least to one or two
 13 stories already, and they don't have parking,
 14 so would it be that big of an impact on the
 15 City to not require parking for the smaller
 16 lots?
 17 And then your recommendations with regard
 18 to the organization of the document and the
 19 content issues I've brought up, as well as the
 20 degree of public participation, beyond now,
 21 that you think we might need -- the City might
 22 need to engage.
 23 So three things, document structure and
 24 organization, content, the content issues, and
 25 public engagement.

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1 there are -- the blocks are long and the
 2 walkways are useful. This is one of them.
 3 Next.
 4 This is probably your most -- your best and
 5 most intentional one, that runs through the
 6 building from Miracle Mile to the other side.
 7 MS. ANDERSON: Right.
 8 MS. PLATER-ZYBERK: Next.
 9 So this is, I believe, the last slide, in
 10 which we ask for your input, your comments on
 11 the re-organization of the document, any
 12 comments you might have on the form and
 13 capacity rules. I think, with regard to FAR,
 14 it's pretty clear, except in FM2, I believe.
 15 This is the one that has a kind of sliding
 16 scale of the taller you get, the lower the FAR
 17 gets, and it's a complex kind of picture. I
 18 wonder whether that could be simplified or made
 19 less complex, or, let's say, more predictable.
 20 The height, there seemed to be these kind
 21 of height thresholds, which seem to be working,
 22 as you could see from the buildings that we
 23 showed. So there seems to be a pattern there.
 24 However, the height limit on it of the less
 25 than 20,000 might be something that could be

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1 Thank you.
 2 CHAIRMAN AIZENSTAT: I'd like to take a
 3 moment to recognize Commissioner Pat Keon, that
 4 has joined us.
 5 Thank you. Welcome.
 6 Any questions? I would actually like to
 7 first get some input from the architects on the
 8 Board, which would be Robert. Julio,
 9 unfortunately, is not here with us.
 10 But if it's okay with the Board Members, I
 11 would like for him to start.
 12 MR. BEHAR: Thank you.
 13 No, I think -- and I've been on the
 14 Steering Committee, so I've been involved, and
 15 I think the intent of what Liz is doing is
 16 correct. One is, we need to simplify our Code,
 17 okay, because it's very -- I don't want to say,
 18 difficult, but it's very confusing at times.
 19 So I think that process is going in the right
 20 direction, and I think that was -- whatever
 21 task that was, I think it's getting there.
 22 What follows, I think, is going to be very
 23 critical, it's how we're going to -- how we're
 24 going to sort out, you know -- an example, you
 25 know, and I'll pull it out of your slide

1 presentation, the Mediterranean bonuses, how
2 we're going to be able to simplify something
3 that is not -- by the time it gets to the
4 Commissioners for final approval, it's an
5 easier process, was not up to interpretation by
6 somebody, you know. I think those are what are
7 concerning to me, how we're going to get there.

8 There's a lot of work to be done, that
9 you're going to have to do, in order to get --
10 because when we leave it up to the Board of
11 Architects, in some cases, it's a discrepancy,
12 who is going to favor one project versus the
13 other, and that, to me, is, I think, the
14 biggest problem that I see -- or the biggest
15 challenge that you have to be able to clearly
16 make changes to the current Code to allow for
17 that.

18 I think that what you put on the screen
19 right now, I think, is correct. I think, you
20 know, for example, parking, we know that the
21 tendency today is to try to reduce parking, not
22 only because it's going to reduce the mass of
23 the building, it's that we're using cars less
24 and less, and I think it's going to benefit not
25 only the smalls lot, it's going to benefit the

1 including my projects. You know, you could see
2 that your pedestals are very massive. I think
3 that would help us eliminate some of that
4 massiveness of those projects.

5 I think, when you, you know, maybe have
6 some smaller lot, you have a little bit of, you
7 know, more benefit. I think that could be
8 good, you know, in a lot of areas of the City,
9 especially the Ponce corridor. I think that's
10 where we're going to see, for the next twenty
11 years, more development coming in that area,
12 because it's really conducive to do that.

13 I think, again, one of my concerns and I
14 still -- and I've been proposing this for a
15 long time, I think we need to look at not
16 following the eight examples that are set in
17 the Code, but I think we've got to find a way
18 to incentivize projects for quality, good
19 response to the urban fabric, to everything
20 that is there, not just because, if they have a
21 copula, well, why, you know, they get more
22 beneficial -- more benefits than others.

23 And I think that today, in some of our
24 Commissioners, and, you know, Commissioner Keon
25 will attest to that, you know, we want to look

1 big lots.
2 One of the projects that you showed, which
3 is the project we did in the Gables -- Gateway
4 Gables Ponce Project, that project had 348
5 units, but yet it had over 900 parking spaces.
6 You know, we don't need to. We need to look at
7 that, because that's something that is going to
8 benefit the City, you know, now and in the
9 future.

10 MR. TRIAS: And, Mr. Behar, if you had that
11 project going through the process today, you
12 could used the shared parking, for example.

13 MR. BEHAR: But, Ramon, the shared parking,
14 yes, you're correct, but what you're allowed to
15 reduce -- the only benefit today, really, on
16 that project, is that the requirement for the
17 one bedroom unit --

18 MR. TRIAS: Yeah, we reduced that, too.

19 MR. BEHAR: It went from 1.5 to one, but I
20 think we have an opportunity to even look at
21 more, and I think that's what I expect, for you
22 to come back to us, Liz, and say, you know, our
23 recommendation would be "X," you know. I think
24 that's an opportunity, because that's going to
25 reduce a lot of the projects you showed,

1 at better projects, you know, quality projects.
2 That's the goal, the intent of what we want to
3 do today, and I think what I would look from
4 you -- and I think everything you're doing so
5 far is going in the direction -- I think that,
6 how are we able to achieve that, in an easier
7 manner than what we have today.

8 MR. TRIAS: And I think -- Mr. Behar, I
9 think that you're probably the most experienced
10 architect on those types of projects --

11 MR. BEHAR: Thank you.

12 MR. TRIAS: And you are, and I think that
13 your experience could be very beneficial. If
14 we can have a meeting with Liz, for example,
15 that would be one of my suggestions, to have a
16 meeting specifically on your issues and trying
17 to see if we can come up with the technical
18 solutions. And keep in mind that Zoning is a
19 limited tool. Zoning is not going to solve all
20 of our problems, but I think that your
21 expertise -- and that could be one of the
22 follow-up ideas that I may suggest, is that we
23 could set up some meetings with the consultant,
24 of some individuals who have some particular
25 issues, and then follow-up and then come back a

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1 couple of months later to another meeting here.
 2 I mean, I think, at some point, we need
 3 to -- I would like to get your view on how do
 4 you see your role in the process, because at
 5 the end, you will have to recommend approval or
 6 not to the Commission of the changes.
 7 The way I see the changes, I agree with
 8 Mr. Behar, I see the re-organization and
 9 re-labeling, which is what Liz presented, and
 10 that, to me, that's a very clear, black and
 11 white, issue. It's very good, very helpful.
 12 It doesn't simplify the Code. It clarifies the
 13 Code. I mean, it doesn't change any of the
 14 content. And we can do that, and then the rest
 15 of it is the actual changes.
 16 MR. BEHAR: But just that process will, you
 17 know, clarify fifty percent of the problems
 18 that we have today with the Code.
 19 MR. TRIAS: If we only do that, we've done
 20 something significant.
 21 MR. BEHAR: I agree, because, you know, it
 22 really -- and I think Liz and Staff have done
 23 so far, from what I've seen, a very good job
 24 getting to that point, which I'm very happy,
 25 very pleased to see that. And, you know, like

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1 many, but we need to figure out a way to get
 2 appropriate input.
 3 CHAIRMAN AIZENSTAT: I recall, the last
 4 time we went through the Zoning Code Re-write,
 5 Robert, you were on the Board --
 6 MR. BEHAR: Yes.
 7 CHAIRMAN AIZENSTAT: -- I was on the Board.
 8 I think even Commissioner Keon -- were you on
 9 the Board with us? This is when, if I'm not
 10 mistaken, Charlie was doing the Zoning Code
 11 Re-write, and we spent hours and hours going
 12 through, line item per line item, through the
 13 process, putting one or two additional meetings
 14 per month, just on the Zoning Code Re-write,
 15 and we did have input from the community that
 16 came and sat in the audience.
 17 We had Zoning attorneys, we had architects
 18 and we had residents of the community that
 19 actually put in very valuable input and helped
 20 us make a determination as to how we wanted to
 21 proceed, and, to me, that's very valuable.
 22 I'm not saying we've got to spend hundreds
 23 and hundreds of hours, but it's very valuable
 24 to coordinate it in such a way so you get input
 25 from the community and professionals to guide

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1 I said before, is how do we get, you know, a
 2 little bit further.
 3 MS. PLATER-ZYBERK: So one of the
 4 questions, I think, that's come up in some of
 5 the meetings, may have been a Staff Committee
 6 suggestion, that we actually separate these two
 7 issues and first do the re-organization, and
 8 not even address the content issues, until
 9 everybody is comfortable with that, and then do
 10 the content.
 11 So I don't know where we'd come out on that
 12 yet.
 13 CHAIRMAN AIZENSTAT: Were members of the
 14 community and residents on any of those
 15 committees or any of those meetings that you've
 16 had or was it strictly Staff?
 17 MR. TRIAS: No. We had several Committees,
 18 and, yes, we had members. It's just that it
 19 wasn't an open meeting. It was invited. So we
 20 had some professionals. We also have the
 21 Steering Committee. We have members of
 22 different Boards. So we had a fairly good
 23 sample of people who would be interested.
 24 Now, as you can see, Zoning is not exactly
 25 the most exciting topic, so we don't have that

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1 us and help us, because the way Robert has told
 2 us that there are certain facets, when he does
 3 a building, that he has issues, I think there's
 4 other members of the community that would like
 5 to speak out and recognize that, also.
 6 MR. TRIAS: Yeah. And I think, Liz, you
 7 may want to show the list of meetings that
 8 we've had so far, so you get a clear idea.
 9 Robert was a member of one of the Committees.
 10 We had attorneys. We had a lot of people who
 11 have --
 12 MS. PLATER-ZYBERK: Judith, could we have
 13 the second slide in the series?
 14 MR. TRIAS: Yeah. I think the second slide
 15 gave you a timeline. And, really, it's up to
 16 you. It's a question of how much -- if you
 17 want to spend three meetings every month, until
 18 midnight, we can do that, but I would prefer a
 19 more efficient process. So it's up to you.
 20 It's up to you, whatever you think is the best
 21 way to provide input.
 22 I think the consultant has been very
 23 helpful. I mean, you've meet with plenty of
 24 people.
 25 MS. PLATER-ZYBERK: Maybe one back. The

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1 one that lists the meetings.
 2 That. Thank you.
 3 MR. TRIAS: That one.
 4 CHAIRMAN AIZENSTAT: I just think it's
 5 critical to get input from people, and if --
 6 and I would leave that up to Staff --
 7 MR. TRIAS: Okay.
 8 CHAIRMAN AIZENSTAT: -- as to how to drive
 9 that, but in this process, we have to get
 10 people to come and give input. So there's got
 11 to be a mechanism.
 12 MS. ANDERSON: Yeah. We do have an
 13 upcoming Town Hall Meeting. But one of the
 14 recurring themes that I hear from most
 15 residents is the tininess of these sidewalks,
 16 especially when you're dealing with large areas
 17 that people want to use to walk in front of.
 18 If we're going to encourage people to come into
 19 the buildings, to walk in front of the
 20 buildings, we need something more than a
 21 five-foot sidewalk, and depending on the
 22 street, if you're taking about Le Jeune Road,
 23 you need to even provide a little protection
 24 there from splashback from vehicles and trucks.
 25 A prime example of where that wasn't done

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1 building, you know, you might have that
 2 swap-off where the residents use the parking in
 3 some hours and the businesses in others, but in
 4 some of our more recent projects in the North
 5 Gables, you have parking ratios that don't make
 6 sense.
 7 You already have a parking problem there
 8 existing from buildings such as the historic
 9 buildings, that don't have sufficient parking
 10 for any cars, and if you have less than a one
 11 to one ratio, it's not going to work, because
 12 many one bedrooms are filled with two people.
 13 And as far as the trees, I made some
 14 comments about the bump-outs. We do need the
 15 trees. We do need the shade. You're not going
 16 to have the feel in the Downtown that you
 17 normally would.
 18 If you go to Washington, DC, if you go to
 19 some of these northern cities, their climate
 20 has kind of forced them to have large sidewalks
 21 in order to push the snow, but during the
 22 summertime, it is bustling. If you go through
 23 Chicago, it is bustling, because you have space
 24 for people to move and not be shoulder to
 25 shoulder on these sidewalks like we have here.

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1 is in front of the Aloft Hotel, and as a
 2 result, now we have some sort of planters out
 3 there, that the building put in after the fact,
 4 because they're looking for more of a buffer
 5 from Le Jeune Road.
 6 A better design could have been made when
 7 that building -- the pad of it could be further
 8 back, maybe doing a land swamp to enrich our
 9 pedestrians in --
 10 MS. PLATER-ZYBERK: Well, if the arcades
 11 are connected, you would be developing that
 12 protected walkable system.
 13 MS. ANDERSON: Yeah, but it's not. You're
 14 forced out towards the street at the corner --
 15 MS. PLATER-ZYBERK: Yes, currently.
 16 MS. ANDERSON: -- and as it was originally
 17 designed, there wasn't even enough accessible
 18 space to get a wheelchair or a baby carriage
 19 down.
 20 With regard to the parking issue, I think
 21 that varies depending on where you're at. If
 22 you're next to the rail, your parking needs are
 23 going to be less than if you're further down
 24 into the Ponce area. If you're right on Ponce,
 25 it might be less. If it's a Mixed-Use

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1 So those are my comments on those two. I
 2 have lots of other comments, as we move on to
 3 other issues here, such as open spaces, there's
 4 green space. We need to provide more areas,
 5 interior-wise, like it used to exist, like in
 6 the old Florida National Bank, as it was. You
 7 could go inside the arcades.
 8 Even if you look at the San Sebastian
 9 building itself, it's changed dramatically over
 10 time, and to use that as an example of
 11 Mediterranean design now, when it's been
 12 altered so significantly and lost a large
 13 degree of its character, I think is improper,
 14 and we end up with this modern interpretation
 15 of Mediterranean, which really is not what I
 16 think the founders had planned on.
 17 CHAIRMAN AIZENSTAT: Thank you.
 18 Maria.
 19 MS. VELEZ: Following what Rhonda was
 20 saying, I'm concerned also with the setbacks.
 21 I don't like the narrow sidewalks. I think, if
 22 we focus on the pictures that you showed, for
 23 instance, the wider sidewalks, with the
 24 setback, allows for the plantings in the area
 25 and allow for the trees to grow tall.

1 I'm concerned with the bumps outs, because
 2 I like them, they're nice, but at our last
 3 meeting, we had a project in the North Ponce
 4 area, and I'm concerned with how much or how
 5 little parking the building was providing for
 6 the tenants, and the concern there would be
 7 that those people, who lived in that building,
 8 would need to park on the street, which is
 9 already full, because of all of the older
 10 buildings that have no parking whatsoever. So
 11 when we begin to do the bump-out, we take away
 12 what little there is.

13 So it's a conflicting situation, because we
 14 want the green, we want the trees, but we also
 15 do need to understand that there are people who
 16 will continue to drive and that they need to
 17 drive, because they don't have adequate access
 18 to transportation.

19 MS. PLATER-ZYBERK: So if I could use that
 20 as an example. You've spoken about the parking
 21 and the open space in several different
 22 locations, and each one of them is different
 23 enough, that having one Zoning rule for whether
 24 you do a certain kind of setback and whether
 25 it's open space or not, really cannot deal with

1 you do. And I agree, in some areas, some
 2 projects come in with very little parking, and
 3 those are, you know, up to this Board and the
 4 Commission, maybe, not to accept the proposed
 5 reduction, as they're doing it.

6 But in overall, I think that, you know, the
 7 requirements for Coral Gables are far
 8 greater -- and I think Liz will attest to
 9 that -- than most municipalities throughout the
 10 country. You know, we maybe have to look
 11 forward and say, okay, that was good for a
 12 1950s, you know, requirements, but today, you
 13 know, the requirements have changed.

14 MR. TRIAS: It's 1964. 1964 is the actual
 15 date.

16 MR. BEHAR: 1964? Okay. I wasn't around.

17 But we've got to look at it, you know, like
 18 the rest of the country is looking at it.
 19 Something must be going on, that we need to
 20 look at, as well. We cannot sit back and say,
 21 "Okay, you know, our founders, you know, did
 22 something back then," but, you know, I think
 23 we've got to be more openminded and look at
 24 what is happening in the whole country, and the
 25 whole world, for that matter, you know.

1 that, because it's different in each case.

2 MS. VELEZ: Agreed, a hundred percent.

3 MS. PLATER-ZYBERK: So that's a point at
 4 which our work on the content of the Zoning
 5 Code will at least feel like it falls short,
 6 because that probably should be done first in
 7 an Urban Design Plan, that lays it out, rather
 8 than by Zoning category.

9 MR. TRIAS: But I would suggest that most
 10 of that problem is one Zoning category, which
 11 is MF2, which is already one of the issues that
 12 you're tackling.

13 MS. PLATER-ZYBERK: Yeah.

14 MR. TRIAS: For example, the parking, the
 15 parking issue that you have expressed concern,
 16 that really relates to the North Ponce area,
 17 which has MF2, so that there could be a
 18 different ratio, for example. I mean, those
 19 are the solutions that, I think, upon further
 20 study, the consultant can give us ideas for
 21 best practices.

22 MR. BEHAR: And those are more limited
 23 areas. When you look at more the Commercial,
 24 the Mixed-Use, the CBD, you know, we don't have
 25 that problem there. You know, in some areas,

1 MR. TRIAS: And what I would say to you is,
 2 I would remind you that the founders of the
 3 City did not have parking requirements. It was
 4 in 1964 when that was established. And the
 5 last time we reviewed it has been recently, but
 6 there's room to certainly come up with a more
 7 nuanced approach, I think.

8 MS. VELEZ: But the City has grown
 9 tremendously, probably, since the last time it
 10 was looked at, and our population and the
 11 density has tripled.

12 MS. PLATER-ZYBERK: It might be interesting
 13 on this topic to take a look at how much of the
 14 parking that exists is used.

15 CHAIRMAN AIZENSTAT: How will we see the
 16 changes? Are you going to do a strike out, a
 17 red line? What format are you going to use?
 18 Or how are you going to provide that to us?

