



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

AGENDA ITEM NO. _____

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", amending ground floor office use provisions for MXD projects; and providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 10.19.11 meeting recommended unanimous approval (vote: 5-0).

BRIEF HISTORY:

This request is to amend the text of Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", specifically providing for the opportunity to add office uses as a ground floor use for mixed use development projects.

Currently, properties have the option of developing as "mixed use" as an individual building(s) or a property or multiple properties can be assigned a mixed use overlay zoning designation [referenced as a "Mixed Use District (MXD)] in the Commercial (C) and Industrial (I) Districts.

The current Code provisions allow office uses on the ground floor of a mixed use building if the adjacent right-of-way (ROW) is a minimum of 100 feet in width. The number of 100 foot rights-of-way (ROW's) is limited within the City. Alhambra Circle/Alhambra Plaza, Miracle Mile, Ponce de Leon Boulevard, Bird Road and U.S. One are examples of roads with ROW widths of 100 feet or more. Many mixed use projects front on streets that have less than 100 feet of ROW.

This amendment would allow ground floor office uses within mixed use projects and removes the ROW limitation. The intent of the previous limitation was based upon concerns that ground floor office uses would not provide pedestrian activity or "animation" on the street. Typically office uses provide limited visual exposure to the interior of buildings which is emblematic of ground floor retail/commercial uses. Ground level office uses typically provide limited window frontage, blank facades, etc. facing sidewalks/streets.

This amendment pertains only to mixed use projects, which are required to secure both site plan and conditional use public hearing review and approval. This would allow City Staff, the Planning and Zoning Board and the City Commission to provide specific conditions of approval to ensure adequate ground level pedestrian activity and animation are provided.

The following Exhibits are included as background information:

- A. Draft Zoning Code provisions.
- B. Draft Ordinance.
- C. 10.19.11 Staff Report.
- D. Excerpt of 10.19.11 Planning and Zoning Board Meeting Minutes.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.19.11	Planning and Zoning Board	Unanimous approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.07.11	Legal advertisement.
10.14.11	Posted agenda at City Hall.
10.14.11	Posted agenda, staff report, legal notice and all attachments on City web page.
10.28.11	Legal advertisement.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

EXHIBIT(S):

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- B. Draft Ordinance.
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