



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Comprehensive Plan and Zoning Code Text Amendments:  
PAD Number of Stories and Height Bonus**  
Public Hearing: Planning and Zoning Board / Local Planning Agency  
Date & Time: **January 12, 2022; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

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

- 1. 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 severability clause, repealer provision, and providing for an effective date.*
- 2. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (PAD) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create a "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability clause, repealer provision, codification, and providing for an effective date.*

## 2. BACKGROUND INFORMATION

At the request of the City Commission, Staff has drafted a Comprehensive Plan text amendment and a Zoning Code text amendment to allow an additional height bonus to a maximum of 205.5 feet and a limit of density of 100 units per acre for qualifying Planned Area Developments (PAD) within the Central Business District (CBD).

The text amendments were revised after the December Planning & Zoning Board meeting to additionally provide that the maximum number of stories in the Comprehensive Plan or Zoning Code shall not apply to any PAD upon City Commission approval, which would apply to all PADs citywide.

At the September 28 and November 9, 2021, City Commission meetings, the Commission sponsored discussions regarding reduced density Planned Area Developments (PADs) with additional height bonus in the Central Business District (CBD) core. The Commission invited the developer of a proposed project on Salzedo, between Almeria and Valencia, to illustrate the intent of the proposed changes. The request requires an amendment to the City’s Comprehensive Plan - which ultimately controls the maximum height of buildings and number of stories allowed - and the Zoning Code.

The proposed additional height bonus of 15 feet for a maximum of 205.5 feet would only apply to a PAD site plan that includes:

- Maximum Density of 100 units per acre;
- PAD site located within the CBD, but not facing Miracle Mile, Le Jeune Road, Douglas Road, Ponce de Leon Boulevard, or Alhambra Circle/Plaza;
- Enhance the aesthetics of the building and increase residential ceiling heights, but not result in additional number of stories or floor area;
- Obtain Coral Gables Mediterranean bonus; and
- Provide an additional 5% ground-level open space.

Building height and the number of stories within that building are different standards. Both have been applied in the Zoning Code in different ways. In 1930, the height of buildings was measured by the width of streets depending on the height district. Later in 1966, the building height was regulated by the number of stories. In 2004, the Zoning Code incorporated building heights to be measured by both the number of stories and feet, for a maximum of 16 stories or 190.5’ for the most intense zoning districts. In 2009, the building height in feet was incorporated into the Comprehensive Plan’s Future Land Use element.

Below summarizes the proposed changes to the Comprehensive Plan and Zoning Code, applicable only to the PAD standards:

<b>Zoning District (where PADs are permitted)</b>	<b>Current Building Height</b>	<b>Proposed Building Height</b>	<b>Current Number of Stories</b>	<b>Proposed Number of Stories</b>
MF1	30’	No change	2	<b>No limit</b>
MF2	83.5’ w/ Med Bonus 1 97’ w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	<b>No limit</b>
MF4	163.5’ w/ Med Bonus 1 190.5’ w/ Med Bonus 2	No change	14 w/ Med Bonus 1 16 w/ Med Bonus 2	<b>No limit</b>
MX1	63.5’ w/ Med Bonus 1 77’ w/ Med Bonus 2	No change	5 w/ Med Bonus 1 6 w/ Med Bonus 2	<b>No limit</b>
MX2	83.5’ w/ Med Bonus 1 97’ w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	<b>No limit</b>
MX3	163.5’ w/ Med Bonus 1 190.5’ w/ Med Bonus 2	<b>205.5’ w/ Med Bonus 2</b>	14 w/ Med Bonus 1 16 w/ Med Bonus 2	<b>No limit</b>

**Planning & Zoning Board Meeting**

At the December 8, 2021, Planning & Zoning Board meeting, the Board expressed concern for incentivizing less residential units in the downtown area. The concern stemmed from multiple master plans that recommend more downtown residential units to patronize local businesses, including the Downtown Coral Gables Retail Strategy. The Board discussed it may be more beneficial to the community to incentivize better quality design at the ground level to potentially benefit the public realm, as well as incentivizing more affordable residential units with smaller units or contributing to a dedicated fund.