19 MS. PLATER-ZYBERK: Well, you know, I
 20 think, if what we did first was just move the
 21 divisions and articles around in the way we've
 22 proposed, we might produce that -- and no
 23 content changes, at some point you would have
 24 to go back in and when it refers from one
 25 division to another, you would have to revise

1 those references, but I think we would -- our
 2 preference would be to hand you that revised
 3 document --
 4 CHAIRMAN AIZENSTAT: Okay. Yeah.
 5 MS. PLATER-ZYBERK: -- not having done
 6 anything to MF2 or the parking requirement or
 7 the open space requirement, just this is all
 8 where it's all going to be, how does this feel,
 9 what are the issues, what problems does that
 10 raise, and iron that out, and then come back
 11 and deal with the actual content of it.
 12 CHAIRMAN AIZENSTAT: But we'll be able to
 13 see a document where the changes are physically
 14 made?
 15 MR. BEHAR: Not in the organization portion
 16 of it, because I think that what you're doing
 17 is just going to --
 18 CHAIRMAN AIZENSTAT: Just not on the first
 19 phase.
 20 MS. PLATER-ZYBERK: No, we have a draft in
 21 our office, which we haven't even read yet, of
 22 moving everything around, and so we would take
 23 a look --
 24 CHAIRMAN AIZENSTAT: Yeah.
 25 MR. TRIAS: And then you've got to

1 then the consultant will come back with the
 2 actual re-arranged and re-labeled Code.
 3 MS. VELEZ: The organization part, I think,
 4 is major, and you've done a really good job of
 5 putting things where they should be. I like
 6 it. I think it's going to be more user
 7 friendly.
 8 I also like the idea that the Chairman had
 9 of getting a lot of input from people who
 10 actually will use this. I'm not using it on a
 11 daily basis, but people who will use it on a
 12 daily basis, and that's when we would have
 13 additional input from other people.
 14 MS. PLATER-ZYBERK: Well, and I think we
 15 have a good group in the Steering Committee and
 16 the Staff Committee --
 17 CHAIRMAN AIZENSTAT: But outside. I'd
 18 really like to get people --
 19 MS. PLATER-ZYBERK: Yes.
 20 MR. TRIAS: I want to assure you, we don't
 21 have a list of the people, but you would
 22 recognize most of them, in the sense that they
 23 tend to be the professionals -- and Robert can
 24 explain, because he's been to some of the
 25 meetings -- the attorneys, the architects. All

1 strikethrough underline of any changes. So I
 2 think we have to be very transparent and clear
 3 on them.
 4 CHAIRMAN AIZENSTAT: Yes. That's where I'm
 5 going, actually.
 6 MS. PLATER-ZYBERK: Yeah.
 7 MR. TRIAS: I think that my suggestion was
 8 to separate the re-arrangement and re-labeling,
 9 because, to me, that's a very clear project,
 10 but it's more complex than it appears, because
 11 everything is going to be re-numbered. All of
 12 a sudden, we need to make sure that it is
 13 internally consistent and so on, but if you're
 14 comfortable with that, meaning we have better
 15 labels and better chapters, that's something
 16 you can vote on, and, then, later on, we can
 17 take, either as a whole, all of the changes, or
 18 in pieces, depending on your comfort level.
 19 MR. BEHAR: So what you're asking from us
 20 today, you know, is for us to vote on the
 21 format that is being proposed?
 22 CHAIRMAN AIZENSTAT: Not even a vote. It's
 23 just a recommendation.
 24 MR. TRIAS: No, we're just talking about
 25 recommendations. So if you agree with that,

1 of the people who use the Code all of the time,
 2 have already been part of the meetings.
 3 We also had specific meetings with the BID,
 4 for example, a special meeting to deal with
 5 their issues. We also had a special meeting
 6 about Mixed-Use issues. We've had some
 7 specialized meetings, and the issue, at the end
 8 of the day, is, how much of the general public,
 9 and what will be your preference, in terms of
 10 having that kind of input.
 11 I mean, those are the specialized input. I
 12 think the consultant has been extremely helpful
 13 in working with as many people as possible.
 14 CHAIRMAN AIZENSTAT: And what I recall from
 15 last time, there were a lot of Site Specific
 16 issues, Site Specific Standards --
 17 MR. BEHAR: That needs to come back.
 18 CHAIRMAN AIZENSTAT: That needs to come
 19 back, and I assume that, on those, you're going
 20 to work with the City Attorney's Office, very
 21 closely on that.
 22 MR. TRIAS: Yes.
 23 MS. RAMOS: Most certainly, because the
 24 last time we made changes to the Site
 25 Specifics --

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1 CHAIRMAN AIZENSTAT: I recall that.
 2 MS. RAMOS: -- the floodgates opened, so we
 3 have to look at that.
 4 MR. TRIAS: I would even describe that as a
 5 third step. I mean, I would even separate
 6 that.
 7 CHAIRMAN AIZENSTAT: Correct. It's just
 8 that I didn't see that in there, and that's
 9 why --
 10 MR. TRIAS: It's there.
 11 CHAIRMAN AIZENSTAT: Oh, it is?
 12 MS. PLATER-ZYBERK: No, it is. It's part
 13 of the content, what we call the content. It's
 14 along with MF2, and, you know, the other kind
 15 of actual regulatory issues.
 16 So, you know, I think everybody thinks --
 17 no one, in the course of the many meetings that
 18 we've already had, has said, "Just start over."
 19 I think people understand that this is a
 20 document, which has evolved over time and it
 21 has a tremendous amount of the history of
 22 concern about quality of construction and the
 23 character of the City in it.
 24 So we wouldn't even dream of trying to do
 25 the kind of re-write we did for the City of

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1 and the Commission worked really hard on
 2 fine-tuning, just fine-tuning, the
 3 single-family. That's the way I see the rest
 4 of the Code, just fine-tuning and rearranging.
 5 MR. BEHAR: You know, we're working with
 6 something that at least was done, unlike, you
 7 know, the City of Miami. You've got something
 8 to work with, that needed clarification. You
 9 did not start from scratch, you know.
 10 And, again, and going back, I think this
 11 process is going in the right direction. I'm
 12 in support of it. You know, as we go further
 13 down the line -- and, for example, one of the
 14 exhibits that you showed, you know, the current
 15 Zoning Map, the Future Land Use, I think we
 16 need to look at it, because you're going to
 17 find -- and what I would recommend to you, as
 18 you come back to us, is, you know, you're
 19 going to see pockets that are not consistent.
 20 How do we make clear those areas, that, you
 21 know, in one block you have --
 22 MS. PLATER-ZYBERK: Yeah. Well, there are
 23 some -- if you wanted to make that into one
 24 map, which it could be, instead of six, you
 25 would have some hard decisions, in some cases,

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1 Miami, because that really did require starting
 2 over, and it did not have the history of -- it
 3 didn't have the attention that you have to form
 4 and design and landscape and the historical
 5 style of the City, its character.
 6 So all of those things are very carefully
 7 written into the Code, and that's why we're
 8 saying, that will all move with it. It's
 9 moving laterally. We're not suggesting that --
 10 maybe later, when we get to the content, people
 11 will tell us there's certain aspects of those
 12 that need to change, but you're concerned about
 13 things like excavation or docks or whatever
 14 issues have their own place, that come from
 15 dealing with things and trying to prevent bad
 16 things from happening.
 17 So I think we're just saying, all of that
 18 stays, and, in particular, probably the most
 19 concern, in terms of pedantry, comes from
 20 single-family residential owners, and that's
 21 been -- you've been working on that.
 22 MR. TRIAS: Right.
 23 MS. PLATER-ZYBERK: That stays. Pieces of
 24 that may find a new location in the book --
 25 MR. TRIAS: I mean, I think that the Board

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1 and I think we're ready to deal with that with
 2 you, you know, bring you options, but I think
 3 that you don't want to get into that until the
 4 format is --
 5 MR. BEHAR: The format is the fundamental
 6 issue that we had, and I think we're getting
 7 close to the Finish line.
 8 CHAIRMAN AIZENSTAT: The idea is there.
 9 MR. BEHAR: Yeah. I'm saying -- you know,
 10 and I don't think it's necessarily good to do
 11 one map. I think, maybe, you know, the six
 12 maps may be okay, but I think that, in each of
 13 those areas, it needs to be cleaned up a little
 14 bit.
 15 MS. PLATER-ZYBERK: Well, by six maps, I
 16 meant, in one area, because they have
 17 contradictory FARs and heights and things.
 18 MR. BEHAR: Exactly. Okay.
 19 CHAIRMAN AIZENSTAT: It needs to be user
 20 friendly more so than the Code is today. You
 21 know, that's one of the big complaints that I
 22 have heard about the Zoning Code.
 23 MR. BEHAR: I'm in favor of making the
 24 recommendation that the consultant continues
 25 the way we're going, and bring it back to us

1 whenever that takes place, with the
 2 organization as being proposed.
 3 MR. TRIAS: Okay. I'm sure we can work
 4 that pretty soon. I mean, we'll have to
 5 discuss the timing, but I think that, in terms
 6 of concept, it's already well-designed and it's
 7 a matter of getting it ready for you.
 8 MR. BEHAR: You know, to follow-up on Maria
 9 and Eibi's suggestion, I know I've been to, I
 10 think it's two or three meetings, and I'm
 11 familiar with it, maybe we need to do a
 12 courtesy meeting to the community and to the
 13 residents and to the other professionals, just
 14 to make sure that we cannot -- nobody comes
 15 back and says --
 16 CHAIRMAN AIZENSTAT: "We didn't know about
 17 this."
 18 MR. TRIAS: Yeah, we can have a Town Hall
 19 style meeting, that is advertised, and we send
 20 letters to people and so on.
 21 MS. ANDERSON: And if people can also see
 22 the red line version versus, you know, the
 23 product --
 24 MR. TRIAS: That will be later. I think we
 25 need to have a meeting for just general ideas.

1 will proceed accordingly with that.
 2 MS. ANDERSON: Right.
 3 When do you foresee the red line version
 4 being available?
 5 MS. PLATER-ZYBERK: Okay. So I'm getting
 6 nervous about calling it a red line version,
 7 because I think it probably would be the new
 8 text, which has no content changes, and maybe
 9 the diagram that shows you where everything
 10 went.
 11 MS. ANDERSON: Okay.
 12 MR. BEHAR: So, if I understand you
 13 correctly, there are no changes in the text
 14 language. The only change is where it's
 15 placed?
 16 MS. PLATER-ZYBERK: That's what we would be
 17 trying to do, except for the reference to where
 18 it's going. You know, when it say, as in --
 19 MR. TRIAS: Every article is to be
 20 renumbered. So there are many references and
 21 so --
 22 CHAIRMAN AIZENSTAT: I understand. But
 23 there's no text change?
 24 MR. TRIAS: There's no content change.
 25 There will be some text changes, that talk

1 MR. BEHAR: Information meeting.
 2 MR. TRIAS: Yeah, because we don't have the
 3 red line version yet.
 4 MS. ANDERSON: Well, I understand, but what
 5 are you going to show them at that meeting? If
 6 you just tell them, "We're playing with the
 7 Code," they're going to get concerned.
 8 CHAIRMAN AIZENSTAT: I think it's more to
 9 get additional input at this stage that we're
 10 at.
 11 MR. TRIAS: Right.
 12 MS. ANDERSON: A wish list?
 13 MR. BEHAR: I don't think a wish list is --
 14 because I think that if you put to out to do a
 15 wish list, we're going to be here for the next
 16 five years doing this.
 17 MS. ANDERSON: No, I understand, but --
 18 that's what I'm saying, we need a defined --
 19 MS. PLATER-ZYBERK: What you want to do is
 20 preclude people saying, "We didn't know you
 21 shouldn't be doing this. So you shouldn't be
 22 doing it, because we didn't know."
 23 CHAIRMAN AIZENSTAT: Yes. Thank you.
 24 And I think, as we get further along in the
 25 process and the red line version comes out, we

1 about references and so on.
 2 CHAIRMAN AIZENSTAT: Understood.
 3 MR. TRIAS: But no content.
 4 MR. BEHAR: Now, if that is as simple as
 5 that, I don't know --
 6 MR. TRIAS: Yeah, as simple as that.
 7 There's no tricks here. It's just very
 8 straight-forward, very transparent, you know.
 9 MS. PLATER-ZYBERK: So it may be rough in
 10 language, because it's just moved completely.
 11 CHAIRMAN AIZENSTAT: Right. But then your
 12 idea works.
 13 MS. PLATER-ZYBERK: Then we can address it,
 14 but I think actually showing the fact that it's
 15 moved intact is probably important.
 16 CHAIRMAN AIZENSTAT: Because the last time
 17 we sat here and did these, what we call the
 18 Zoning Code Re-write, it was item per item,
 19 line by line, page by page, that we went
 20 through it that pertained to --
 21 MR. BEHAR: And, Eibi, that may come later,
 22 when there's actual content changes. Right now
 23 we're not doing that, from what I understand.
 24 CHAIRMAN AIZENSTAT: I understand.
 25 MS. PLATER-ZYBERK: And the old Code

1 remains intact, and that's what you're using
 2 while we're doing all of this.
 3 MR. TRIAS: Right. Right.
 4 MS. ANDERSON: I did have a couple of more
 5 comments. You had a question, that was written
 6 in on the PowerPoint, under Division 3.10,
 7 Transfer of Development Rights, and you said,
 8 "Verify that it stays here rather than moved to
 9 Article 8, Historic Preservation."
 10 MS. PLATER-ZYBERK: Yeah. That one, in
 11 particular, I think we understand stays with
 12 the process and doesn't go with Historic
 13 Preservation.
 14 MS. ANDERSON: Right, because we're also
 15 talking about green space, when we were talking
 16 about TDRs.
 17 MS. PLATER-ZYBERK: Yeah. We had a few
 18 other questions we have to go through, like
 19 there's a DRI Chapter and there's no more DRIs.
 20 MR. TRIAS: Right. That's not ready for
 21 you to take action. When you get it --
 22 MS. ANDERSON: Oh, okay. I thought it was
 23 my question.
 24 MR. TRIAS: Right.
 25 MS. ANDERSON: Okay.

1 saying is, that's what transpired --
 2 MR. BEHAR: But we did that. For every
 3 week, we had a meeting that we went to. I'm
 4 not doing that.
 5 CHAIRMAN AIZENSTAT: Until midnight.
 6 MR. BEHAR: I will resign from the Board.
 7 MR. TRIAS: Mr. Chairman, what I would say
 8 is that, because of that very, very good work
 9 you did, now we only have to do about ten
 10 percent of the work, because it's really
 11 rearranging and then changing some details.
 12 CHAIRMAN AIZENSTAT: Well, it was really
 13 Staff, the Commission. It was a unified
 14 project. I think it was a culmination of
 15 everybody working hard and putting the time in.
 16 MS. PLATER-ZYBERK: You know, I think the
 17 timing question is, do we bring that document
 18 to you first and then it goes to that --
 19 whatever the Town Hall meeting is after that?
 20 MR. TRIAS: My thinking is, we can probably
 21 have a Town Hall meeting relatively soon, and,
 22 for example, a January meeting for the
 23 re-arranged Code will be to me --
 24 CHAIRMAN AIZENSTAT: The Town Hall meeting,
 25 though, you know, you have the holidays coming

1 MS. PLATER-ZYBERK: You know, I think if we
 2 do things like cross out the article on DRIs,
 3 that would move or be pushed to the end and
 4 literally crossed out, because there are a few
 5 things like that that just don't apply anymore.
 6 We do know that.
 7 CHAIRMAN AIZENSTAT: Any other comments at
 8 this stage?
 9 MS. ANDERSON: Not at this stage, no.
 10 CHAIRMAN AIZENSTAT: Maria?
 11 MS. VELEZ: No.
 12 CHAIRMAN AIZENSTAT: Ramon, do you need
 13 anything further from us?
 14 MR. TRIAS: No. Thank you very much. And
 15 I think we'll bring you back -- Liz, do you
 16 have any idea of the time frame, just roughly,
 17 for the re-arrange?
 18 MS. PLATER-ZYBERK: How often do you have
 19 meetings?
 20 MR. TRIAS: Once a month.
 21 CHAIRMAN AIZENSTAT: Every day.
 22 MR. TRIAS: Certainly we can follow the
 23 Chairman's idea of three meetings every
 24 month --
 25 CHAIRMAN AIZENSTAT: Well, no. What I was

1 up. I would be mindful of those dates, to be
 2 able to get as much input as you can.
 3 MS. PLATER-ZYBERK: So we could take this
 4 presentation that we did today to a Town Hall
 5 meeting, or if we want to do the book, that
 6 would probably push it close to the holidays
 7 and you may want to push it into the New Year.
 8 MR. TRIAS: I think you should take this
 9 presentation and try to simply allow for
 10 comment, and think in terms of maybe January or
 11 February for the first time that it comes back
 12 to you, in terms of re-organization.
 13 MS. PLATER-ZYBERK: As a book.
 14 MR. TRIAS: And then think about another
 15 three or four months of basically discussion to
 16 come up with the changes. I mean, that's the
 17 way I would see it. And if you need more time,
 18 you need more time.
 19 CHAIRMAN AIZENSTAT: So you would schedule
 20 a Town Hall meeting what month, probably?
 21 MR. TRIAS: As soon as we can. I mean, I
 22 would try to do it before the holidays,
 23 obviously. So I would try to schedule it soon,
 24 and see the level of interest that we have from
 25 the community. We may have thousands of people

1 show up, and then we may need to have another
 2 meeting, or not. Or it could be like tonight's
 3 meeting. We'll see.
 4 MS. PLATER-ZYBERK: So mid November or
 5 early November.
 6 MR. TRIAS: Yeah, that would be my
 7 recommendation at this point, if you feel
 8 comfortable with that timing, with the hope of
 9 coming back after the holidays with something
 10 for you to take action.
 11 And I think, at that point, is when you
 12 will see more interest, when you start taking
 13 action.
 14 CHAIRMAN AIZENSTAT: Correct.
 15 And where would those Town Hall meetings
 16 take place?
 17 MR. TRIAS: Well, we had a meeting last
 18 night at the Youth Center, and that seems a
 19 good venue.
 20 CHAIRMAN AIZENSTAT: Okay. It's a very
 21 good venue.
 22 MR. TRIAS: Yeah.
 23 CHAIRMAN AIZENSTAT: Okay. I was just
 24 thinking, not the engineering building or so
 25 forth. The Youth Center is good.

1 Okay. Any other comments?
 2 MR. BEHAR: No.
 3 MS. ANDERSON: None.
 4 MS. PLATER-ZYBERK: So this presentation
 5 would be good for the Town Hall?
 6 MS. VELEZ: It's a start, and a way to get
 7 people thinking and to start listening to
 8 what's out there.
 9 MS. PLATER-ZYBERK: Thank you very much.
 10 CHAIRMAN AIZENSTAT: Any other comments?
 11 No?
 12 I'd like to thank you very much for coming,
 13 Commissioner. Thank you for joining us
 14 tonight.
 15 I guess we're adjourned.
 16 MR. TRIAS: Thank you very much.
 17 MS. VELEZ: Thank you. Thank you, Liz.
 18 (Thereupon, the meeting was adjourned at
 19 7:20 p.m.)
 20
 21
 22
 23
 24
 25

1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 26th day of October, 2018.
 17
 18
 19 SIGNATURE ON FILE
 20 _____
 21 NIEVES SANCHEZ
 22
 23
 24
 25

Excerpt of 02 13 19 PZB Meeting Minutes

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1 becoming a typical residential apartment
 2 building, and if that need were ever to arise,
 3 what process would it have to go through for
 4 that?
 5 MR. TRIAS: Well, it would have to be a
 6 different submittal to be approved by the
 7 Commission. I mean, in theory, that could take
 8 place, but the Conditions of Approval make it
 9 mandatory that it has to be an ALF.
 10 MR. MANTECON: Okay.
 11 MR. TRIAS: So short of doing a different
 12 project that goes through the whole process, it
 13 has to be what is proposed.
 14 MR. GRABIEL: Okay. Thank you.
 15 MS. MENENDEZ: Any other questions?
 16 MS. ANDERSON: No.
 17 MS. MENENDEZ: No?
 18 Okay. Do I have a motion?
 19 MR. GRABIEL: Yeah. I'd like to move for
 20 approval with all of the conditions that Staff
 21 has presented.
 22 MR. MANTECON: I'll second it.
 23 MS. VELEZ: I'll second it.
 24 Go ahead. Go ahead.
 25 MR. MANTECON: I'll second it.

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1 MS. MENENDEZ: Yes.
 2 MS. VELEZ: Thank you.
 3 MS. MENENDEZ: Okay. Can we go to our next
 4 item? That would be E-1.
 5 MR. COLLER: Item E-1, an Ordinance
 6 relating to the Zoning Code of the City of
 7 Coral Gables, Florida, adopted as Ordinance
 8 Number 2007-01, as amended, reorganizing the
 9 Zoning Code, revising and renumbering Article
 10 and Section numbers, but providing no
 11 substantive changes to the Zoning Code,
 12 providing for a repealer provision, a
 13 severability clause, codification and providing
 14 for an effective date.
 15 Item E-1, public hearing.
 16 MR. TRIAS: Madam Chair, today's item is
 17 the first of several items in the future in
 18 which the Zoning Code will be addressed. We
 19 have Elizabeth Plater-Zyberk, our consultant,
 20 that is going to explain what is being
 21 proposed.
 22 The changes today are only re-organization
 23 and re-labeling of some sections. There are no
 24 changes to the content of the Code or
 25 amendments to the text that affect the

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1 MS. MENENDEZ: Okay. Can you call the
 2 roll, please?
 3 THE SECRETARY: Julio Grabiell?
 4 MR. GRABIEL: Yes.
 5 THE SECRETARY: Alex Mantecon?
 6 MR. MANTECON: Yes.
 7 THE SECRETARY: Maria Velez?
 8 MS. VELEZ: Yes.
 9 THE SECRETARY Rhonda Anderson?
 10 MS. ANDERSON: Yes.
 11 THE SECRETARY: Maria Menendez?
 12 MS. MENENDEZ: Yes.
 13 MR. GARCIA-SERRA: Thank you very much. I
 14 hope you have a good night.
 15 MS. MENENDEZ: Thank you. You, too.
 16 MR. ADAMS: Thank you all.
 17 MS. VELEZ: Thank you. Thank you.
 18 MR. MANTECON: Thank you.
 19 MS. ANDERSON: Thank you.
 20 MR. GRABIEL: Mr. Garcia-Serra, next time,
 21 I do need your AIA --
 22 MR. GARCIA-SERRA: My license? Let me see
 23 if I can get it between now and next month.
 24 MS. VELEZ: Madam Chair, I need to be
 25 excused.

