

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-23**

AN ORDINANCE OF THE CITY COMMISSION GRANTING APPROVAL OF PROPOSED AMENDMENTS TO THE TEXT OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-213, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;" TO PROVIDE THAT THE MAXIMUM NUMBER OF FLOORS IN THE COMPREHENSIVE PLAN SHALL NOT APPLY TO ANY PLANNED AREA DEVELOPMENT (PAD) UPON CITY COMMISSION APPROVAL, AND TO ALLOW AN ADDITIONAL HEIGHT BONUS IN RETURN FOR LIMITING DENSITY FOR QUALIFYING PADS WITHIN THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, at the request of the City Commission, Staff has drafted Comprehensive Plan text amendments to increase building height in the Central Business District (CBD); and

**WHEREAS**, the Comprehensive Plan should be amended to grant additional height to encourage high-quality redevelopment in the downtown; and

**WHEREAS**, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

**WHEREAS**, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) City webpage posting of the public hearing agendas; and 3) electronic mailing to interested parties; and

**WHEREAS**, the application, legal description, ordinances, mapping, legal advertising, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Department and City Clerk's office; and

**WHEREAS**, in advance of public hearing consideration, the City's staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and

**WHEREAS**, Comprehensive Plan Text Amendment is proposed in ‘Exhibit A;’  
and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on December 8, 2021, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Local Planning Agency (Planning and Zoning Board) deferred the proposed text amendments to the January 12, 2022 Planning and Zoning Board meeting; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission held a public hearing on January 11, 2022 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading; and

**WHEREAS**, on January 11, 2022 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on January 12, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Local Planning Agency (Planning and Zoning Board) deferred the proposed text amendment; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on February 9, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Local Planning Agency (Planning and Zoning Board) had a tie vote (2-2), and therefore did not have a recommendation for the proposed amendments; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on March 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval with conditions of the proposed text amendment (vote: 6 to 0) to the March 1, 2022, meeting; and

**WHEREAS**, amendments to the Comprehensive Plan Text are subject to Expedited State Review and are required to be transmitted to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading; and

**WHEREAS**, after notice duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing for Second Reading was held before the City Commission at which hearing all interested parties were afforded the opportunity to be heard;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The requested amendments to the City of Coral Gables Comprehensive Plan as provided below are hereby approved:

**SECTION 3.** The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

**SECTION 4.** All Ordinances or parts of Ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.


**SECTION 5.** 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 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables, Florida, as amended.


**SECTION 7.** This Ordinance shall become effective 31 days after the Department of Economic Opportunity determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Economic Opportunity requests a hearing by the Division of Administrative Hearings, this Ordinance shall become effective upon the issuance of a final order by the Division of Administrative Hearings determining the amendment is in compliance.

PASSED AND ADOPTED THIS TENTH DAY OF MAY, A.D., 2022.  
(Moved: Anderson / Seconded: Menendez)  
(Yeas: Mena, Menendez, Anderson, Fors, Jr., Lago)  
(Unanimous; 5-0 Vote)  
(Agenda Item: F-3)


APPROVED:

**DocuSigned by:**  
  
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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

**DocuSigned by:**  
  
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MIRIAM SOLER RAMOS  
CITY ATTORNEY

## “Exhibit A”

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**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.

**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).

**Policy FLU-1.1.1.** The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

**Policy FLU-1.1.2** Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.  If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8 <sup>th</sup> St & Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.	Up to 70’ maximum (no limitation on floors), or up to 97’ maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.  If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8 <sup>th</sup> St & Navarre Ave): Up to 100’ maximum with architectural incentives per the Zoning Code.

Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.
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**Policy FLU-1.1.3.** Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.			
Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design &amp; Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> <li>1. residential use shall be permitted, and</li> <li>2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan</li> </ol>	<p>Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Design &amp; Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</p>
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design &amp; Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> <li>1. residential use shall be permitted, and</li> <li>2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan</li> </ol>	<p>Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Design &amp; Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</p>
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design &amp; Innovation District.</p>	<p>Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</p> <p><u>If developed pursuant to an approved PAD, within the Central Business District (CBD)</u></p>



		<b>Within a Mediterranean Village development:</b> <ol style="list-style-type: none"><li>1. residential use shall be permitted, and</li><li>2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and</li><li>3. additional height may be granted for specified uses or provide architectural embellishment</li></ol>	<b><u>and limiting density to 100 units/acre: Up to 205.5' maximum with architectural incentives per the Zoning Code.</u></b>
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**Policy FLU-1.1.11. Implement Planned Area Development (PAD) standards to encourage quality development, public benefits and promote compatibility with the architecture and urban design character of surrounding areas. The City Commission may allow flexibility with certain development standards of the zoning code, such as the maximum number of floors, setbacks or stepbacks, during the process of review and approval of a PAD. Maximum height, density, and intensity of a PAD shall be consistent with the Comprehensive Plan.**

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