Below are some ideas or concepts to be discussed further by the Planning & Zoning Board that may improve the quality of the ground floor of a mixed-use building:

1. Retail depth: 40 feet min
2. Arcade depth: 12 feet min
3. Public realm: 10’ to 12’ min for walk zone and planting/amenity curb zone
4. Setback: 10 feet
5. Parking garages, porte-cocheres, and other vehicle uses shall be accessed from an alley or a rear shared drive.
6. Ensure the first 3 stories are human-scaled and pedestrian friendly, by including ground floor retail, residential units facing the street, articulated elevation, pedestrian uses, etc.
7. Awning or canopy at building entries and retail, with balconies along street edge
8. Distinguish storefront design from upper floors and from adjacent spaces

At the request of the City Commission, the proposed Comprehensive Plan and Zoning Code text amendments are scheduled for the January 11, 2022, City Commission meeting for First Reading.

**3. PROPOSED COMPREHENSIVE PLAN AND ZONING CODE TEXT AMENDMENTS**

The proposed Comprehensive Plan text amendment is provided as Attachment A in ~~striketrough~~ / underline format. The proposed Zoning Code text amendment is provided as Attachment B in ~~striketrough~~ / underline format.

**4. FINDINGS OF FACT**

**Comprehensive Plan Text Amendment**

Zoning Code Section 14-213.7 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed text amendment to allow additional height does not specifically advance any objective or policy of the Comprehensive Plan. The proposed amendment is a policy change that may provide flexibility for building design.
2. Whether it is internally	Policy HOU-1.5.2 encourages residential mixed-use as a means of

consistent with the Comprehensive Land Use Plan.	increasing housing. Although the proposed text amendment to encourage less housing in downtown, 100 units per acre is an appropriate density of mixed-use buildings.
3. Its effect on the level of service of public infrastructure.	The proposed text amendment to encourage less density may lessen the effect of development on the level of service of public infrastructure.
4. Its effect on environmental resources.	The proposed text amendment to allow additional height has no effect on environmental resources.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed text amendment to allow additional height has no effect on the availability of affordable housing.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	These Comprehensive Plan Text Amendments to allow additional height are at the request of the City Commission.

The standards identified in Section 14-213 for the proposed Comprehensive Plan Text Amendment are **satisfied**.

**Zoning Code Text Amendment**

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to allow additional height in exchange of limiting density in the downtown area, and does not directly impact public health, safety, or welfare.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendments do not directly impact the mix of uses which are allowed in the Comprehensive Plan.
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.	The proposed text amendment limits the density of a qualifying property to 100 units per acre where the Central Business District (CBD) currently has no limit in density, however, there is a limit in height of 190.5’. This proposal would limit density where the height limit is increased to 205.5’. Therefore, the proposed text amendment does not allow an excess of density nor intensity.
d. Will not cause a decline in the level of service for public infrastructure	The proposed text amendment limits the density of qualifying properties to 100 units per acre when the Central

which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Business District (CBD) currently has no limitation, which will not cause a decline in the public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	Policy HOU-1.5.2 encourages residential mixed-use as a means of increasing housing. Although the proposed text amendment to encourage less housing in downtown, 100 units per acre is an appropriate density of mixed-use buildings.

*Staff comments:*

The proposed text amendments allow additional bonus height for Planned Area Developments (PAD) within the Central Business District (CBD) that limit their density to 100 units per acre. This proposed change does not negatively impact the public infrastructure, nor allow uses, intensity, nor density beyond the currently permitted amount. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

**5. PUBLIC NOTIFICATION**

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

Type	Date
Mailed notice within 1,000 feet of Central Business District (December PZB)	11.22.21
Legal advertisement for PZB meeting (December PZB)	11.24.21
Posted agenda on City Hall (December PZB)	11.24.21
Posted Staff report on City web page (December PZB)	12.03.21
Mailed notice within 1,000 feet of Central Business District (January PZB)	12.27.21
Legal advertisement for PZB meeting (January PZB)	12.29.21
Posted agenda on City Hall (January PZB)	12.29.21
Posted Staff report on City web page (January PZB)	01.07.22

**Public Notification and Comments**

The City of Coral Gables completed the required mailing notification to all property owners within 1,000 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 2,894 notices were mailed.

A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



**6. STAFF RECOMMENDATION**

Zoning Code Sections 14-213.7 and 14-212.6 **require recommendations from the Development Review Official** as to whether a Comprehensive Plan text amendment or Zoning Code text amendment should be approved, approved with conditions, or denied.