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1 substance of the Code. So I would encourage
 2 Liz to make her presentation, and then, if you
 3 have any questions, we'll help you.
 4 MS. MENENDEZ: Okay. Can you please state
 5 your name and address for the record, and
 6 welcome?
 7 MS. PLATER-ZYBERK: Good evening, Liz
 8 Plater-Zyberk, DPZ CoDesign, 1023 Southwest
 9 25th Avenue, Miami.
 10 MS. MENENDEZ: Thank you.
 11 MS. PLATER-ZYBERK: I'm a Coral Gables
 12 resident.
 13 So I believe you've seen some of the things
 14 I'll be showing you. There's about 10 slides.
 15 And the first part of this presentation is a
 16 little bit about the process, so that you
 17 understand why we are at this point now.
 18 So just a little bit of background. We
 19 started last year with several committees that
 20 were formed to guide us in the update of the
 21 Code, a Steering Committee, which is comprised
 22 of a variety of people, a Staff Committee,
 23 which represents a number of the agencies in
 24 the City, and we've had a number of other
 25 meetings. Representatives have met with us

<p style="text-align: right;">Page 41</p> <p>1 early on, and we have come before this Board 2 talking about the first phase of the work, 3 which was an analysis, an assessment of the 4 existing Code. So you can see where we are. 5 Now, we've actually started working on 6 these revisions, which I'm about to describe. 7 So that preliminary assessment was a result of 8 several of the Staff and Committee meetings, 9 and, essentially, the first two items were 10 coming up repeatedly in all of the meetings. 11 One was, make the Code easier to use and 12 clarify its organization, and then there was a 13 lot of discussion about some contradictions in 14 different aspects of the substance of the Code, 15 or what we call the content, with regard to 16 Site Specifics, several of the categories, 17 MF-2, MFSA and Mixed-Use, that sometimes height 18 and FAR regulations may need clarification. 19 Parking is always part of any discussion about 20 a Zoning Code, and there has been some push for 21 reducing parking requirements. And, then, of 22 course, discussion about the small sites in the 23 City identified as less than 20,000 square 24 feet. 25 So, this evening, I'd like to point out</p>	<p style="text-align: right;">Page 42</p> <p>1 that having completed that assessment, and that 2 was the first phase of the contract, we have 3 entered the work of revising or updating the 4 Code, and we're here to talk to you about what, 5 in this slide, is pointed out to be Part One, 6 the current work, which is the re-organization 7 of the Table of Contents. 8 So as Ramon Trias said at the outset, there 9 is no -- all of the other items that I just 10 listed were part of the discussions are not 11 being addressed yet. I'm going to point out to 12 you how the re-organization is being proposed. 13 We think there's two subsequent steps. We 14 know there's some small inconsistencies. 15 They're in the Code right now, but they become 16 evident when you do this re-organization and 17 I'll speak about a few of them, which we will 18 address following -- once this outline of the 19 new organization has been finalized. 20 We have done enough work moving these 21 things around in the Code as a kind of test to 22 understand the scope of that work and that it 23 seems doable and relatively expediently. 24 Once that's done and it's essentially 25 usable in its current state, we would move on</p>
<p style="text-align: right;">Page 43</p> <p>1 to some of the changes or specific items in the 2 content or substance that we feel that we've 3 been asked to at least explore. So that would 4 be Part Three. So today we're just dealing 5 with the Table of Contents. 6 I should say that when we first started out 7 in those meetings, we didn't imagine that this 8 would be the first step, but in discussing that 9 list of items, from clarifying MF-2, in fact, 10 it was one of the Staff members who said, "You 11 know, this is really two different kinds of 12 actions. Why don't you consider separating 13 them and doing re-organization first and then 14 working on the content later?" So we thought 15 that was a good idea and everybody else seemed 16 to agree, that it was, as well. 17 So here, on the left, is the existing Table 18 of Contents. You have essentially eight 19 articles and a series of appendices. And on 20 the right, you'll notice that we are suggesting 21 sixteen articles and some changes to what is in 22 the appendices. I think what we came to 23 realize about this Code, and it had something 24 to do with work we've been doing on Codes and 25 inner suburbs in other parts of the country, is</p>	<p style="text-align: right;">Page 44</p> <p>1 that the Zoning Code that was essentially 2 written in the '20s or that first framework for 3 the Code, over many decades has accumulated not 4 only changes to those first regulations, but 5 also all sorts of new regulations, which, in 6 essence, didn't have a place to be put in the 7 Code. 8 So, for instance, your Article 5, 9 Development Standards, is a very dense chapter, 10 full of many different things in it, which I 11 wouldn't call it exactly a dumping ground, but 12 it's where a lot of things got put because 13 there was no better place for them, and much of 14 what we've done is, tried to identify or 15 characterize those different things into the 16 categories which are making some of the new 17 chapters. 18 So as your Planning Director often points 19 out, there was no parking requirement before 20 the 1960s, and, you know, that's one of the 21 most important things that ever comes up, 22 right; important in terms of how much time one 23 spends on it, and you can see it doesn't exist, 24 really, in the original or in the existing 25 Table of Contents.</p>

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1 So I'm going to just verbally tell you a
 2 few points about where the existing contents
 3 might end up in the proposed, and, then, if you
 4 have any questions about that, I'd be happy to
 5 answer them.
 6 But before I do, I just wanted to point out
 7 to you that we have a way of tracking where
 8 things are going from the existing to the
 9 proposed, and it's graphic, as well as text.
 10 Sorry.
 11 So General Provisions, for instance, stays
 12 exactly where it is, at the beginning of the
 13 Code, and we don't foresee large changes in
 14 that. Article 2 in the existing, Decision
 15 Making and Administrative Bodies, remains
 16 together and becomes Article 14, Process.
 17 We think that most people go into a
 18 document like this and they want to find out
 19 what it's saying about the property they're
 20 interested in first, and then the process of
 21 how you get there can occur later. So that's
 22 why we're suggesting that it should move
 23 towards the end.
 24 Article 3, Development Review, gets put
 25 into several different places, certainly into

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1 Preservation and Parking and Access Process and
 2 there's a new article on Architecture, and so
 3 some of Article 5, Development Standards, go
 4 into that.
 5 Article 6, Non-Conformities and Lawfully
 6 Existing Uses will have its own Article 13. It
 7 doesn't seem -- it seems like that can be
 8 towards the end of the document.
 9 Article 7, Violations, will become part of
 10 14, Process, and Article 8, definitions, will
 11 remain the final chapter, which is definitions.
 12 So you can see how the appendices increase
 13 by the two, D and E -- A, B, C, D and E now,
 14 putting all of the kind of Special Districts
 15 into that part of the Code.
 16 So this is really what we're asking you to
 17 approve, so that we can go on and really work
 18 on the content changes. First, the text
 19 refinements and then the context changes. So
 20 those text refinements, of course, involve when
 21 there are references to other parts of the
 22 Code, that you're putting the right reference
 23 in, under the new organization, and then some
 24 of the inconsistencies that I mentioned are,
 25 for instance, there are a few things under

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1 Process. There's a proposal that there be a
 2 separate article for Notices, which is
 3 currently in Development Review. So you'll see
 4 that is Article 15. Historic Preservation is
 5 being pulled out to be its own article, as
 6 well, Art -- and as well, Art in Public Spaces.
 7 In Article 4, the Zoning Districts, that
 8 largely goes to Article 2, which is the Zoning
 9 Districts, which pushes that to the front of
 10 the document, and then there are a few things
 11 in Article 4, under Zoning Districts, which
 12 really should be in appendices, given what's in
 13 there now. So we'll be moving the University
 14 Campus District and making it Appendix E, and
 15 the Business Improvement Overlay District,
 16 which really isn't a Zoning District, it's
 17 about management, into Appendix E. So, you
 18 know, it's not regulating the other things that
 19 the Zoning Districts generally are regulating.
 20 Article 5, Development Standards, the one
 21 that was -- I think you'd had -- it has over 28
 22 divisions or it has 28 divisions, is largely
 23 going into Article 3, on Uses, which is where
 24 most of the content -- what most of the content
 25 is about, but some of it is going to Historic

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1 Accessory Uses, which are really not uses,
 2 there are things like trellis and patio
 3 pavement, and they probably should end up in
 4 the Architecture article that's being
 5 introduced. So it wouldn't be really changing
 6 any of the standards, but maybe relocating
 7 where some things go.
 8 I think probably that's enough for now,
 9 until you have questions.
 10 MS. MENENDEZ: Okay. Thank you.
 11 Do we have anybody from the public that
 12 would like to speak to this matter?
 13 Okay. How about the Board Members?
 14 MR. GRABIEL: I have a couple of questions.
 15 Liz, what does the new Article 12, Ambience
 16 Standards, what does that mean?
 17 MS. PLATER-ZYBERK: So this is still a
 18 question -- there are -- this might be noise
 19 and other things, which maybe should be in the
 20 City Charter. There are a few things like that
 21 in the Code. And so it's -- in a sense, it's a
 22 placeholder for some things that maybe don't
 23 belong there.
 24 MR. GRABIEL: Okay.
 25 MR. TRIAS: Yeah. We may recommend to

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1 remove a few thing from the Zoning Code and
 2 place them in the City Code, because they're
 3 not -- they're more maintenance or operational
 4 standards. So that's one of the issues that
 5 may come up in the technical corrections, in
 6 the second phase.
 7 MS. MENENDEZ: So you might be removing
 8 Article 12?
 9 MS. PLATER-ZYBERK: You know --
 10 MS. MENENDEZ: Or re-numbering?
 11 MS. PLATER-ZYBERK: It depends.
 12 MR. TRIAS: I don't think we're ready to
 13 make a recommendation right now, but we will
 14 recommend some removals certainly.
 15 MS. MENENDEZ: Okay. Okay. Any other
 16 question?
 17 MR. GRABIEL: No. That was the thing that
 18 hit me as, I didn't know what it means.
 19 MS. MENENDEZ: Alex, do you have any
 20 questions?
 21 MR. MANTECON: I had one question. So
 22 sometimes, you know, there are certain parts of
 23 the Code that make sense when they're in
 24 context, like within the same paragraph or
 25 within like a subparagraph or something like

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1 you're assuming. Because, for example, if you
 2 look at the Table of Contents, and I ask you,
 3 "Where is parking?"
 4 "I don't know."
 5 MR. MANTECON: Yeah.
 6 MR. TRIAS: Right. So we're clarifying it
 7 by having Parking, by having Architecture, by
 8 having Landscape, by giving context to the
 9 actual requirements. Right now they happen to
 10 be in a very confusing setup, and it's
 11 confusing to me sometimes and this is what I do
 12 for a living, so imagine that.
 13 So I think that, from my perspective, that
 14 Table of Contents basically talks about the
 15 issues directly.
 16 MR. BEHAR: I'm involved in the Steering
 17 Committee, a part of the Steering Committee,
 18 and the idea here is really to simplify this
 19 whole process. So, right now, if you go into
 20 the Code, you've got to go around in different
 21 sections to find your answer. The intent here,
 22 and I think what we're going to try to get to
 23 and Liz is going to get to, is to simplify that
 24 process, to make it easier.
 25 If you're going to look at parking, you go

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1 that, and, then, if it gets moved to another
 2 article or something else, obviously that would
 3 feel like it's out of context or it's maybe
 4 making reference to something that is not in
 5 the same context.
 6 So how do you -- I mean, has this been
 7 looked at, to make sure that when it gets
 8 rewritten, that, you know, developers or us, as
 9 Staff or Legal, aren't going to be having
 10 issues with being able to, you know, understand
 11 certain parts of the Code?
 12 MS. PLATER-ZYBERK: Yeah. You know, we
 13 have actually looked through -- I'm here with
 14 Judy Bell, who has been doing a lot of this
 15 work for -- but we've -- others of us have been
 16 looking at with her very thoroughly and we're
 17 confident that that can be managed in this next
 18 phase.
 19 So it's always a whole section or division
 20 that's moving around and never pieces of it,
 21 except maybe when the trellis moves to
 22 Architecture.
 23 MR. TRIAS: Yeah.
 24 Mr. Mantecon, what I would say to you is
 25 that we're actually doing the opposite of what

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1 directly to Parking, you don't have to go to
 2 Article 4, Article 5, you know, to find out.
 3 That's the idea.
 4 MR. MANTECON: No, I get all that. My
 5 concern is only, like if you were to take a
 6 book and you take one paragraph out of that
 7 book and that paragraph is in context to
 8 everything else that's happening in that
 9 chapter, and you take that paragraph and put it
 10 somewhere else, it won't make sense wherever
 11 it's put. I just want to make sure that that
 12 is not happening, so it doesn't --
 13 MS. PLATER-ZYBERK: Yeah. So that was a
 14 concern the Committee raised and that's why we
 15 actually went through the whole book, word for
 16 word.
 17 MR. MANTECON: Okay.
 18 MS. PLATER-ZYBERK: I think Judy has it
 19 almost memorized.
 20 MR. MANTECON: Yeah. That was just my
 21 question.
 22 MS. PLATER-ZYBERK: And I think I would
 23 second what Ramon Trias has just said, which is
 24 that if it were written like a novel, in which
 25 things were in logical sequence, that would be

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1 a great concern, but the current one is not in
 2 that sequence, so I can hardly think that we
 3 would make it worse.
 4 MR. MANTECON: Got it. By when does Staff
 5 have to memorialize all of these sections?
 6 MR. TRIAS: The good news is that the new
 7 version is more intuitive, and, secondly, we're
 8 also going to place it on Municode, which is a
 9 web-based system that has most of the Codes in
 10 the United States. So that's another one of
 11 the things that are going to come out of this
 12 process, so it will be much easier to use.
 13 Right now, we have a web -- I'm sorry, we
 14 have a Word document that one of our Staff
 15 people updates. We're going to change that to
 16 the Municode process, which I think --
 17 Mr. Behar, I suppose --
 18 MR. BEHAR: Absolutely. That's going to be
 19 much easier to find the information that you're
 20 looking for.
 21 MS. ANDERSON: Yeah. I would be more
 22 concerned if there were edits to the language.
 23 I mean, looking at the Statutes, you usually
 24 have a historical note at the bottom, that used
 25 to be formerly section so and so, and that's

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1 Code, when they come in the future, or even if
 2 we have the information now, like the City Code
 3 does? The City Code provides for the
 4 regulation that allowed it to exist.
 5 Is that something we're doing with our
 6 Zoning Code or that really hasn't been --
 7 MS. PLATER-ZYBERK: I don't know.
 8 MR. COLLER: Well, I will explain why those
 9 references are there. That's one of the
 10 advantages of Munico. Once a Code is put on
 11 Municode, and then amendments are made to a
 12 particular section, the editors of Municode
 13 note what Ordinance number --
 14 MS. MENENDEZ: I see. Which is excellent.
 15 MR. COLLER: Right. It's very helpful to
 16 be able to go back and do that.
 17 MS. MENENDEZ: Right.
 18 MR. COLLER: So one of the advantages of
 19 moving to Municode is that, going forward, they
 20 will, when they receive Ordinances, when we
 21 adopt an Ordinance maybe making a change to
 22 something in the Zoning Code, Municode makes a
 23 reference as to what Ordinance it was.
 24 MS. MENENDEZ: Moving forward.
 25 MR. COLLER: Moving forward.

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1 more important when you're interpreting
 2 statutes that affect people that are charged
 3 with crimes and what the intent of the statute
 4 was.
 5 I think this is a re-organization that
 6 makes sense, and I think it's very intuitive.
 7 I mean, I think there are some issues that we
 8 need to address for the future, but that's in
 9 Part Three that we're going to be getting into
 10 those. I have a wish list for you.
 11 MR. COLLER: With respect to the looking at
 12 the history -- excuse me -- the actual
 13 Ordinance will have the strike through where
 14 you will see where it was in the Code and what
 15 new section it will be. You will only have the
 16 actual titles, because once this is adopted,
 17 the Staff, with the assistance of the
 18 consultant, are going to take the substantive
 19 pieces and put them in the order -- in the new
 20 order that's proposed. So we'll save a lot of
 21 trees, because we're not doing that until the
 22 very end.
 23 MS. MENENDEZ: Will you be making
 24 references to the actual Ordinance numbers that
 25 approved these types of changes to our Zoning

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1 MS. MENENDEZ: We really don't have that
 2 historically, because they don't manage our
 3 Zoning Code, per se.
 4 MR. COLLER: Well, right. They haven't
 5 managed our Zoning Code.
 6 MS. MENENDEZ: But the intent is to add it
 7 there to the Municode system?
 8 MR. COLLER: Yes. I mean, Municode does
 9 that as part of their process when something
 10 gets updated. The other advantage, of course,
 11 is the search function from Municode is a bit
 12 more robust than doing a Control-F and taking
 13 words. So that's going to be a plus, too.
 14 MS. MENENDEZ: Yes. Right. From my
 15 perspective, this Phase One might change,
 16 right, because as we start looking at the
 17 content, we might decide, like you pointed out
 18 in this Article 12, that there might be a
 19 situation where we'll be removing things or
 20 maybe even eliminating an article, maybe
 21 changing the numbers?
 22 So would it be my -- I would think that
 23 this is like a tentative recommendation type
 24 thing, with the idea that this might change in
 25 the future.

1 MS. PLATER-ZYBERK: You know, we're pretty
 2 confident that this is a good outline. We've
 3 been through this several times, and most of
 4 the things that change would be inside the
 5 article.
 6 MS. MENENDEZ: Inside? Okay.
 7 MR. TRIAS: Yeah.
 8 MS. PLATER-ZYBERK: Like the Zoning
 9 District might have changes, the Uses might
 10 have changes. You might be -- you'll probably
 11 be adding some things about sustainability and
 12 resilience that don't exist, but that can only
 13 become more important in the long run.
 14 So until you do a really large kind of
 15 rethinking of it again, which one always does
 16 every some decades, I think this is -- this
 17 will stand up to good function for a while.
 18 MS. MENENDEZ: Okay.
 19 MS. PLATER-ZYBERK: For a while good.
 20 MS. MENENDEZ: Okay. Good.
 21 Any other questions, Julio?
 22 MR. GRABIEL: Yeah.
 23 I guess it's to Staff and the consultant.
 24 Schedule what is -- looking forward, what's the
 25 schedule on this effort?

1 corrections, whatever is to be removed, or
 2 consistency.
 3 MS. PLATER-ZYBERK: It's on the screen
 4 again.
 5 So that's not changing the substance, but
 6 it's making sure that when it refers to another
 7 article, that it's giving you the new location
 8 or, to use the same example, moving trellises
 9 into Architecture.
 10 MR. TRIAS: Or maybe removing some sections
 11 altogether from the Code. I would expect that
 12 that would be part of Part 2, if we decide to
 13 recommend that.
 14 MS. PLATER-ZYBERK: Yeah. An obvious one
 15 is Development -- DIRs, Development of Regional
 16 Impact. You know, that doesn't exist anymore.
 17 And we've already begun analysis of some of
 18 the parts that are the substance. We're not
 19 asking -- we haven't made any suggestions about
 20 that, and we're not making any proposals about
 21 those, but we just want you to know that we're
 22 moving ahead on the next phases.
 23 MR. MANTECON: I think Part 2 basically
 24 answers my question. That was my concern.
 25 MS. PLATER-ZYBERK: Yes. Yeah.

1 MS. PLATER-ZYBERK: We can move directly
 2 into what we call Part 2, and I think we said
 3 that we would be working on that for the next
 4 month, and that we can come back with -- in a
 5 month or -- well, to come back here in a month,
 6 it means two weeks.
 7 MR. TRIAS: Yes.
 8 MS. PLATER-ZYBERK: So maybe it's the
 9 second month, to come back with the document in
 10 its entirety, in the new format. That's the
 11 next step.
 12 MR. TRIAS: I think Part 2 is relatively
 13 straight-forward. Part 3 may be take a little
 14 bit longer, which is the changes on the
 15 content, and my expectation is to get done by
 16 the end of the year. It may take several
 17 meetings, depending on your input. So we'll
 18 see how that goes.
 19 But I think that if we were to do Part 1
 20 and 2, we've done a lot, actually. So it's up
 21 to you how much detail and how much discussion
 22 you want to have with the rest of the
 23 amendments.
 24 MS. MENENDEZ: What is Part 2 again?
 25 MR. TRIAS: Part 2 is the technical

1 MS. MENENDEZ: Okay. Any other questions
 2 or comments?
 3 MS. ANDERSON: No.
 4 MS. MENENDEZ: No? Hearing none.
 5 No motion?
 6 MR. TRIAS: Yes. Yes. Staff recommends
 7 approval and requests a motion from you.
 8 MS. MENENDEZ: Okay.
 9 MR. GRABIEL: I move to approve.
 10 MS. ANDERSON: I'll second.
 11 MR. MANTECON: I second it.
 12 MS. MENENDEZ: I'm sorry?
 13 MS. ANDERSON: Second.
 14 MS. MENENDEZ: Second.
 15 Okay. Can you call the roll, please?
 16 THE SECRETARY: Alex Mantecon?
 17 MR. MANTECON: Yes.
 18 THE SECRETARY: Rhonda Anderson?
 19 MS. ANDERSON: Yes.
 20 THE SECRETARY: Robert Behar?
 21 MR. BEHAR: Yes.
 22 THE SECRETARY: Julio Grabiel?
 23 MR. GRABIEL: Yes.
 24 THE SECRETARY: Maria Menendez?
 25 MS. MENENDEZ: Yes. Thank you.

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1 MS. PLATER-ZYBERK: Thank you very much.
 2 Good night.
 3 MR. MANTECON: Thank you.
 4 MS. MENENDEZ: Mr. City Attorney, can you
 5 please read the last item, which is E-4?
 6 MR. COLLER: Yes.
 7 Item E-4, an Ordinance of the City
 8 Commission of Coral Gables, Florida providing
 9 for text amendments to the City of Coral Gables
 10 Official Zoning Code, by amending Article 5,
 11 "Development Standards," Section 5-1409,
 12 "Amount of required parking," increasing the
 13 number of parking charging station under
 14 certain circumstances; providing for
 15 severability, repealer, codification and an
 16 effective date.
 17 MR. TRIAS: Madam Chair, about a year ago
 18 you worked on the first version of this
 19 Ordinance, and since then there were some
 20 requests to clarify and add some more detail.
 21 Mr. Gus Ceballos, who is an Assistant City
 22 Attorney, worked on the Ordinance and is ready
 23 to answer any questions, but this is basically
 24 an improvement on that first Ordinance that
 25 they worked on a year ago.

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1 Commission. The Commission requests that the
 2 breakdown be as what you see here today, which
 3 is that the electrical vehicle charging
 4 required will still remain two percent. That
 5 means that actual stations, with vehicle
 6 charging stations, ready to go, you can bring
 7 your car in, you can park and you can charge,
 8 so anytime there's more than 20 percent, two
 9 percent -- any more than 20 units in a
 10 multi-family building, two percent will be
 11 dedicated to that.
 12 The second tier will be three percent, and
 13 that is what's called EV ready. EV ready
 14 means, the pipes are there. The electrical
 15 wiring is there. What's not there is the final
 16 charging station. So, basically, somebody
 17 rents a unit, buys a unit in a building, let's
 18 say the two percent is already occupied,
 19 there's still this three percent available for
 20 a new resident to come in, you buy the
 21 equipment, it's only a few hundred dollars,
 22 that basically allows you to install it on-site
 23 and you're ready to go.
 24 MR. GRABIEL: This is three percent, in
 25 addition to the two percent?

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1 MS. MENENDEZ: Could you just go over
 2 briefly the changes or the improvements that
 3 have been made to the Ordinance?
 4 MR. CEBALLOS: My pleasure.
 5 Predominantly what's been done originally
 6 from the first proposal is, there was a bit of
 7 vagueness when it came to how somebody could
 8 meet the requirements of our electrical vehicle
 9 charging requirement in the City. Basically,
 10 under the existing Code, if you look at Section
 11 F, on the very -- the second page, in the
 12 Electrical Vehicle Charging, under F, it
 13 says -- it basically said that all new
 14 multi-family mixed-use or hotel developments,
 15 with 20 units or more, shall provide access of
 16 240 volt capabilities throughout the garage.
 17 The issue with that is, that is very vague,
 18 in terms of technical specifications.
 19 Technically you could meet that requirement
 20 with a single 240 volt line run throughout the
 21 entire garage, which anybody with knowledge of
 22 electrical vehicle charging, would charge one
 23 vehicle, not 400 parking spaces. It would only
 24 work for one.
 25 This issue was brought up to the

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1 MR. CEBALLOS: Correct. Correct.
 2 And, then, last would be 15 percent for a
 3 total of 20 percent. That last 15 percent is
 4 what's called EV capable. EV capable means,
 5 all of the initial legwork is being done with
 6 part of the new construction, meaning the
 7 conduits are being run, the space in the volt
 8 box is being accounted for, so that, in the
 9 future, if someone decides that they need to
 10 install more electrical vehicle charging
 11 stations, it's just a matter of running the
 12 wires. All of the actual groundwork is already
 13 there.
 14 So that's pretty much it, in a nutshell.
 15 Do you have any --
 16 MR. BEHAR: That would be a total of 20
 17 percent of the total amount?
 18 MR. CEBALLOS: Correct.
 19 MR. BEHAR: So let's say a big development
 20 comes and you have 600 spaces, 120 spaces have
 21 to be prepped to receive that, right?
 22 MR. CEBALLOS: Well, two percent would be
 23 ready. You have to make them good to go. So
 24 you would have 12 parking spaces that have
 25 charges. You can plug-in right now.

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Presentation of Table of Contents recent updates, and technical corrections in order to receive input from the Steering Committee with regard to deletions, moving of sections out of the Zoning Code and into the City Code, and other minor adjustments.

Project Reference: Phase 2 / Task 6 / Steering Committee Meeting

Date: 4.22.19

Time: 3:30pm – 5:30pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

Attendees:

City of Coral Gables:

Ramon Trias, *Planning and Zoning Director, City of Coral Gables*

Devin Cejas, *Zoning Administrator Director, City of Coral Gables*

Arceli Redila, *Principal Planner, City of Coral Gables*

Jennifer Garcia, *City Planner, City of Coral Gables*

Ana Restrepo, *City Planner, City of Coral Gables*

Other Participants:

Craig Collier, *Craig H. Collier, P.A.*

Mario Garcia Serra, *Gunster Law Firm*

Mari Gallet, *Gallet Ventures*

Marshall Bellin, *Bellin & Pratt Architects*

Judy Carty, *Principal, Carty Architecture*

Laura Russo, *Laura L. Russo, Esq.*

Dean Warhaft, *Chief Development Officer, Florida East Coast Realty, LLC*

DPZ CoDesign:

Elizabeth Plater-Zyberk, *Partner*

Judith I. Bell, *Sr. Project Manager*

The meeting began with a presentation prepared by DPZ to discuss the outline organization of the zoning code, potential strikethroughs and technical corrections, as well as other items such as open space, and other content concerns.

Key Points Discussed:

1. Add language identifying the sections and subsections that are being removed from the Zoning Code and relocated into City Code. This language may be added to the introductory text as part of the *How to use this Code* section.
2. Add language explaining the location of key regulatory parameters such as Site Specifics and other related items. This language may be added to the introductory text as part of the *How to use this Code* section.
3. Review regulatory framework for *Open Space*, including setbacks, and configuration of the actual open space. Encourage the creation of meaningful civic moments like plazas, greens, and paseos.
4. Review regulatory framework for MF2, including open space, parking and height of buildings.
5. MF2 is predominantly allocated within the North Ponce Area, creating an opportunity to refocus the vision for this area. It is important to evaluate three important configuration elements that may shape the overall character of this neighborhood:
 - a. Small-buildings with green space in-between buildings;
 - b. Medium-sized buildings with green space at the front of the property;
 - c. Groups of townhouses with small front yards
6. Evaluate the possibility of creating a coordinated parking strategy for the North Ponce Area. Discussion of City managed parking plazas and parking structures.

Technical Issues Discussed:

1. Review potential typographical error regarding setbacks in PAD Regulations.
2. Review Procedures to Vacate Alleys. Overlapping regulatory framework may appear in both City and Zoning Code.
3. Review the relocation of Underground Utilities into the City Code. City Staff to evaluate if this move is necessary.

Next Scheduled Presentations:

1. Technical Corrections to be reviewed by the Planning & Zoning Board on May 8th, 6pm.
2. City Commission 2nd reading for the reorganization and potentially 1st reading for the Technical Corrections both on May 28, 9am.

1 MR. BEHAR: It doesn't require residency in
 2 Coral Gables. You have to practice --
 3 MR. TRIAS: But you have to have the
 4 experience, yes.
 5 MR. BEHAR: Yes.
 6 MR. TRIAS: And it's been like that since
 7 the 1930's Zoning Code, so it's always been
 8 extremely high requirements.
 9 MR. BEHAR: You know, I did serve for eight
 10 years, and if I was asked to do it again, I
 11 would probably say, "No, thank you," you know,
 12 but anyways --
 13 MR. TRIAS: Again, like I said, this is
 14 appointed by the City Manager. It's a unique
 15 Board. It's unique nationally. I don't know
 16 of any other city that has this kind of Board
 17 at this level.
 18 MR. MURAI: This has to go before the City
 19 Commission, obviously?
 20 MR. TRIAS: Yes, of course.
 21 MR. BEHAR: We'll open it up to any
 22 questions, any additional questions, and if
 23 not, we'll open it up to the public.
 24 Seeing no public input, we'll close the
 25 public hearing and bring it back to the Board.

1 think E-7 and E-8 are the actionable items.
 2 MR. TRIAS: That's correct.
 3 MR. BEHAR: Then we'll move to Item E-7.
 4 MR. COLLER: Item E-7, an Ordinance of the
 5 City Commission of Coral Gables, Florida
 6 providing for a text amendment to the City of
 7 Coral Gables Official Zoning Code and the City
 8 of Coral Gables Code (City Code) transferring
 9 the following divisions and sections from the
 10 Zoning Code to the City Code; Article 3,
 11 "Development Review," Article 4, "Zoning
 12 Districts," Section 4-414, "Wild animals and
 13 reptiles, keeping," Article 5, "Development
 14 Standards," Division 15, "Platting Standards"
 15 Section 5-1510, "Standards for Subdivision
 16 Improvements," and Division 22, "Underground
 17 Utilities"; providing for severability,
 18 repealer, codification, and an effective date.
 19 Item E-7, public hearing.
 20 MR. BEHAR: Mr. Trias.
 21 MR. TRIAS: May I have the PowerPoint? I
 22 have a PowerPoint with two slides, so it's
 23 going to be very straight forward, and it deals
 24 with both, Item 7 and 8.
 25 MR. COLLER: Should I read Item E-8, since

1 MR. MURAI: I'll move it.
 2 MR. TORRE: Second.
 3 MR. BEHAR: Can you please call the roll?
 4 THE SECRETARY: Rhonda Anderson?
 5 MS. ANDERSON: Yes.
 6 THE SECRETARY: Rene Murai?
 7 MR. MURAI: Yes.
 8 THE SECRETARY: Venny Torre?
 9 MR. TORRE: Yes.
 10 THE SECRETARY: Maria Velez?
 11 MS. VELEZ: No.
 12 THE SECRETARY: Chip Withers?
 13 MR. WITHERS: Yes.
 14 THE SECRETARY: Robert Behar?
 15 MR. BEHAR: Yes.
 16 Next item, E-6, Mr. Attorney can you read
 17 that for the record?
 18 MR. COLLER: Item E-6 --
 19 MR. TRIAS: Mr. Attorney, E-6, E-7 and E-8
 20 are related.
 21 MR. COLLER: Well, E-6 is just Progress on
 22 the Zoning Code update, right?
 23 MR. TRIAS: Yes. It's just a memo that is
 24 attached for information.
 25 MR. COLLER: It's not really an item. I

1 we're going to be taking testimony on both
 2 items? I think it would be better to read both
 3 in and we can vote on them separately.
 4 MR. TRIAS: That would be my recommendation.
 5 MR. BEHAR: Go ahead and do that.
 6 MR. COLLER: Okay. Everybody relax,
 7 because this is going to take some time to read
 8 this in.
 9 Item E-8, an Ordinance of the City
 10 Commission of Coral Gables, Florida providing
 11 for a text amendment to the City of Coral
 12 Gables Official Zoning Code by amending Article
 13 3, "Development Review," Division 3, "Uniform
 14 Notice and Procedures for Public Hearing,"
 15 Section 3-302 "Notice," Division 5, "Planned
 16 Area Development," Section 3-506 "Application
 17 and review procedures for approval of plans;"
 18 Division 14, "Zoning Code Text and Map
 19 Amendments," Section 3-1404 "Standards for
 20 review of applicant-initiated district boundary
 21 changes," Section 3-1405 "Standards for review
 22 of text amendments to these regulations and for
 23 City-initiated district boundary changes,"
 24 Section 3-1408 "City Commission review and
 25 decision," Division 16, "General Procedures for

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1 Developments of Regional Impact;" Article 4,
 2 "Zoning Districts," Section 4-206 "Business
 3 Improvement Overlay District;" Section 4-402
 4 "Prohibited uses, certain streets;" Article 5,
 5 Section 5-14-6 "Visibility Triangles;" Section
 6 5-1408 "Common Driveways and Remote Off-Street
 7 Parking;" Article 8 "Definitions;" and Appendix
 8 A - "Site Specific Zoning Regulations;"
 9 clarifying prohibited uses on certain streets;
 10 removing conflicting and outdated provisions
 11 regarding DRI process, miscellaneous submittal
 12 requirements, city-initiated standards for
 13 review, BIOD process, visibility triangles,
 14 remote parking, certain definitions, and
 15 conflicting site specifics from the Zoning
 16 Code; providing for severability, repealer,
 17 codification, and an effective date. Item E-8,
 18 public hearing.
 19 MR. BEHAR: Thank you. Mr. Trias.
 20 MR. TRIAS: Mr. Chairman, Item E-7 was
 21 Number One, which some of the text from the
 22 Zoning Code is being transferred to the City
 23 Code.
 24 As you know, we have two Codes. Zoning
 25 deals with development issues and the City Code

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1 another Code.
 2 MR. MURAI: And by doing so, what are you
 3 accomplishing?
 4 MR. TRIAS: Well, it is more clear, because
 5 then what happens is that the Public Works
 6 Department, that reviews subdivision and street
 7 and so on, know where to look for it and
 8 everything is in one place, and then we avoid
 9 any kind of confusion and so on and so forth.
 10 That's the main goal. The main goal is to
 11 clarify things.
 12 MS. VELEZ: Is there any difference in
 13 processing standards or requirements in moving
 14 one from the Zoning Code to City Code?
 15 MR. TRIAS: No. No. In this instance,
 16 there's no differences, and what happens is --
 17 one of the big things that we're doing with the
 18 Code is rearranging the chapters for clarity.
 19 That's the big change. And as far as that
 20 change, this is one of the consequences.
 21 MR. BEHAR: And you're right, that's being
 22 done. And, for example, I see remote parking.
 23 We're addressing that in the new re-write.
 24 MR. TRIAS: Yes.
 25 MR. BEHAR: Why are we --

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1 deals with other issues. So some issues really
 2 belong best in the City Code.
 3 And then E-8 is removal of a few things
 4 that are outdated and clarifications, trying to
 5 keep it as non-substantial as possible, and
 6 later on we will come back with the substance
 7 amendments.
 8 As you know -- or maybe not, because some
 9 of you are relatively new -- maybe you are not
 10 as aware of the process, but we do have a
 11 consultant, who is helping us through this, and
 12 she will be here at a later date with the
 13 appropriate changes.
 14 So these are the three items that we
 15 propose to transfer. One of them deals with
 16 animals and reptiles, which is a Code
 17 Enforcement issue. The other two deal with
 18 subdivision improvements. Now, as you know,
 19 Zoning usually deals with private property.
 20 Anything that deals with streets and
 21 underground utilities and so on typically is
 22 somewhere else. So that would be the City
 23 Code. So that is what we're doing. We're not
 24 taking it away. In other words, we're not
 25 removing, it. We're simply moving it to

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1 MR. TRIAS: We're removing that one, when I
 2 get to the next one.
 3 MR. BEHAR: Okay.
 4 MR. TRIAS: You are way ahead of the game.
 5 MR. MURAI: One question. By removing it
 6 or by moving it to the City Code, is the
 7 approval process different?
 8 MR. TRIAS: No. The approval process is
 9 the same, because we're not changing the text
 10 in this case. What happens is that Zoning --
 11 like I said, Zoning is about private
 12 development. Private development happens
 13 within your property. So that's what we're
 14 trying to do, keep the Zoning Code to the
 15 issues that deal with Zoning, and any issues
 16 that are beyond that happen in the right place.
 17 MR. MURAI: But the process of approval is
 18 the same?
 19 MR. TRIAS: Yes.
 20 MR. BEHAR: For example, the outdoor
 21 seating, that goes from Zoning to the City
 22 Code, which is probably more appropriate there
 23 than in the Zoning Code.
 24 MR. MURAI: Outdoor seating where?
 25 MR. TRIAS: Mr. Chairman, let me go to the

1 next one.
 2 MR. BEHAR: Go ahead. Let me let you go
 3 on.
 4 MR. TRIAS: So the three things that we're
 5 moving are the three things listed here.
 6 Now, in addition, we are removing some
 7 language from the Code. And in this case, what
 8 I want to remove from this list is Number 6,
 9 Remote Parking. I don't want to deal with that
 10 tonight. And the reason is that, that one has
 11 some policy consequences beyond what I would
 12 like to deal with, which is issues that are
 13 technical in nature. So that's being removed.
 14 Developments of Regional Impact, DRI, DRI
 15 doesn't exist anymore, for example, in the
 16 State Law, so we're taking that out. It used
 17 to exist, but there were DRIs approved no more.
 18 And some miscellaneous requirements that
 19 deal with City initiated versus applicant
 20 initiated processes, which are really the same
 21 process, so it didn't make any sense to have,
 22 oh, when the City initiates this, then we have
 23 a slightly different number of days or
 24 whatever. So that's Number Two.
 25 There are some issues with the visibility

1 permits --
 2 MR. TRIAS: The issue is, simply we're
 3 saying, instead of talking about sidewalks,
 4 we're talking about property lines. That's it.
 5 That's the only issue.
 6 MR. MURAI: Say it again, I'm sorry.
 7 MR. TRIAS: The definition right now has
 8 some language that speaks of the back of the
 9 sidewalk, but instead of saying the back of the
 10 sidewalk, what we're saying is, the property
 11 line. There's always a property line.
 12 Sometimes there's no sidewalk. So it's just a
 13 cleanup issue.
 14 MS. ANDERSON: That's clear.
 15 MR. TRIAS: Yeah.
 16 MR. WITHERS: What about the new bicycle
 17 lanes, does the visibility affect those?
 18 MR. TRIAS: It affects it if you widen the
 19 asphalt in the same way that any widening
 20 would. If you didn't widen the asphalt, it's
 21 the same triangle.
 22 MR. BEHAR: If you go to, property line,
 23 you're going to be further back.
 24 MR. WITHERS: No, I understand.
 25 MR. BEHAR: So it's going to be more --

1 triangles. There were some issues with outdoor
 2 seating, which remains in the Code, but we're
 3 just trying to clarify some of the timing and
 4 so on.
 5 There are some prohibited uses that are
 6 being removed, and then there are some
 7 definitions that are really not applicable, but
 8 there's one case that was a Site Specific that
 9 conflicts with another Site Specific. So
 10 that's really it.
 11 And I would advise you just to look at the
 12 changes in the bigger picture. This is just a
 13 very small, very small part of a much larger
 14 process, and that process is going to involve a
 15 complete re-arrangement of the Code, and then
 16 some additional language that is not in the
 17 Code currently, that we're going to be able to
 18 discuss, language that deals with policy.
 19 Today we're not really dealing with policy.
 20 We're dealing with cleanup.
 21 MR. TORRE: I have a question regarding
 22 Three, visibility triangles for properties
 23 without sidewalks. Are we not in some measure
 24 trying to have some sidewalks reinstalled by
 25 just property owners, along the ways of

1 MR. MURAI: What is this visibility
 2 triangle? I'm not familiar with that.
 3 MR. TRIAS: What happens is that when you
 4 have a driveway, any kind of curb cut, there's
 5 a review that takes place that requires you to
 6 have a triangular area, as you're driving out,
 7 that is clear of any obstacles, like walls or
 8 big trees or whatever. That's what it is.
 9 MS. ANDERSON: Bushes.
 10 MR. TRIAS: It's a very technical level of
 11 review. Yes.
 12 MR. BEHAR: To allow -- when you're coming
 13 out, you have the visibility if there's a
 14 pedestrian or a car, whatever, you can clearly
 15 see that.
 16 MR. TRIAS: Yes.
 17 MR. BEHAR: Can you be a little bit more
 18 specific on Number 8? Give me an example of
 19 Site Specific that conflicts.
 20 MR. TRIAS: Yes. If you look at the very
 21 last page, Page 12, it's just one item, and it
 22 has to do with Snapper Creek, which says,
 23 "Refer to another Site Specific." It's really
 24 a cleanup. Believe me, there's nothing
 25 substantial going on here today. However, in

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1 the future I do plan to bring some policy
 2 issues that I think you will be interested in.
 3 MR. MURAI: And the outdoor seating is not
 4 a policy issue?
 5 MR. TRIAS: It's not a policy issue, no.
 6 And the policy issues of outdoor seating have
 7 already been addressed recently, in terms of
 8 the public space or your own property and so
 9 on, and the challenge that we have is really
 10 implementation and streamlining the review by
 11 DERM and other agencies. We're still working
 12 on some of those issues. And we may have some
 13 amendments in the future that will streamline
 14 the process.
 15 MR. MURAI: So this is no longer going to
 16 be in the Zoning Code?
 17 MR. TRIAS: No, that remains in the Zoning
 18 Code. These are some minor strike-throughs in
 19 the text of language that in our view was
 20 technical in nature, and eliminating that
 21 language will clarify the meaning of the text.
 22 MS. ANDERSON: I just had a couple of
 23 questions that have to do with whether or not I
 24 vote in favor of this.
 25 The space requirement, five foot clearance,

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1 issues that you're talking about will be policy
 2 issues that will be brought to you in the
 3 future, because there are some issues with
 4 remote parking.
 5 MS. ANDERSON: No, I'm mentioning it to
 6 you, food for thought, because it's not clearly
 7 defined.
 8 MR. TRIAS: Absolutely. The remote parking
 9 is going back, by the way. I'm taking it out,
 10 because I think this is something that we need
 11 to think about more personally. So I don't
 12 recommend any changes tonight.
 13 MS. VELEZ: So we're removing any
 14 discussion of Section 5-1408?
 15 MR. TRIAS: Yes. And I'm recommending
 16 that, because of the issues that Ms. Anderson
 17 is raising, because there's multiple issues
 18 that need to be addressed that deal with
 19 policy.
 20 MR. BEHAR: Chip.
 21 MR. WITHERS: So when you review the City
 22 Code items, do you have Site Plan review in
 23 that?
 24 MR. TRIAS: Not in the City Code. That
 25 will be in the Zoning Code.

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1 on the property side, is that also consistent
 2 with the space --
 3 MR. TRIAS: Which page are you looking at?
 4 MS. ANDERSON: I'm on Page 9, Item 3. Go
 5 to Item 3.
 6 MR. TRIAS: What was the question?
 7 MS. ANDERSON: Is the five-foot clearance
 8 distance on the public sidewalk a consistent
 9 measurement that is required in the verandas?
 10 MR. TRIAS: Yes. Again, we're not changing
 11 that. The text is already in the Code.
 12 MS. ANDERSON: Yes. These are just
 13 questions, because, you know, I read it and
 14 therefore I'm thinking.
 15 The other thing I was thinking about, I
 16 know you took off the remote parking, but
 17 looking at Page 11, I think we need a
 18 definition of where the 1,000 foot line is
 19 drawn from, because if the purpose of having
 20 this 1,000 foot radius is to try to expedite
 21 the remote parking site, are we going to
 22 measure it from where the car enters or measure
 23 from where the valet exists?
 24 MR. TRIAS: Yeah. We're not changing that.
 25 The 1,000 feet is already in the Code. The

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1 MR. WITHERS: So I believe outdoor seating
 2 requires a Site Plan presentation, does it not?
 3 MR. TRIAS: It's not a Site Plan approval
 4 process. It does require a drawing that shows
 5 the layout.
 6 MR. WITHERS: So when a developer -- take
 7 this Coral Gables Country Club. When they
 8 wanted to do their re-development, they
 9 presented a Site Plan with outdoor seating and
 10 it was approved. So outdoor seating was
 11 required as drawn in on the Site Plans. So if
 12 you move the outdoor seating requirement to the
 13 City Code, where does the Site Plan review --
 14 MR. TRIAS: We're not doing that.
 15 MR. WITHERS: Okay. I'm sorry, I thought
 16 you were moving that over to the -- okay, I'm
 17 sorry.
 18 MR. TRIAS: No, I'm sorry. This thing
 19 remains. The previous slide is the one that
 20 we're moving. These are all staying.
 21 MR. WITHERS: Okay. So the outdoor seating
 22 is still part of the Planning and Zoning review
 23 and not in the City Code review?
 24 MR. TRIAS: Yes.
 25 Anyway, I don't want to overcomplicate

1 this. We will have plenty of opportunity for
 2 discussion as we bring other things.
 3 So that was it. Those are the two
 4 requests.
 5 MR. MURAI: In the Restaurant Open Air and
 6 Outdoor Dining, you will be moving the language
 7 that says that it can only be granted for one
 8 year or two years?
 9 MR. TRIAS: Yes.
 10 MR. MURAI: That's basically it, right?
 11 MR. TRIAS: That's basically it.
 12 MS. VELEZ: So, in other words, they do not
 13 need to come back for review and apply for a
 14 renewal of the license?
 15 MR. TRIAS: We are working on the details
 16 of that. I think that would be ideal, but we
 17 may come up with some language that changes
 18 policy in the future, not today. Today we're
 19 simply removing the request -- the --
 20 MR. MURAI: So right now it could be a
 21 permit for ten years, right now?
 22 MR. TRIAS: As long as it's not in
 23 violation, it could be more than -- several
 24 years, yeah, if the changes are approved.
 25 Right now, you still have to do it yearly.

1 business at 1430 South Dixie Highway.
 2 I come to you as a property owner, as a
 3 business owner, and also as Vice-President of
 4 the Coral Gables Neighborhood Association.
 5 What we're asking from you -- and I'm not going
 6 to go into specifics, because I'm a newbie to
 7 this, and I'm trying to learn, and you're
 8 asking us why we haven't come forward, we are
 9 trying to learn and we are trying to
 10 participate in the decisions of our City, is
 11 that when the Zoning Code is revamped -- that
 12 you think about the residents who decided to
 13 move here, why we moved here, the quality of
 14 life we moved here for, and how we envisioned
 15 the City to develop.
 16 We are not against development. Our City
 17 has older structures that need to be developed.
 18 What we're asking is, I feel remote parking,
 19 which was taken out, 1,000 feet, that's far too
 20 much. I drove it the other day from 220
 21 Miracle Mile to where they were going to go,
 22 and it's going to take time for the valets to
 23 go back and forth, and not to redo the Zoning
 24 Code for specific developers or specific pieces
 25 of property, but to look as a whole as to what

1 MR. MURAI: But once you approve these
 2 amendments, you won't have to do it yearly?
 3 MR. TRIAS: Yeah. What I would like to say
 4 is that that's a process that is still being
 5 worked out and I don't think we have achieved
 6 the ideal process, so we may have some
 7 additional ideas.
 8 MR. MURAI: But if you haven't finished
 9 that process, why remove these restrictions
 10 right now?
 11 MR. TRIAS: Because I think that when we
 12 rearrange things, which is coming soon, I would
 13 prefer to have cleaner language than just
 14 rearranging things and then coming back with
 15 the strike-throughs. I think it's better. But
 16 then again, you know, it's really not a huge
 17 difference, but we believed it was the better
 18 approach.
 19 MR. BEHAR: Any other questions or
 20 comments?
 21 We would open it up to the public. Anybody
 22 from the public wishes to speak on this item?
 23 MS. REGISTER: Again, my name is Debra
 24 Register. I'm located at 1240 Placetas Avenue.
 25 I've been there since 1984. And I also have a

1 our vision is and what we will have in the
 2 future, fifty years from now.
 3 And so with this, I ask you to really
 4 consider us as residents, and I've always heard
 5 all of these new developments keep your taxes
 6 low, if my taxes are low and I have to not go
 7 to Miracle Mile because it's not pleasant to go
 8 to, all they are is you're trying to bring in
 9 tourists or whatever it is to visit the
 10 restaurants, then I don't care about my taxes.
 11 I rather pay a little bit more and have the
 12 quality of life why I moved here.
 13 Thank you very much.
 14 MR. BEHAR: Thank you very much.
 15 MS. ANDERSON: Thank you.
 16 MR. BEHAR: Any other public input?
 17 Seeing none, we'll close the public
 18 hearing, and we'll bring it back to the Board.
 19 MR. COLLIER: We should take the items
 20 separately, since the first one is --
 21 MR. BEHAR: Item E-7, can we have a motion
 22 for Item E-7?
 23 MS. VELEZ: So moved.
 24 MR. MURAI: Second.
 25 MR. BEHAR: Can you please call the roll?

1 THE SECRETARY: Rene Murai?
 2 MR. MURAI: Yes.
 3 THE SECRETARY: Venny Torre?
 4 MR. TORRE: Yes.
 5 THE SECRETARY: Maria Velez?
 6 MS. VELEZ: Yes.
 7 THE SECRETARY: Chip Withers?
 8 MR. WITHERS: Yes.
 9 THE SECRETARY: Rhonda Anderson?
 10 MS. ANDERSON: Yes.
 11 THE SECRETARY: Robert Behar?
 12 MR. BEHAR: Yes.
 13 Item E-8.
 14 MR. COLLER: E-8, there's a requested
 15 amendment by Staff, I believe, right, to
 16 remove --
 17 MR. TRIAS: Yes. Go ahead.
 18 MR. COLLER: No. No. Please.
 19 MR. TRIAS: Staff recommends that you
 20 remove the remote parking amendment.
 21 MR. BEHAR: Okay. So we're going to have
 22 Item E-8, with the removal of the remote
 23 parking. Do we have a motion for approval?
 24 MS. ANDERSON: So moved.
 25 MR. BEHAR: Do we have a second?

1 MR. TORRE: I'll second it.
 2 MR. BEHAR: Jill, can you please call the
 3 roll?
 4 THE SECRETARY: Venny Torre?
 5 MR. TORRE: Yes.
 6 THE SECRETARY: Maria Velez?
 7 MS. VELEZ: Yes.
 8 THE SECRETARY: Chip Withers?
 9 MR. WITHERS: Yes.
 10 THE SECRETARY: Rhonda Anderson?
 11 MS. ANDERSON: Yes.
 12 THE SECRETARY: Rene Murai?
 13 MR. MURAI: Yes.
 14 THE SECRETARY: Robert Behar?
 15 MR. BEHAR: Yes.
 16 I think that's the end of our agenda, so we
 17 can make a motion for adjournment.
 18 MR. TORRE: So moved.
 19 MS. VELEZ: Second.
 20 MR. BEHAR: All in favor?
 21 MS. ANDERSON: Aye.
 22 MR. MURAI: Aye.
 23 MR. TORRE: Aye.
 24 MS. VELEZ: Aye.
 25 (Thereupon, the meeting was adjourned at 7:25 p.m.)

1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 21st day of October, 2019.
 17
 18
 19
 20 _____
 21 NIEVES SANCHEZ
 22
 23
 24
 25

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

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 - JUL
29, 2020

in the XXXX Court,
was published in said newspaper in the issues of

07/17/2020

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

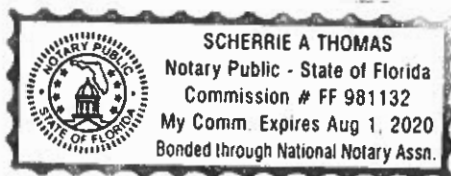
Guillermo Garcia

Sworn to and subscribed before me this
17 day of JULY, A.D. 2020

Scherrie A Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
VIRTUAL MEETING**

City Public Hearing **Local Planning Agency / Planning and Zoning Board**
Dates /Times **Wednesday, July 29, 2020. 4:00 p.m.**

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

The following items are related.

1. An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising and clarifying processes for zoning applications; and (9) Article 16, "Definitions"; updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.
3. 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, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located in Lots 25-39, Block 27, all of Block 29, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; providing for a repealer provision, severability clause, and providing for an effective date.

City of Coral Gables Local Planning Agency

4. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for certain properties located in Lots 25-39, Block 27, all of Block 29, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations", Section A-36, "Crafts Section," by deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

The Planning and Zoning Board Meeting will be held as a VIRTUAL MEETING with elected officials and City staff participating through video conferencing. This virtual meeting will be held on the Zoom platform used by the City Clerk for live remote comments. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/98638740327>).

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: 98638740327 Password: 706755.

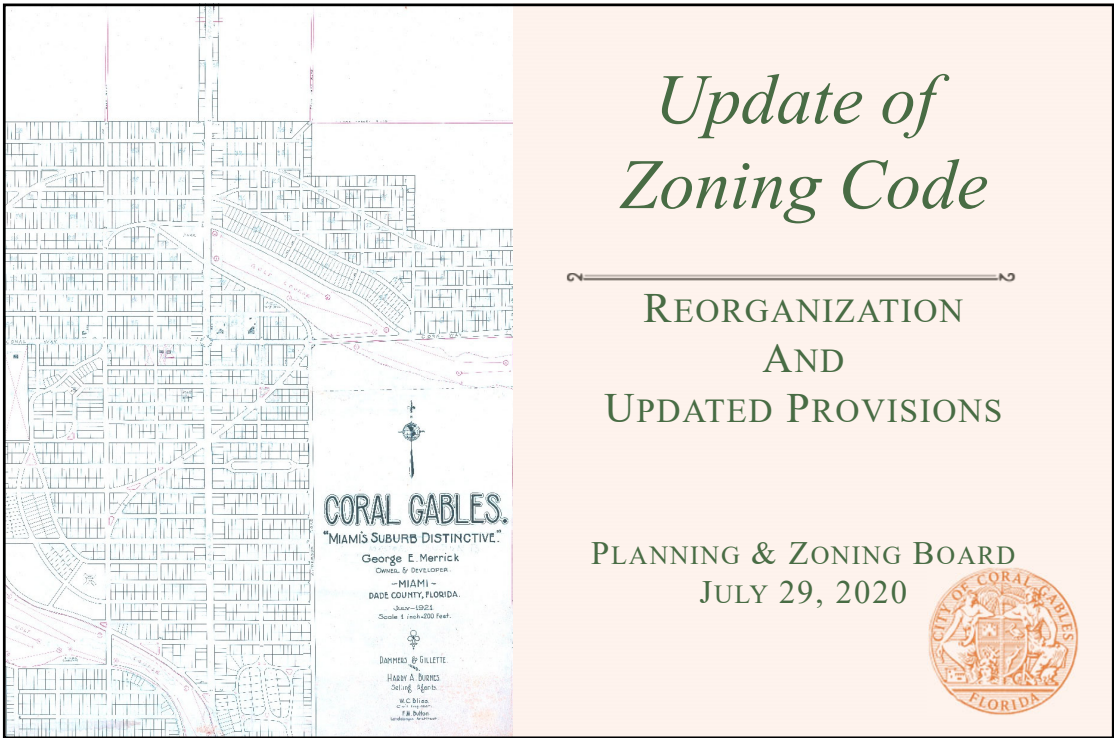
In addition, the public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (www.coralgables.com/Calendar) or by sending an email to planning@coralgables.com prior to the start of the meeting.

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.

Please note that Governor DeSantis' Executive Order Number 20-69 and Executive Order 20-112 and Executive Order 20-150 suspended the requirements of Section 112.266, Florida Statutes, the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Sincerely,
City of Coral Gables, Florida
Ramon Trias
Assistant Director of Development Services
Planning & Zoning Division
City of Coral Gables, Florida
7/17

20-30/0000478694M



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REQUESTS:

1. REORGANIZATION OF ZONING CODE
2. TEXT AND MAP AMENDMENTS (UPDATED PROVISIONS)

2

2

PUBLIC PROCESS

1. WORKING GROUP

- COMMUNITY MEMBERS
- CITY STAFF
- CITY CONSULTANT, DPZ CoDESIGN

2. PLANNING AND ZONING BOARD

- SEPTEMBER 21, 2018, PUBLIC WORKSHOP
- OCTOBER 17, 2018, FEBRUARY 13, 2019 AND OCTOBER 16, 2019, MEETINGS

3. CITY COMMISSION WORKSHOPS

- JUNE, 14, 2019, DOWNTOWN TOPICS
- SEPTEMBER 4, 2019, MULTI-FAMILY DISTRICTS, OPEN SPACE
- MARCH 5, 2020, DRAFT OF PROPOSED UPDATE

3

3

1. REORGANIZATION

1. REORGANIZING THE EXISTING TEXT OF MULTIPLE ARTICLES AND SECTIONS INTO NEW ARTICLES AND NEW SECTION NUMBERS

2. TRANSFERRING THE FOLLOWING TO THE CITY CODE:

- WILD ANIMALS AND REPTILES
- DOMESTIC ANIMAL AND FOWL
- POSSESSION, HARBORING, SHELTERING OR KEEPING OF CATS & DOGS
- STANDARDS FOR SUBDIVISION IMPROVEMENTS
- UNDERGROUND UTILITIES

3. UPDATING THE FOLLOWING DEPARTMENT NAMES:

- PUBLIC WORKS LANDSCAPE DIVISION (FROM PUBLIC SERVICE DEPT.)
- DEVELOPMENT SERVICES (FROM BUILDING & ZONING DEPT.)
- PLANNING & ZONING DIVISION (FROM PLANNING DEPT.)

4

4

2. TEXT AMENDMENTS (UPDATED PROVISIONS)

1. AMENDING TEXT IN THE FOLLOWING NEW ARTICLES:

- ART 1: REPLACING MFSA, CL, C, I, MXD, AND NORTH/SOUTH INDUSTRIAL OVERLAYS WITH NEW ZONING DISTRICTS MF3, MF4, MX1, MX2, MX3, AND DESIGN/INDUSTRIAL DISTRICT OVERLAY
- ART 2: ADDING REGULATIONS FOR NEW ZONING DISTRICTS
- ART 3: ALLOWING USES IN NEW ZONING DISTRICTS
- ART 4: REFINING PUBLIC REALM REQUIREMENTS
- ART 5: UPDATING WITH NEW ZONING DISTRICTS
- ART 6: INCREASING OPEN SPACE REQUIREMENTS
- ART 10: UPDATING PARKING REQUIREMENTS
- ART 14: REVISING AND CLARIFYING ZONING PROCESSES
- ART 16: UPDATING AND ADDING NEW DEFINITIONS

2. AMENDING THE ZONING MAP WITH NEW ZONING DISTRICTS TO BE CONSISTENT WITH THE FUTURE LAND USE MAP

5

5

2. TEXT AMENDMENTS (UPDATED PROVISIONS)

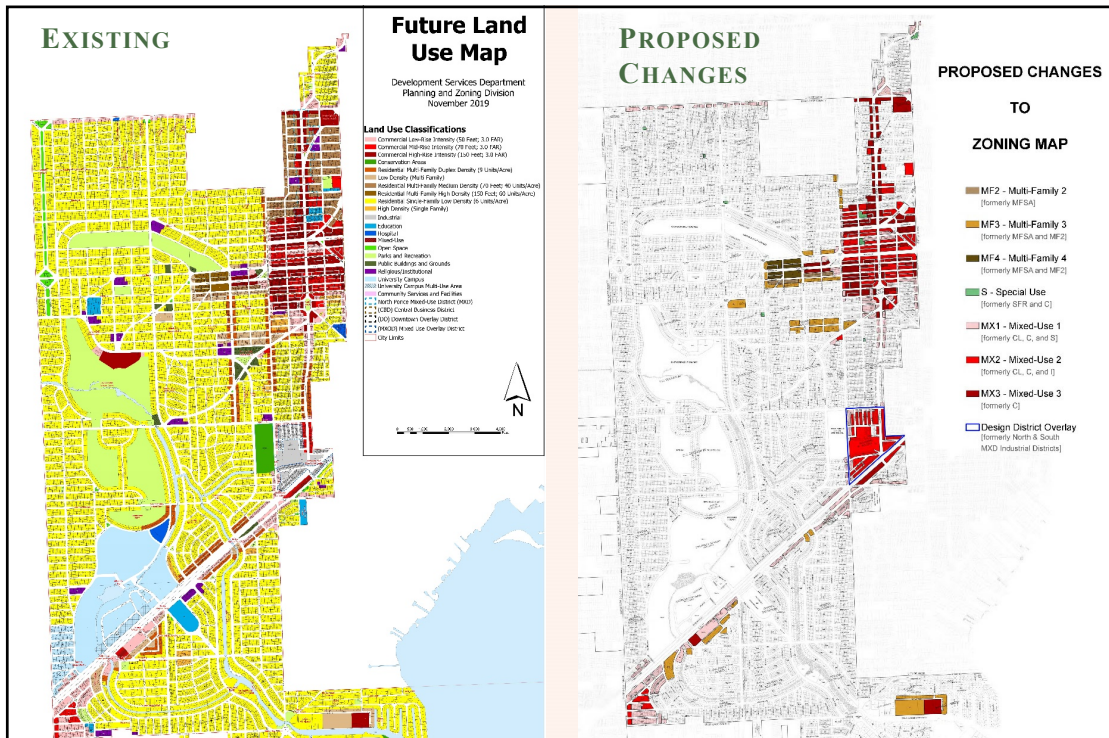
ZONING CODE UPDATE: SUMMARY OF SUBSTANTIVE CHANGES

7/21/2020

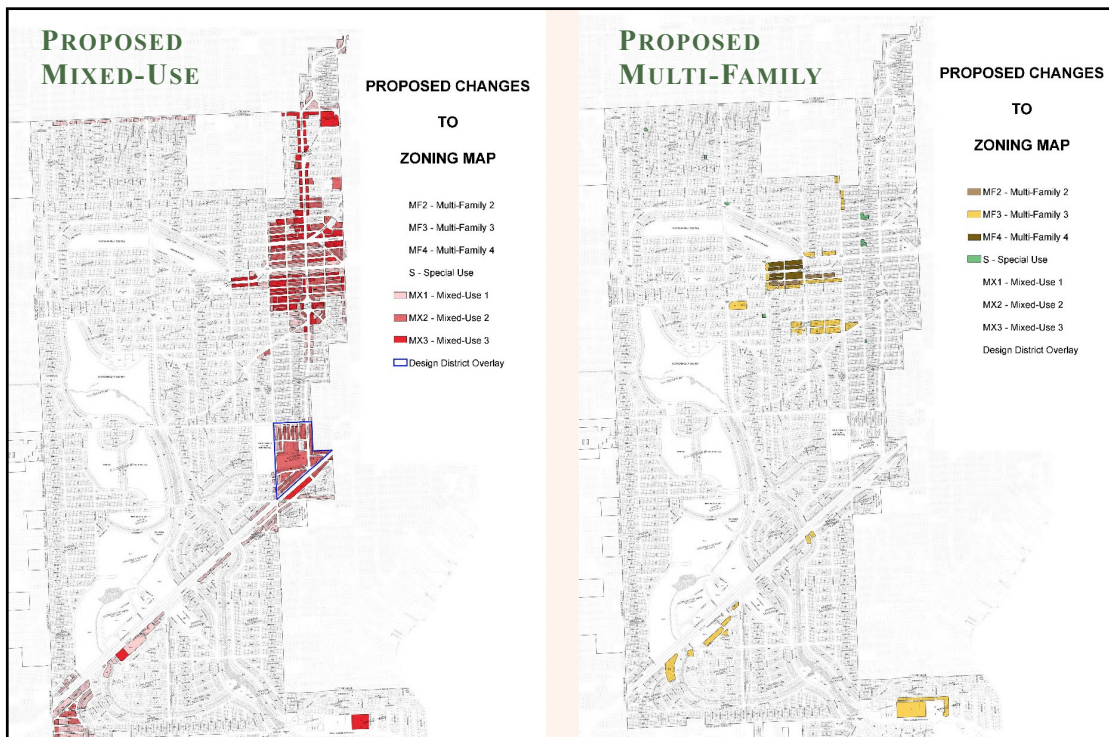
TOPIC	DESCRIPTION OF PROPOSED CHANGE TO ADDRESS CURRENT CONCERNS	NEW ARTICLES	NEW SECTIONS
	73 Transitioning from MFSA, CL, C, and I to MF3, MF4, MX1, MX2, and MX3	All	-
	74 Streamlining FAR exclusions for all zoning districts	2 & 10 & 16	2-101; 10-110; Definitions
	75 Clarifying general language such as the use of "including but not limited to" and "etc." and "harmonious" and "and/or"	All	-
	76 Updating Uses table with all existing uses and applying to new Zoning Districts	3	3-101 3-102
	77 Making various uses consistent with Florida Statutes	3	3-204.C.
	78 Removing unnecessary references to Comprehensive Plan for heights and FAR	All	-
	79 Reducing rear setback for pools and equipment	3 & 5	3-308.D.2 5-606.A.4
	80 Updating watercraft regulations	3	3-702 & 3-705
	81 Providing requirements for rooftop dining	3	3-315
	82 Updating telecommunications regulations & definitions	3 & 16	3-800 & Definitions
	83 Incorporating various use restrictions and allowances from Definitions into applicable section	3	3-101 3-102
MISCELLANEOUS	84 Updating administrative procedures, submittal requirements, and renewals	All	-
	85 Providing clearer regulations and distance separation for former "problematic uses" as "unusual uses"	3	3-504
	86 Updating street design standards to be consistent with the Comprehensive Plan, recent policy decisions, current practice, and existing conditions	4 & 10	4-104; 4-105; 10-102
	87 Incorporating urban design best practices of block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design	4 & 10	4-104; 4-105; 4-205; 4-206; 10-102.E.
	88 Updating payment in lieu and remote off-street parking standards to be consistent with provisions	City Code & 10	10-109
	89 Revising vertical parking lift regulations	10	10-112.B. 10-112.C.
	90 Improving and clarifying minor/major amendments to site plans	14	14-203.12
	91 Clarifying proposed text amendment process and review standards	14	14-212

6

6



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PUBLIC NOTIFICATION	
9 TIMES	<p style="text-align: center;">WEBSITE POSTING</p> <p>PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; COMMISSION WORKSHOP JUNE 2019; COMMISSION WORKSHOP 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; COMMISSION WORKSHOP 2020; PZB JULY 2020</p>
6 TIMES	<p style="text-align: center;">NEWSPAPER ADVERTISEMENT</p> <p>PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; PZB JULY 2020</p>
9	

REQUEST 1: REORGANIZATION
<p><u>STAFF RECOMMENDATION:</u></p> <p>STAFF RECOMMENDS <u>APPROVAL</u> OF THE REORGANIZATION OF THE ZONING CODE.</p>
10

REQUEST 2: TEXT & MAP AMENDMENTS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED TEXT AND MAP AMENDMENTS OF THE ZONING CODE.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-1407 FOR ZONING CODE TEXT AND MAP AMENDMENTS ARE SATISFIED.

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Update of Zoning Code

REORGANIZATION
AND
UPDATED PROVISIONS

PLANNING & ZONING BOARD
JULY 29, 2020



12

REORGANIZATION AND UPDATED ZONING CODE

PLANNING & ZONING BOARD

JULY 29, 2020

DRAFT



City of Coral Gables Zoning Code Update

1



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ARTICLE 6. NONCONFORMITIES
& LAWFULLY EXISTING USES
ARTICLE 7. VIOLATIONS, ENFORCEMENTS &
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ARTICLE 8. DEFINITIONS

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Appendix B. Foundation Map
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Area Development



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ARTICLE 6. LANDSCAPE
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ARTICLE 8. HISTORIC PRESERVATION
ARTICLE 9. ART IN PUBLIC SPACES
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ARTICLE 14. PROCESS
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APPENDICES

Appendix A. Site Specific Regulations
Appendix B. Foundations Map
Appendix C. Mediterranean Village Planned Area Development
Appendix D. University Campus District (UCD)
Appendix E. Business Improvement Overlay District (BIOD)



City of Coral Gables Zoning Code Update

2



SUMMARY OF CHANGES

Overall

- New Articles structure – separating and aggregating for logical locations
- Content updating – for consistency, to simplify, to aggregate, for best practices

Article 1 – General Provisions

Article 2 – Zoning Districts

- SFR and MF1 maintained
- MF2, MF3, MF4 – FAR removed (no reduction in capacity – density, form and parking control)
- MF2 minor adjustments – small lot parking exemptions, large lot ground coverage for more open space
- MFSA now MF3 (townhouse and low-rise residential) and MF4 high rise residential)
- CL, C, I now MX1, MX2, MX3 (no reduction in capacity)
- Smaller unit sizes
- Overlay districts aggregated - relocating some requirements to Zoning Districts
- Standards for street-facing buildings - vehicular areas to be concealed, shopfront percentages

Article 3 - Uses

- Uses updated, with table applying to new Zoning Districts



SUMMARY OF CHANGES

Article 4 – Urban Design and Public Improvement Standards

- Urban design best practices aggregated - block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design
- Street design standards updated to be consistent with current policy

Article 5 – Architecture

- Mediterranean Standards clarified

Article 6 – Landscape

Article 7 – Sustainability and Resilience

Article 8 – Historic Preservation

Article 9 - Art in Public Places

Article 10 – Parking and Access

- Remote parking or payment in lieu for new construction
- Parking quantity requirements updated
- Parking exemptions – small lots MF and MX



SUMMARY OF CHANGES

Article 11 – Signs

Article 12 – Ambience Standards

Article 13 – Lawfully Existing Uses, Structures and Signs

Article 14 – Process

- Administrative procedures, submittal requirements, and renewals

Article 15 -Notices

- Article 16 – Definitions
- Relocating regulatory elements (use restrictions) into Zoning Districts
- FAR exclusions streamlined for MX

Appendices

Appendix A – Site Specific Zoning Regulations

Appendix B – Foundation Map

Appendix C – Mediterranean Village Form-Based Planned Area Development

Appendix D – University Campus District (formerly in Article 5)

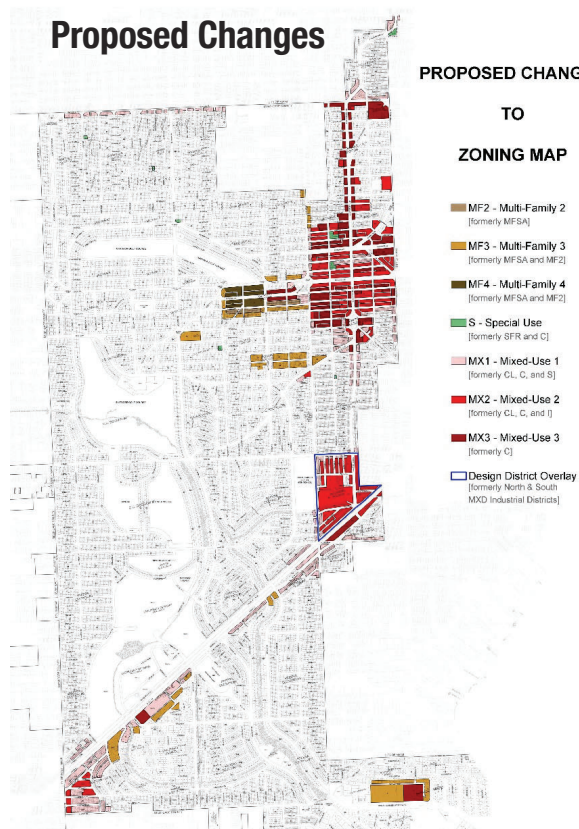
Appendix E – Business Improvement Overlay District (operations - formerly Article 5)



Existing



Proposed Changes





PROPOSED CHANGES

TO

ZONING MAP

- MF2 - Multi-Family 2**
[formerly MFSA]
- MF3 - Multi-Family 3**
[formerly MFSA and MF2]
- MF4 - Multi-Family 4**
[formerly MFSA and MF2]
- S - Special Use**
[formerly SFR and C]
- MX1 - Mixed-Use 1**
[formerly CL, C, and S]
- MX2 - Mixed-Use 2**
[formerly CL, C, and I]
- MX3 - Mixed-Use 3**
[formerly C]
- Design District Overlay**
[formerly North & South
MXD Industrial Districts]



PROPOSED CHANGES

TO

ZONING MAP

- MF2 - Multi-Family 2**
[formerly MFSA]
- MF3 - Multi-Family 3**
[formerly MFSA and MF2]
- MF4 - Multi-Family 4**
[formerly MFSA and MF2]
- S - Special Use**
[formerly SFR and C]
- MX1 - Mixed-Use 1**
[formerly CL, C, and S]
- MX2 - Mixed-Use 2**
[formerly CL, C, and I]
- MX3 - Mixed-Use 3**
[formerly C]
- Design District Overlay**
[formerly North & South
MXD Industrial Districts]



ARTICLE 2. ZONING DISTRICTS

2-100. Residential Districts

- 2-100. Residential Districts Table
- 2-101. Single-Family Residential (SFR) District
- 2-102. Multi-Family 1 Duplex (MF1) District
- 2-103. Multi-Family 2 (MF2) District
- 2-104. Multi-Family 3 (MF3) District
- 2-105. Multi-Family 4 (MF4) District

2-200. Mixed Use Districts (MX)

- 2-200. Mixed Use Districts Table
- 2-201. Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts

2-300. Special Use and Preservation Districts

- 2-301. Special Use (S) District
- 2-302. Preservation (P) District

2-400. District Overlays

- 2-401. Central Business District Overlay (CBD)
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
- 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)
- 2-405. Residential Infill Regulations District Overlay (RIR)
- 2-406. Design District Overlay
- 2-407. North Ponce Mixed Use District Overlay

2-500. Planned Area Development



ARTICLE 2 - ZONING DISTRICTS

Section 2-100. Residential Districts [formerly Article 4, Division 1]

2-100. Residential Districts Table							
Use categories	SFR	MF-1	MF-2	MF-3	MF-4		
A Lot occupation							
1 Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2 Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3 Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	80%
4 Open Space Minimum	40%	40%	30%	30%	25%	25%	30%
B Density							
1 Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2 Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3 Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400
4 Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA
C Setback minimums (feet)							
1 Principal Front	25	25	10	10	10	10	20
2 Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10
3 Side Street	15	15	10	10	10	10	10
4 Rear	10	10	10	10	10	10	10
5 Rear at Alley	5	5	5	5	5	5	5
6 Waterway	35 ft	35	35	35	35	35	35
D Stepback (feet)							
1 Stepback Front	0	0	0	10	0	0	0
2 Stepback Side	0	0	0	10	0	0	10
3 Stepback Side Street	0	0	0	10	0	0	10
4 Stepback Rear	0	0	0	10	0	0	10
5 Stepback Rear at Alley	0	0	0	10	0	0	10
E Building height maximums (stories/feet)							
1 Principal Building	2 stories / 25	2 stories / 25/30	3 stories / 45	6 stories / 70	3 stories / 45	3 stories / 45	13 stories / 150
2 Accessory Building	1 story	1 story	NA	NA	2 stories	2 stories	NA
3 Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5
4 Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5

- General Notes:
- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
 - Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
 - Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
 - The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

Section 2-200. Mixed Use Districts (MX). [formerly 4-201]

2-200 Mixed Use Districts Table							
Use categories	MX1	MX2	MX3				
A Lot occupation							
1 Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000
2 Building Site Width Minimum (feet)	25	100	25	100	25	100	200
3 Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA
4 Open Space Minimum	10%	10%	10%	10%	5%	10%	10%
B Density							
1 Density (DU/Acre)	125	125	125	125	125	125	125
2 Unit Size Minimum (square feet)	400	400	400	400	400	400	400
3 Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4 FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2
5 FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5
C Setback minimums (feet)							
1 Principal Front	0	0	0	0	0	0	0
2 Side Interior	0	0	0	0	0	0	0
3 Side Street	0	0	0	0	0	0	0
4 Rear	10	10	10	10	10	10	10
5 Rear at Alley	5	5	0	0	0	0	0
6 Waterway	35	35	35	35	35	35	35
D Stepback minimums (feet)							
1 Stepback Front	NA	10	10	10	10	10	10
2 Stepback Side	NA	15	15	15	15	15	15
3 Stepback Side Street	NA	10	10	10	10	10	10
4 Stepback Rear	NA	10	10	10	10	10	10
5 Stepback Rear at Alley	NA	3	3	3	3	3	3
E Building height maximums (stories/feet)							
1 Principal Building	3 stories / 45	3 stories / 45	3 stories / 45	6 stories / 70	3 stories / 45	6 stories / 70	13 stories / 150
2 Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5	14 stories / 163.5
3 Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97	16 stories / 190.5

- General Notes:
- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
 - Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
 - There shall be no density limitation in the CBD and Design District Overlays.



ARTICLE STRUCTURE

2-100. Residential Districts & 2-200. Mixed Use Districts

- A. Purpose and applicability
- B. Principal and Accessory uses and structures
- C. Conditional uses
- D. Performance standards
 - 1. Building site
 - 2. Density
 - 3. Facing of lots and buildings
 - 4. Setback and stepback
 - 5. Setbacks required for auxiliary and accessory buildings and structures
 - 6. Ground area coverage
 - 7. Open space requirements
 - 8. Height
 - 9. Architecture
 - 10. Parking, garages, driveways, and carports
 - 11. Utilities and services



ARTICLE 2 - ZONING DISTRICTS

2-100. Residential Districts Table							
Use categories	SFR	MF-1	MF-2	MF-3	MF-4	MF-4	MF-4
A Lot occupation							
1 Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2 Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3 Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4 Open Space Minimum	40%	40%	30%	30%	25%	25%	30%
B Density							
1 Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2 Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3 Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400
4 Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA
C Setback minimums (feet)							
1 Principal Front	25	25	10	10	10	10	20
2 Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10
3 Side Street	15	15	10	10	10	10	10
4 Rear	10	10	10	10	10	10	10
5 Rear at Alley	5	5	5	5	5	5	5
6 Waterway	35 ft	35	35	35	35	35	35
D Stepback (feet)							
1 Stepback Front	0	0	0	10	0	0	0
2 Stepback Side	0	0	0	10	0	0	10
3 Stepback Side Street	0	0	0	10	0	0	10
4 Stepback Rear	0	0	0	10	0	0	10
5 Stepback Rear at Alley	0	0	0	10	0	0	10
E Building height maximums (stories/feet)							
1 Principal Building	2 stories / 25	2 stories / 25/30	3 stories / 45	6 stories / 70	3 stories / 45	3 stories / 45	13 stories / 150
2 Accessory Building	1 story	1 story	NA	NA	2 stories	2 stories	NA
3 Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5
4 Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5

General Notes:

- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
- Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
- The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

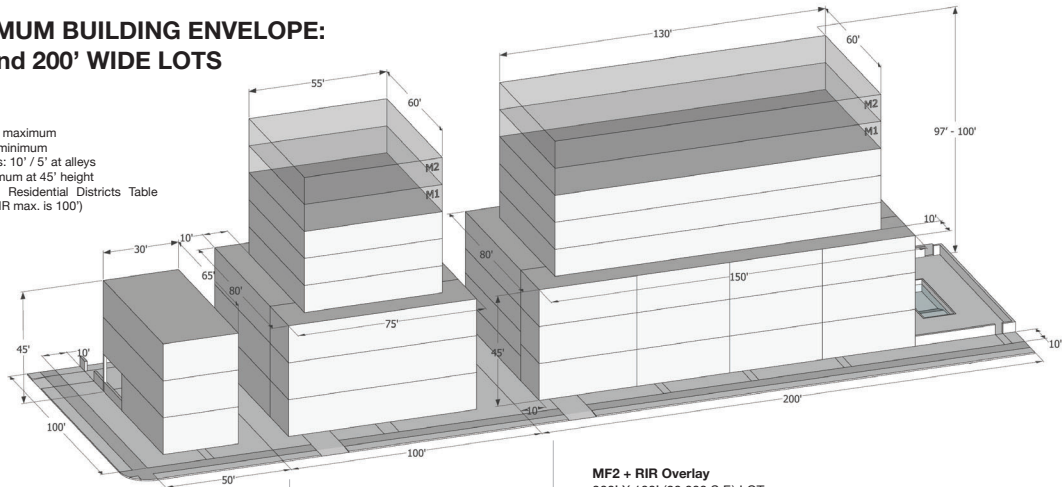


2-100. RESIDENTIAL DISTRICTS – MF2 ANALYTICAL DIAGRAMS

MF2 MAXIMUM BUILDING ENVELOPE: 50', 100', and 200' WIDE LOTS

REQUIREMENTS:

- Lot Coverage: 60% maximum
- Open Space: 30% minimum
- Setbacks - All Sides: 10' / 5' at alleys
- Stepback: 10' minimum at 45' height
- Height: See 2-100 Residential Districts Table (MF2 max. is 97', RIR max. is 100')



KEY	
	Building Envelope
	Additional Stories (Mediterranean Bonus)

- MF2**
50' X 100' (5,000 S.F.) LOT
- 4.5 to 5.7 max. units permitted.
 - 4 units allocated
 - 2 Br (2 units @ 1,050 s.f.)
 - 1 Br (2 units @ 620 s.f.)
 - No off-street parking required. 3 parking spaces provided on surface lot under building.
 - Total Building Area = 5,250 s.f. (excluding parking)
 - Open space: 3,050 s.f. = 61%
 - Lot coverage: 1,950 s.f. = 39%

- MF2**
100' X 100' (10,000 S.F.) LOT
- 9.18 - 11.47 max. units permitted.
 - 11 units allocated
 - 3 Br (11 units @ 1,800 s.f.)
 - No off-street parking required for buildings that do not exceed 45' in height.
 - 16 parking spaces in building at ground level.
 - Total Building Area = 30,000 s.f. (excluding parking)
 - Open space: 4,000 s.f. = 40%
 - Lot coverage: 6,000 s.f. = 60%
 - Three level liner: Lobby and Units

- MF2 + RIR Overlay**
200' X 100' (20,000 S.F.) LOT
- 18 - 23 or 46 max. units allowed with RIR
 - 33 units allocated
 - 1 Br (8 units @ 650 s.f.)
 - 2 Br (24 units @ 970 s.f.)
 - 3 Br Townhouses (3 units @ 1,800 s.f.)
 - 50 spaces in parking structure (4 levels). Screened by 3-story liner townhouses.
 - Total Building Area = 48,000 s.f. (excluding parking)
 - Open space: 8,000 s.f. = 40%
 - Lot coverage: 12,000 s.f. = 60%
 - Three level liner: Lobby and Units



ARTICLE 2 - ZONING DISTRICTS

Section 2-200. Mixed Use Districts (MX). [formerly 4-201]

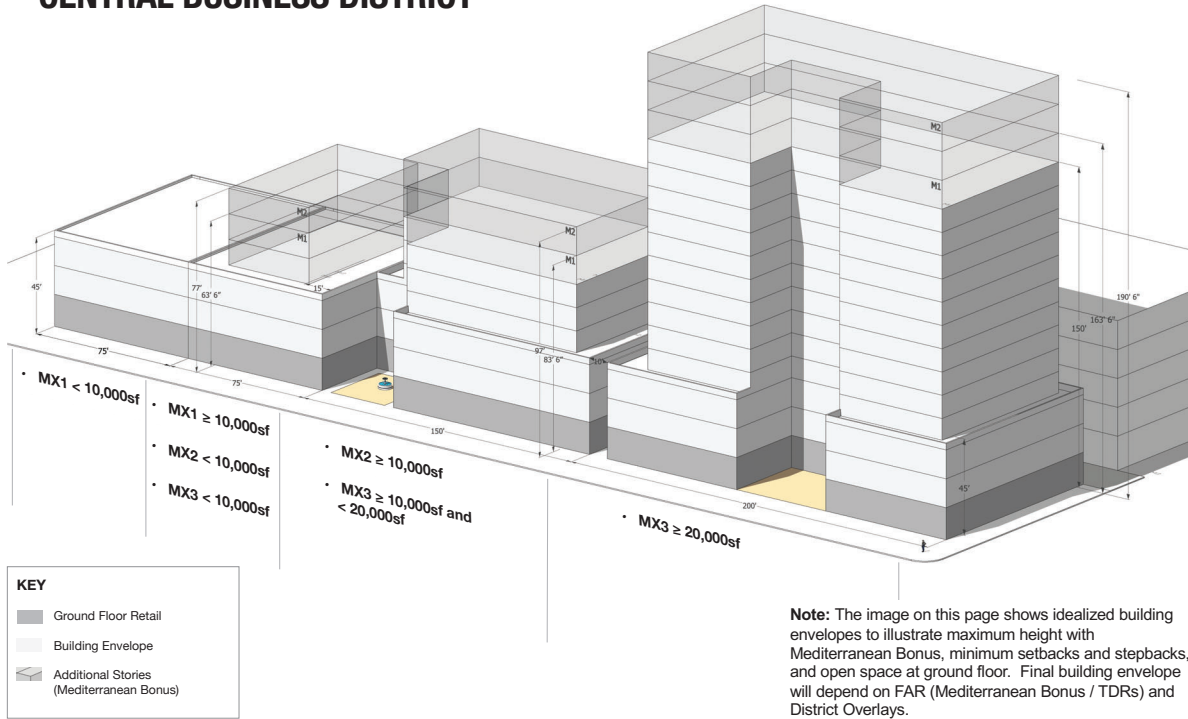
2-200 Mixed Use Districts Table								
Use categories		MX1	MX2	MX3				
A Lot occupation								
1	Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000
2	Building Site Width Minimum (feet)	25	100	25	100	25	100	200
3	Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA
4	Open Space Minimum	10%	10%	10%	10%	5%	10%	10%
B Density								
1	Density (DU/Acre)	125	125	125	125	125	125	125
2	Unit Size Minimum (square feet)	400	400	400	400	400	400	400
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5
C Setback minimums (feet)								
1	Principal Front	0	0	0	0	0	0	0
2	Side Interior	0	0	0	0	0	0	0
3	Side Street	0	0	0	0	0	0	0
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	5	5	0	0	0	0	0
6	Waterway	35	35	35	35	35	35	35
D Stepback minimums (feet)								
1	Stepback Front	NA	10	10	10	10	10	10
2	Stepback Side	NA	15	15	15	15	15	15
3	Stepback Side Street	NA	10	10	10	10	10	10
4	Stepback Rear	NA	10	10	10	10	10	10
5	Stepback Rear at Alley	NA	3	3	3	3	3	3
E Building height maximums (stories/feet)								
1	Principal Building	3 stories /45	3 stories /45	3 stories /45	6 stories /70	3 stories /45	6 stories /70	13 stories /150
2	Mediterranean Bonus I	NA	5 stories /63.5	5 stories /63.5	7 stories /83.5	5 stories /63.5	7 stories /83.5	14 stories /163.5
3	Mediterranean Bonus II	NA	6 stories /77	6 stories /77	8 stories /97	6 stories /77	8 stories /97	16 stories /190.5

General Notes:

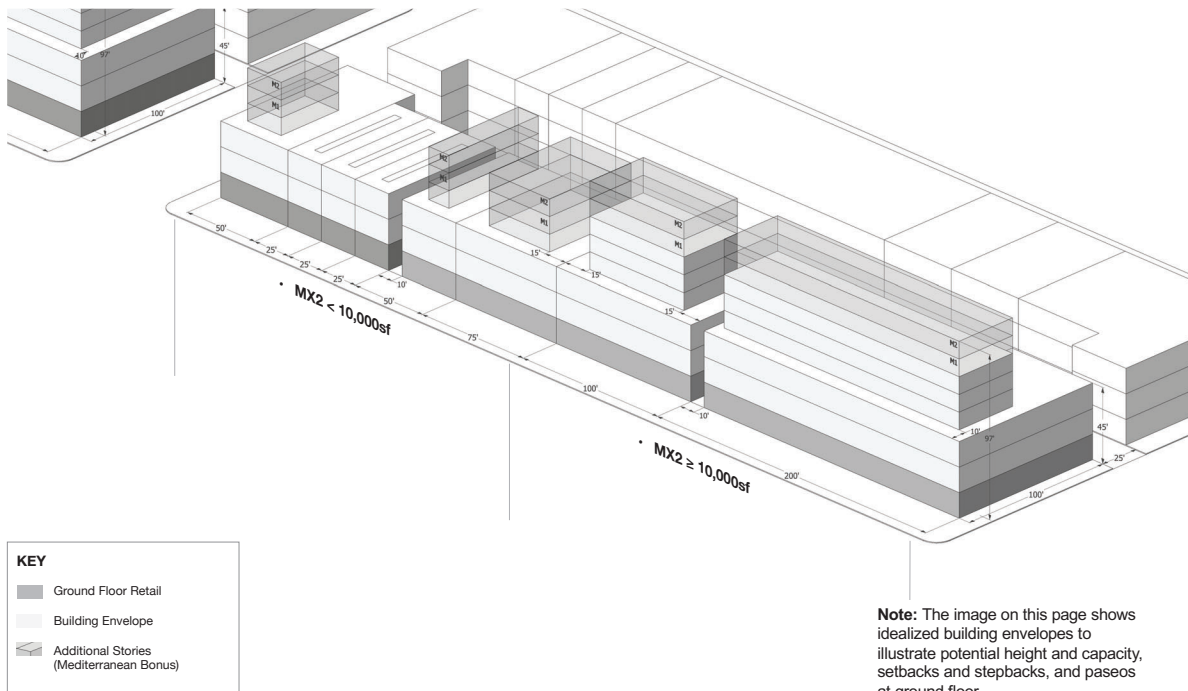
1. Additional requirements may apply according to Section 6-105. Landscape Requirements for Zoning Districts or other regulations in Article 6.
2. Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
3. There shall be no density limitation in the CBD and Design District Overlays.



ARTICLE 2-200. MIXED USE DISTRICTS (MX) CENTRAL BUSINESS DISTRICT



ARTICLE 2-200. MIXED USE DISTRICTS (MX) MX2 - MIRACLE MILE



DISTRICT OVERLAYS

2-400. District Overlays

- 2-401. Central Business District Overlay (CBD)
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
- 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)
- 2-405. Residential Infill Regulations District Overlay (RIR)
- 2-406. Design District Overlay
- 2-407. North Ponce Mixed Use District Overlay



ARTICLE 2 - ZONING DISTRICTS



Section 2- 401. Central Business District Overlay (CBD).

A. Purpose and applicability

1. The purpose of the Central Business District is intended to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the CBD. These standards are provided for the continuance and enhancement of the downtown as the functional and symbolic center of the City.
2. The district is established in order to maintain the aesthetic and urban character of Downtown Coral Gables, to promote pedestrian activities through appropriate densities of mixed uses as per [Section 2-201.D.2](#), and to protect property values through quality control.
2. Applicability. The District applies to the area bounded by Navarre Street on the north, Douglas Road on the east, and Almeria St. on the south, and Lejeune Road on the west. Unless otherwise provided in this Code, all provisions of the MX districts affecting individual property in this district shall control use and development.

B. Regulations.

1. There shall be no density limitation in the CBD.



ARTICLE 2 - ZONING DISTRICTS



Section 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO). [formerly 4-203]

A. Purpose and applicability.

1. The purpose of the Zain/Friedman Miracle Mile Downtown District Overlay (DO) District is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the Miracle Mile area. These standards are provided for the continuance and enhancement of the historic downtown area as the functional and symbolic center of the City.
2. The district is established in order to maintain the following objectives:
 - a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
 - b. Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
 - c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.
 - d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.
 - e. Generate pride and confidence in the Downtown area.
 - f. Protect property values through quality control.
3. Applicability. The District applies to the area bounded by the following streets: Douglas Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and Merrick Way on the North, and Andalusia Avenue on the South.

Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations ~~the MX2 District~~ affecting individual property in this district shall control use and development.

B. Regulations.

1. ~~The properties shall be designated High-Rise Intensity Commercial Land Use on the Comprehensive Plan Map from the right-of-way line of Miracle Mile north to Aragon Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.~~

1.2-The building height of the development of the properties shall be limited to not more than six (6) stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile.

2.3-A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries.

3.4-Except for pedestrian building entrances and pedestrian courtyards, there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale façade, ~~up to a maximum height of forty-five (45) feet, with a ten (10) foot setback above forty-five (45) feet.~~

4. ~~No parking garage shall be allowed within sixty (60) feet of the Miracle Mile frontage. Surface parking shall be allowed with a sixty (60) foot setback from the Miracle Mile frontage.~~

6. ~~In order to ensure consistency with these regulations and to ensure that the development as proposed will be compatible with and further the development of the pedestrian character and scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and Zoning Board with recommendation to the City Commission.~~

5.6: Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.

6.8-Within the DO District, abutting or adjacent property owners having more than two-hundred (200) feet of frontage on Miracle Mile, and containing more than twenty-thousand (20,000) square feet of combined lot area, and designated Commercial High-Rise Intensity pursuant to the Coral Gables Comprehensive Plan, shall be required to submit submission to the Planning and Zoning Board an application for site plan review and City Commission approval, as provided below, and the subject properties shall be considered as if they were a single building site for all purposes under these regulations and such application shall be subject to the following requirements.

7.6: Where the designated site or project is subject to multiple ownership, as part of the application for site plan review, the Planning and Zoning Board may allow the Owners of the property to may submit a Covenant in Lieu of Unity of Title in accordance with the provisions of [Article 6, Division 23 Section 14-205](#).



ARTICLE 2 - ZONING DISTRICTS



Section 2-403. Giralda Plaza District Overlay. [formerly 4-209]

A. Purpose and applicability.

1. The purpose of the Giralda Plaza District Overlay is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved for those properties facing Giralda Plaza between Ponce de Leon Boulevard and Galiano Street. These standards are provided for the continuance and enhancement of Restaurant Row as a pedestrian-friendly area, well-suited for restaurants and similar compatible uses.
2. The district is established in order to maintain the following objectives:
 - a. Maintain the human scale and pedestrian-oriented character of Restaurant Row.
 - b. Limit building height, bulk, mass, and intensity of large scale developments to promote compatibility with the existing low-rise scale of development as it presently exists for those properties facing Giralda Plaza.
3. The Giralda Plaza District Overlay is an optional overlay and applies to the 100 Block of Giralda Plaza, the area legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

B. Regulations.

1. Maximum site area: Ten-thousand (10,000) square feet.
2. Maximum height: Three (3) stories and forty-five (45) feet, whichever is less.
3. A minimum of ninety (90%) percent of the lot front facing Giralda Plaza, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards, and building entrances.
4. Except for pedestrian building entrances and courtyards there shall be a mandatory zero (0) foot setback along the Giralda Plaza frontage and there shall be no side setbacks along Giralda Plaza to ensure a continuous pedestrian scale façade.
6. ~~A building setback from Giralda Plaza shall be provided above the first (1st) floor.~~
5. ~~All uses provided for in the underlying Commercial Zoning MX District shall be permitted. In addition, residential, boutique hotel (10 – 30 rooms), restaurant, retail, or office shall be permitted above the ground floor.~~

6. 7-Required parking. Properties that develop pursuant to these regulations shall be exempt from parking requirements.

7. 8-Building design. Mediterranean Architectural Design Level 2 is required in accordance with [Section 5-604 200](#) of the Zoning Code, for aesthetic review only. No additional height or floor area ratio (FAR) will be applied.

8. 9-Curb cuts. No curb cuts shall be permitted on Giralda Plaza from Ponce de Leon Boulevard to Galiano Street.

10. ~~Balconies. Cantilevered open balconies may project into the public right-of-way a maximum of six (6) feet.~~

9. 14-Where the designated site or project is subject to multiple ownership as part of the application for site plan review, the City Commission may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of [Article 6, Division 23 Section 14-205](#).

Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.



ARTICLE 2 - ZONING DISTRICTS



Section 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO). [formerly 4-207]

A. Purpose and Applicability.

- 1. Purpose. The purpose of the North Ponce Neighborhood Conservation District is to preserve and enhance the garden apartment character of the North Ponce neighborhood's Multi-Family-2 zoned residential neighborhood properties.
2. Applicability. The North Ponce Neighborhood Conservation Overlay District applies to properties that meet all of the following standards:
a. Multi-Family 2 (MF2) or Special (S) Zoning District.
b. Generally located in the area bounded by Navarre Avenue to the south, Douglas Road to the east, LeJeune Road to the west, and SW 8th Street to the north.
c. Identified as "North Ponce Neighborhood Conservation Overlay District" on the official Zoning Map.

B. Regulations.

- 1. C. Uses. All uses provided for in the underlying MF2 Zoning District shall be permitted in the North Ponce Neighborhood Conservation Overlay District. Additional uses shall be permitted for locally-designated historic buildings as provided herein in Section 4-207.D., and buildings constructed prior to 1964 as provided in Section 4-207.E. 2-404 D.
a. Additional Permitted Uses.
i. Home Office.
i. A Home Office shall be defined as a space and activity within a dwelling unit devoted to a non-retail business activity carried on by a permanent domiciliary resident thereof, which use is secondary to the use of the dwelling for dwelling purposes as customarily found in the home, that does not alter the exterior of the property or affect the residential character of the neighborhood, and that meets all legal requirements of the business.
ii. Home Office shall not include personal services, medical uses, retail uses, repair or service or manufacturing uses.
iii. The Home Office shall not exceed twenty-five percent of the gross floor area of the dwelling unit.
iii. No additional on-site parking shall be permitted for the Home Office.
iv. The resident shall not receive clients/customers at the residence in order to conduct business.
v. The resident is not advertising the residence as the place of business.
vi. The resident is not receiving material amounts of business-related deliveries at the residence.
ii. Live-work.
b. Additional Conditional Uses for locally-designated historic properties.
i. Bed and Breakfast Establishments.
ii. Museum.
iii. School.

C. D. Historic Preservation Benefits Program.

- 1. Purpose. The purpose of the Historic Preservation Benefits Program is to provide incentives for property owners to reinvest in historic buildings in order to preserve and enhance the character of the neighborhood. The Historic Preservation Benefits Program incentivizes the preservation and rehabilitation of existing garden apartment buildings.
2. Applicability. The Historic Preservation Benefits Program is available for locally-designated historic properties that are zoned MF2.
3. Uses. Uses shall be as per Article 3 Uses, and Article 9 Historic Preservation.
4. Parking Incentive Program for Properties Designated Historic.
a. The Historic Preservation Board shall have the authority to grant a Variance to reduce or waive parking requirements for historically-designated MF2 and S properties, in accordance with Section 3-1113 8-114 of the Zoning Code.
b. Irrespective of the provisions provided in Section 5-1408.B.10-108 B of the Zoning Code, historically-designated properties shall be eligible to use payment in lieu and remote parking within 1000' of the subject property, if the location of the parking area is zoned Commercial MX or S District, subject to approval by the Development Review Official.
c. Historically designated properties shall be eligible to lease evening parking spaces in City-owned or City-operated parking lots.
5. Economic Incentive Program.
a. Transfer of Development Rights. In accordance with Section 14-204-2. 3-1004 of the Zoning Code, historically-designated properties shall be eligible to sell unused development rights in order to fund the on-going maintenance and preservation of the property.
b. Tax Exemptions.
i. Ad Valorem Tax Exemption for Rehabilitation. In accordance with Section 9-1118.A. 8-118 of the Zoning Code, historically-designated properties shall be eligible for tax exemptions of 100% of the assessed value of appropriate improvements.
ii. Ad Valorem Tax Exemption for Commercial and Non-Profit Properties. In accordance with Section 3-1118.B. 8-118 of the Zoning Code, historically-designated commercial or non-profit properties (such as a rental apartment building, bed and breakfast, museum, or school) shall be eligible for a tax exemption of 50% of the assessed value of the property.
6. Signage.
a. Free-standing commercial signs shall be permitted for schools, bed and breakfast establishments, live-work, and museums, in accordance with the following standards:
i. Maximum sign area shall be 3 square feet.
ii. Maximum height, measured from the sidewalk elevation to the top of the sign, shall be 3 feet.
iii. A Certificate of Appropriateness shall be required for all signs in accordance with Section 3-1106 8-106 of the Zoning Code.
iv. All signs are subject to Board of Architects approval.



ARTICLE 2 - ZONING DISTRICTS

D. G-Garden Apartment Conservation Benefits Program.

- 1. Purpose. The purpose of the Garden Apartment Conservation Program is to protect and provide incentives for property owners to reinvest in pre-1964 garden apartment buildings that are not currently locally designated as a historic property, but contribute to the overall character and urban fabric of the North Ponce neighborhood. The Program offers methods of preserving and appropriately expanding these properties to enhance the unique character of the neighborhood. The Garden Apartment Conservation Program is offered as an economic incentive for the preservation and rehabilitation of existing garden apartment buildings.
2. Applicability. The Garden Apartment Conservation Program applies to all properties that were constructed prior to 1964 and that are zoned MF2.
3. Additional Uses. Uses shall be as per Article 3. Uses and Article 9. Historic Preservation.
4. 5-Staff Review. All permits for additions, exterior alterations, site work, and demolition of buildings constructed prior to 1964 shall be approved by the Historic Preservation Officer or designee. Applications shall be reviewed for appropriateness to the original style and character of the subject property, as well as neighborhood compatibility, with emphasis on those facades and those portions of the site that are visible from the street, including:
a. Exterior Architectural Features: Roofs, Windows, Doors, Porches, Stucco, Decorative Features
b. Open Space: Courtyards, Exterior Stairs, Breezeways, Porches, Patios
c. Site Work - Landscape, Hardscape, Driveways, Walkways, Parking areas, Fences, and Walls
5. 6-Conservation Incentive Program - Rear and Side Additions; Variances.
a. Rear and side additions and new construction of auxiliary accessory buildings at the rear and side of the property shall be permitted subject to approval by the Historic Preservation Officer or designee.
i. Density, floor-area ratio, open space percentages, and setback requirements for approved additions and new construction of auxiliary accessory buildings may be modified from the underlying MF2 Zoning, as a Variance subject to the provisions of Section 3-806 14-207. Variances for building height shall not be permitted.
ii. Variances granted for density and floor area ratio shall comply with applicable Comprehensive Plan requirements.
iii. Additional required parking for approved additions and new construction of auxiliary accessory buildings shall be provided where applicable as per Article 10, Parking and Access.
iv. In lieu of providing all required parking on site, a parking management plan may be provided, subject to approval by the Development Review Official.

i. Setback requirements:

- 1. Front Setback-Ten (10) feet.
2. Side Street Setback-Ten (10) feet.

ii. Ground Area Coverage:

- 1. There shall be no maximum ground area coverage.

iii. Building Height:

- 1. Maximum building height shall be three (3) stories and forty-five (45) feet.

F. E-Landscape Standards.

- 1. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped "garden district" character of North Ponce, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.
2. Applicability. The Landscape Standards shall be mandatory for all properties in the North Ponce Neighborhood Conservation Overlay District, whether existing buildings or new construction.
3. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
iii. Open-air, landscaped courtyards that front the street are encouraged.
iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
4. Tree Protection.
a. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
b. Removal of trees shall be subject to Chapter 82 of the City Code.
5. Driveway / Parking Placement.
a. A maximum of twenty (20) percent of the front setback may be used for driveway placement. For instance, for 50 (fifty) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
b. For corner lots, driveways shall be located off of the side street.
c. Off-street parking shall be set back a minimum of forty (40) feet from the front property line and shall be screened with habitable liner space or landscaping.

E. D-New Construction - Multi-Family 2 District.

- New construction shall be in accordance with MF2 District regulations, Section 2-103.D.
1. Large-scale new construction. Performance Standards for parcels of 20,000 square feet or greater shall be in accordance with Section 4-103.D.
2. Small-scale new construction. Performance Standards for parcels of less than 20,000 square feet shall be modified from the underlying MF2 Zoning District as follows. Performance Standards not specifically addressed below shall be in accordance with Section 4-103.D.



ARTICLE 2 - ZONING DISTRICTS



Section 2-405. Residential Infill Regulations Overlay District (RIR). [formerly 4-208]

A. Purpose and applicability.

1. The purpose of the Residential Infill Regulations (RIR) is to promote the goals, objectives, an policies of the City's Comprehensive Plan by encouraging greater housing opportunities with close proximity to transit, employment centers, parks and schools.
2. The regulations are established in order to maintain the following objectives:
 - a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmental vulnerable or sensitive areas.
 - b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.
 - c. Protect and promote a garden-like feeling in Coral Gables' multi-family residential district through clear and unified landscape standards.
 - d. Encourage harmonious compatible and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.
3. Applicability.
 - a. Properties with a zoning designation of Multi-Family 2 (MF2) District located north of Navarre Avenue, south of SW 8th Street, east of LeJeune Road and west of Douglas Road may apply for conditional use review and approval pursuant to the RIR provisions provided herein.
 - b. The site specific standards of this Code shall not apply to properties seeking approval pursuant to these Residential Infill Regulations. It is provided; however, that underlying site specific regulations shall remain applicable for properties that are not developed in accordance with the RIR standards.
 - c. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property shall control use and development.
 - d. If an Applicant chooses to use the Density and Floor Area Ratio bonuses provided in this section, all of the standards provided below shall be mandatory.

B. Regulations Performance Standards.

1. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
2. Maximum density. The maximum density provided in the Comprehensive Plan shall be according to MF2 or, with architectural incentives, shall be a maximum one-hundred (100) units per acre.
3. Maximum FAR. 2.0 or 2.5, with architectural incentives.
4. Maximum Height. Seventy (70) feet; Maximum height shall be according to MF2 or, with architectural incentives, may be one-hundred (100) feet maximum with architectural incentives.

6. Minimum unit size. Six hundred and fifty (650) square feet.

64. Architecture Standards.

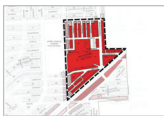
- a. Coral Gables Mediterranean Architecture Design, as set forth in Zoning Code Section 5-200 605 shall be required for all buildings.
- b. All development shall comply with Article 5 - Division 6 Section 5-201 for residential uses which are set out in Coral Gables Mediterranean Style Design Standards including all Table 1 of Division 6 requirements and five (5) of ten (10) of the standards in Table 2 of Division 6.

75. Landscape Standards.

- a. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped "garden district" character of Coral Gables, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.
- b. Applicability. The Landscape Standards shall be mandatory for all properties developed pursuant to the Residential Infill Regulations.
- c. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
 - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
 - ii. Front Yards shall be ten (10) feet in depth and landscaped with the exception of driveway areas and walkways.
 - iii. Open-air, landscaped courtyards that front the street are encouraged.
 - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
- d. Tree Protection.
 - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
 - ii. Removal of trees shall be subject to Chapter 82 of the City Code.
- e. Driveway / Parking Placement.
 - i. For corner lots, driveways shall be located on the side street.
 - ii. For interior lots that do not have a side street frontage, a maximum of twenty (20%) percent of the front setback may be used for driveway placement. For instance, for a fifty (50) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
 - iii. Off-street parking shall be set back a minimum of thirty (30) feet from the front property line and shall be screened with habitable liner space or landscaping. Off-street parking is prohibited in the front setback.
- f. Open Space.
 - i. Additional open space at the ground level shall be required to achieve the maximum allowed height and FAR.



ARTICLE 2 - ZONING DISTRICTS



Section 2-406. Design District Overlay. [formerly part of 4-201 North and South Industrial Mixed Use Districts]

A. Purpose and applicability.

1. The purpose of the Design District Overlay is to promote high-quality retail and to encourage effective and proper development of the former Industrial Section for local employment in protected residential neighborhoods with the goals, objectives, and policies of the City's Comprehensive Plan.
2. Applicability. The Design District Overlay applies to all properties within the area bounded by the following streets: Ponce de Leon Boulevard both sides on the east, Blue Road on the south, both sides of Le Jeune Road (SW 42nd Avenue) on the west, and Bird Road (SW 40th Street) on the north, as shown on the Zoning Map.
3. The District regulations are established in order to maintain the following objectives:
 - a. Enhance the aesthetic, physical, and environmental character of the District.
 - b. Encourage development and redevelopment of buildings through coordinated design and development standards, including provisions for parking, sidewalk frontage and land use consistent with the vision of high-quality storefronts for showrooms in the Design District.
 - c. Promote and encourage pedestrian, bike, and transit activities in the District by promoting the concepts of an urban city center with mixed use development and pedestrian-friendly design alternatives.
 - d. Foster the activation of public areas and generate streets with a consistent design intent regarding, but not limited to, street trees, bike infrastructure, public lighting fixtures, furnishing, sidewalks, crosswalks, or any other elements in the public right of way.
 - e. Generate pride and confidence in the District.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

B. Regulations.

1. Uses.
 - a. All uses provided in the underlying zoning District shall be permitted. Additional uses may be permitted in the Design District Overlay as in Section 3-400 Other Use Restrictions and Section 3-500 Distance Requirements for Certain Uses.
 - b. For MX2 properties in the Design District Overlay, fifty (50%) percent of the linear ground floor building frontage shall be storefronts and include retail sales and services, office, or restaurant, gallery, and showroom uses or public realm land area (e.g., plazas, courtyards, and other public uses).

2. Density.

- a. There shall be no density limitation in the Design District.

3. Setbacks and Stepbacks.

- a. Front: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of ten (10) feet.
- b. Side: Interior side up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of fifteen (15) feet. Side street: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a setback of ten (10) feet.
- c. Rear: Abutting a dedicated alley or street: none. Not abutting dedicated alley or street: ten (10) feet.
- d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

4. Height.

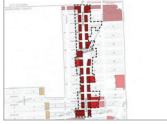
- a. MX2 Lots in the Design District shall be at a maximum height of ninety-seven (97) feet and eight (8) stories.
- b. Height of architectural elements may exceed the maximum height in the Design District by a maximum of twenty-five (25) feet. Ground floor storefronts shall have a minimum floor height of seventeen (17) feet and a maximum floor height of twenty-five (25) feet.
- c. Design District maximum height of habitable space pursuant to Section 2-201 with City Commission approval to a maximum of one-hundred and twenty (120) feet and ten (10) stories, provided, that the increased residential ceiling heights enhance the aesthetics of the building and the surrounding area, and does not result in increased density or floor area.
- d. Properties that are adjacent to single-family and duplex residential districts shall be limited to a maximum habitable height of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for rooftop architectural elements that enhance the building's aesthetics and the aesthetics of the surrounding area, and such additional height will not have a negative impact on adjacent residential uses.

5. Architecture.

- a. Section 5-202 Coral Gables Mediterranean Architecture is mandatory within the Design District.
- b. Ground floor frontage. Ground floor storefronts shall have a minimum floor height of seventeen (17) feet and a maximum floor height of twenty-five (25) feet.
- c. Arcades are discouraged facing Ponce de Leon Boulevard.



ARTICLE 2 - ZONING DISTRICTS



Section 2-407. North Ponce Mixed Use District Overlay (formerly part of Section 4-201)

A. Purpose and applicability.

1. The purpose of the North Ponce Mixed Use District Overlay is to implement the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the North Ponce area. These standards are provided for the continuance and enhancement of North Ponce de Leon Boulevard (Boulevard) area as one of the City's main commercial corridors.
2. The district is established in order to maintain the following objectives:
 - a. Enhance the aesthetic, physical, and environmental character of North Ponce de Leon Boulevard.
 - b. Provide continued protection for adjacent residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
 - c. Promote and encourage pedestrian activities along the Boulevard by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.
 - d. Foster consistent design intent including building massing, and the relationship and transitions to adjacent residential neighborhoods.
 - e. Generate pride and confidence in the North Ponce area.
 - f. Protect property values through quality control.
3. Applicability. The District applies to the properties zoned MX3 facing North Ponce de Leon Boulevard.

B. Regulations.

1. Uses.
 - a. For properties in the MX3 District, a minimum of twenty (20%) percent of the linear ground floor of each building facing onto a secondary street shall be a shopfront.
 - b. For properties in the MF2 District, a minimum of eighty (80%) percent of the linear ground floor of each building facing onto a secondary street shall be residential uses. A ten (10) foot landscaped setback shall be provided, with open lawn or low ground cover. Fences, walls, and hedges may not be located within the landscaped setback area. Shade trees shall be planted a minimum of every fifty (50) feet. Operable pedestrian entrances shall be provided with direct access from the sidewalk a minimum of every fifty (50) feet. A stoop with an optional cantilevered roof, canopy or awning may encroach into the landscaped setback a maximum of three (3) feet, as part of an operable pedestrian entrance.

2. Setbacks.

- a. Ponce de Leon Boulevard: Up to ninety-seven (97) feet in height; none, if over ninety-seven (97) feet in height; thirty (30) feet.
- b. Interior side abutting MX District: none.
- c. Interior side abutting MF2 District: fifteen (15) feet.
- d. Side street: none, unless within forty (40) feet of the North Ponce Conservation District; ten (10) feet.
- e. Rear abutting Commercial Zoning: none.
- f. Rear abutting a dedicated street: ten (10) feet.
- g. Rear abutting the North Ponce Conservation District: up to seventy (70) feet in height; twenty (20) feet, if over seventy (70) feet in height; one-hundred (100) feet.
- h. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

Applicants in the North Ponce de Leon District Overlay may not seek relief or reduction in building setbacks or stepbacks.

3. Parking.

- a. Ground floor and surface parking shall be setback from Ponce de Leon Boulevard a minimum of sixty (60) feet. Parking on the second floor and above shall be setback from Ponce de Leon Boulevard a minimum of twenty (20) feet.
- b. Ground floor and surface parking shall be setback from secondary or side streets a minimum of twenty (20) feet.
- c. Ground floor and surface parking shall be setback from North Ponce Neighborhood Conservation District Overlay (NPCO) a minimum of forty (40) feet. Parking on the 2nd floor and above shall be setback from NPCO and R/R a minimum of forty (40) feet.
- d. Restricting or assignment of off-street parking spaces for individual tenant for users with the use of signage, pavement, markings, and similar identification are permitted.
- e. If valet parking is provided, valet parking drop-off areas shall be on private property, or on side streets.

4. Landscape.

- a. North Ponce de Leon Boulevard MXD: A Landscaped Pedestrian Via shall be provided along the rear of the property and shall provide a direct linear connection through the block. The Landscaped Pedestrian Via shall have a minimum width of twenty (20) feet and shall be open to the sky. Residential balconies and stoops may encroach into the Landscaped Pedestrian Via a maximum of six (6) feet. A linear paved pedestrian path of five (5) to ten (10) feet in width shall be provided with landscaping on both sides. The path will be activated through the site plan review process in order to maximize pedestrian activity and landscaping and promote compatibility with neighboring properties.



ARTICLE 3. USES

3-100. Uses Tables

3-200. Principal Uses

3-300. Accessory Uses

3-400. Other Uses Restrictions

3-500. Distance Requirements for Certain Uses

3-600. Temporary Uses

3-700. Docks, Wharves, Mooring Piles, Watercraft Moorings, and Yacht Basins

3-800. Telecommunications and Equipment

Section 3-100. Uses.

Uses apply to zoning districts according to the tables and text of Article 3. Uses, and Article 2. Zoning Districts. Uses have parking requirements as per Article 10. Parking.

A. Use specific limitations. Use specific limitations are categorized as Principal and Accessory Uses, other use restrictions can be found in Section 3-400 Other Uses Restrictions, Section 3-500 Distance Requirements, Section 3-600 Temporary Uses, Section 3-700 Docks and Wharves, and Section 3-800 Telecommunications.

B. Change of use. Change of use shall be reviewed and approved by the Development Review Official.

Section 3-101. Principal Uses Table, (formerly Article 4)

The chart on the preceding page This Table is a summary of the uses permitted in the zoning districts. The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in Article 3 and, in compliance with the standards in the district and Article 6 2, of these regulations Zoning Districts and of this Article, and subject to approval as set out in Article 14. Process. The letter "C" indicates that the use is permitted in the district as a conditional use in accordance with the procedures set out in Article 3, Division 4 Section 14-203 and the standards in these regulations Article 3. The letters "AR" indicates the use is permitted in the district only according to regulations in Sections 3-200, 3-400 and 3-500.

Use categories	Principal Uses Table									
	Zoning Districts									
	SFR	MF1	MF2	MF3	MF4	MX1	MX2	MX3	S	P
Residential uses										
Single-family dwellings	P	P	P	P	P					
Duplex dwellings		P	P	P	P					
Multi-family dwellings			P	P	P	P	P	P		
Townhouse dwellings			P	P	P					
Live-work			P*	P	P	P	P	P		
Home Office	AR	AR	P*	AR	AR	AR	AR	AR		
Family day care	P	P	P	P	P					
Non-residential uses										
Adult uses							C			
Alcoholic beverage sales							P	P	P	
Animal grooming or boarding							P	P	P	
Art Gallery							P	P	P	
Assisted living facilities			C	C	C	C	C	C		
Auto service stations							C	C	C	
Bed and breakfast			C*							
Blood and plasma center								AR		
Body Piercing								AR		
Botanical gardens									P/C	
Camps							P	P	P	C

P: Permitted Use

C: Conditional Use

AR: Additional Regulations

* Additional Permitted and Conditional Uses as per Article 2-404 North Ponce Neighborhood District Overlay (NPCO)

* Only if not adjacent to SFR, MF1, or MF3 Districts



ARTICLE 10 - PARKING AND ACCESS

Section 10-109. Payment in lieu and remote off-street parking.

A. Parking allowed off-site via Payment in lieu shall be as set forth in Chapter 74 Sec. 74-172(d) of the City Code.

For new construction exercising the remote off-street parking option as set forth in this section, a minimum of twenty-five (25%) percent of the required parking shall be provided as a public benefit via Payment in lieu as set forth in Section 74-172(d) of the City Code.

B. Remote off-street parking. As an alternative to, or in conjunction with providing required parking onsite or through payment in-lieu of providing required parking pursuant to City Code Section 74-201(d), an applicant may apply to use remote off-street parking to meet the off-street parking requirements of the Zoning Code. The ability to use remote parking may be granted in the reasonable discretion of the City in compliance with the terms of this subsection.

1. Applicability.

a. Applications for remote parking shall be reviewed by Staff when the location of project and of remote parking spaces are both within the CBD and Design District, and for properties located within one-hundred (100) feet of the Ponce de Leon right of way, south of SW 8th Street. When project and remote parking spaces are outside of these designated areas, an applicant can request a Waiver from the City Commission pursuant to subsection B above. The remote parking spaces must always be located in the City.

b. Distance. The remote parking spaces must be located within one thousand (1,000) feet of the applicant's project site. The distance shall be measured using airline measurement from the property line of the project site to the property line of the off-street parking facility(ies) containing the remote parking spaces.

c. The remote parking facility(ies) shall not be located in a single-family zoning district.

d. The applicant may request to use remote parking spaces for up to one-hundred (100%) percent of the project's off-street parking requirement.

e. Remote off-street parking for new construction shall be subject to a Conditional Use approval as set forth in Article 14-203.2 of the Zoning Code.

f. Documentation certifying that where the remote parking spaces will be located:

- i. Are either owned, licensed, or leased;
- ii. Are in excess of those parking spaces required to serve any onsite development at the desired remote location(s).

2. Covenants. The application property owner(s) shall also be accompanied by submit an appropriate restrictive covenant(s) which shall run with the land and declaration of restrictions for the remote or parking easement agreement(s) spaces, executed by the owner of the property containing the remote parking spaces, and the applicant, as applicable in recordable form acceptable to the City Attorney and acceptable in substance to the Director of Development Services, including at least all of the following:

a. The restrictive covenant(s) or parking easement agreement(s) shall provide for the continued use of the remote parking until such time as the City Manager or designee releases the obligation of the restrictive covenant(s) or parking easement agreement(s).

Section 10-110. Amount of required parking. [formerly 5-1409]

A. The following are exempt from parking.

1. Central Business District Overlay:

a. Ground floor retail, residential, and restaurants that are located within the Central Business District Overlay shall be exempt from the parking requirements.

b. Buildings that are located within the Central Business District Overlay (CBD) that have a maximum lot width of one-hundred (100) feet and a maximum height of forty-five (45) feet and three (3) floors are not required to provide off-street parking for any uses.

2. MX-1 fronting Giralda Plaza, and MX-2 facing Miracle Mile:

a. Buildings that have a maximum lot width of one-hundred (100) feet and of a maximum height of forty-five (45) feet and three (3) floors, off-street parking shall not be required.

b. Buildings exceeding a height of forty-five (45) feet, fifty (50%) percent parking requirement reduction for retail, restaurant, and office use.

c. Parking requirements may be fulfilled by shared or remote parking, or by payment in lieu, as per Section 10-109, or by shared parking as per Section 10-111.

3. MX2 Design District Overlay:

a. First-floor showrooms and art galleries shall be exempt from the parking requirements.

b. Buildings of (4) floors or less, off-street parking shall not be required.

4. MF-2 District buildings that have a maximum lot width of one-hundred (100) and a maximum height of forty-five (45) feet, shall not be required to provide off-street parking.

5. Building Alterations.

a. Any building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.

b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.



ARTICLE 10 - PARKING AND ACCESS

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

Use	Minimum parking requirements
<i>Residential</i>	
Detached Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.
Single-family.	One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage or carport, or porte-cochere.
<i>Non-residential</i>	
Adult uses.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Alcoholic beverage sales.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Animal grooming/boarding.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Assisted living facilities.	One (1) space per full-time employee equivalent (FTE), plus two (2) spaces five (5) beds <u>AI F units</u> .
Auto service stations.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Bed and breakfast.	One (1) space, plus one (1) space per three (3) sleeping rooms.
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per four five (45) fixed seats plus one (1) space for each forty thirty (40 30) square feet of floor area used for temporary seating.
Community center.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.

Use	Minimum parking requirements
Congregate care.	One (1) space per FTE, plus two (2) spaces <u>one (1) space per five four (5 4) beds.</u>
Day care.	Day care for children: One (1) space per one-hundred (100)-square-feet-of-floor-area FTE plus one (1) space for each ten (10) visitors. Day care for adults: One (1) space per three-hundred (300)-square-feet-of-floor-area FTE plus one (1) space for each ten (10) visitors.
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per four five (4 5) fixed seats plus one (1) space for each forty fifty (40 50) square feet of floor area used for temporary seating.
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per three four (3 4) beds.
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of <u>indoor</u> marina facilities.
Medical clinic.	One (1) space per FTE plus one (1) space per two-hundred (200) square feet of floor area, FTE plus one (1) space per
Medical Marijuana Retail Center.	One (1) space per 450 square feet of floor area, plus one (1) space per FTE and one (1) space for every two (2) PTEs, plus one (1) space per <u>150 square feet of floor area.</u>
Mixed-use or multi-use.	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Nursing homes.	One (1) space per FTE, plus one (1) space per three four (3 4) beds.
Offices.	One (1) space per three hundred (300) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One and one-eighth (1 4/8) spaces per <u>three (3) sleeping rooms.</u>
Private club.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.



ARTICLE 10 - PARKING AND ACCESS

<i>Use</i>	<i>Minimum parking requirements</i>
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats (not including classrooms).
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	Twelve (12) <u>One (1)</u> spaces per one thousand three hundred (1,000 300) square feet of floor area.
Restaurants, fast food.	Twelve (12) <u>One (1)</u> spaces per one thousand three hundred (1,000 300) square feet of floor area.
Retail sales and services.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per four five (4 5) students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (10,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
Vehicle sales/displays, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area.
Veterinary offices.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per two three-hundred (250 300) square feet of floor area.

2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.



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