The proposed amendments provide voluntary PAD regulations that modify the maximum height restriction in certain areas of the Central Business District and limit density to 100 units per acre. A PAD request is optional, thus other provisions of the code are not affected by the proposed amendment.

The proposed additional height is 15 feet, a relatively minor change which does not raise concerns in terms of urban design or aesthetics. The proposed density is 100 units per acre, similar to the density of recent mixed-use projects in the affected area, and appropriate for the urban core of the city. Limiting density may be seen as a benefit, as impacts may be reduced. However, such reductions should be minimal, as the proposed density is consistent with current development trends.

The proposed amendment does not raise compatibility concerns. However, past public discussion has emphasized the importance of strict height limits throughout the city and public input should be considered prior to a final decision.

As the proposed amendments would be compatible with current development conditions and regulations, the request should be considered a policy decision by the City Commission to encourage flexibility in building design. Planning analysis does not result in any objections.

The Planning and Zoning Division recommends **approval**.

Per Zoning Code Section 14-213.7 and 14-212.6, the Development Review Official shall forward their report and recommendation, and the Planning & Zoning Board recommendation to the City Commission. As such, the Board's recommendation will be forwarded to the City Commission with the Development Review Official's recommendation.

## 7. ATTACHMENTS

- A. Proposed Comprehensive Plan text amendment.
- B. Proposed Zoning Code text amendment.
- C. Mailed notice and legal advertisement.
- D. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://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 OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA 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 \_\_\_\_\_ on first reading (vote: ); 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) recommended approval (vote: \_ – \_), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; 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.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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>

		<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 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>	<p><u>and limiting density to 100 units/acre: Up to 205.5' maximum with architectural incentives per the Zoning Code.</u></p>
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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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**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2021-\_\_**

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 2, "ZONING DISTRICTS" SECTION 2-500 "PLANNED AREA DEVELOPMENT," (PAD) TO PROVIDE THAT UPON CITY COMMISSION APPROVAL, THE MAXIMUM NUMBER OF STORIES IN ANY PAD SHALL NOT APPLY; AND TO CREATE A "HEIGHT BONUS TO PAD MINIMUM DEVELOPMENT STANDARDS IN THE CENTRAL BUSINESS DISTRICT (CBD)" PROVIDING ADDITIONAL HEIGHT WITH A LIMIT OF DENSITY FOR QUALIFYING PROPERTIES UPON CITY COMMISSION APPROVAL; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to not limit the maximum number of stories in a Planned Area Development (PAD); and

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to increase building height in exchange for limiting density in the Central Business District (CBD); and

**WHEREAS**, there is no current limit on density within the Commercial Business District for properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity on the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, the limit on properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity and outside of the Central Business District have a limitation of 125 units per acre; and

**WHEREAS**, in exchange for a reduction in density, the City will grant a specific height bonus to any property owner developing in compliance with the proposed development standards; and

**WHEREAS**, the proposed Zoning Code text amendment being submitted concurrently with a proposed Comprehensive Plan text amendment; 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 Planning and Zoning Board on December 8, 2021, 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, deferred the proposed text amendment (vote: 7 to 0) to the January 12, 2022, 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 on January 11, 2022, at which hearing all interested parties were afforded the opportunity to be heard; 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/denied) the amendment on First Reading (vote: -); 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 Planning and Zoning Board on January 12, 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/denial (vote: - to -) of the proposed text amendment; and

**WHEREAS**, after notice duly published, 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, FLORIDA:**

**SECTION 1.** That 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 Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

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<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

## ARTICLE 2 – ZONING DISTRICTS

### Section 2-500. Planned Area Development

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B. Standards and criteria.

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3. Minimum development standards.

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g. Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district or the district overlay, where applicable. The City Commission may approve additional number of stories beyond that which is provided in the underlying zoning district or with the use of Coral Gables Mediterranean development bonuses when found to be compatible with the existing development standards in proximity to the PAD. The maximum building height shall be consistent with the Comprehensive Plan.

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5. Height Bonus to PAD minimum development standards in the Downtown Core District. In addition to the minimum standards set forth in this Section, any Planned Area Development (PAD) located in the Central Business District may obtain a building height bonus of an additional fifteen (15) feet with City Commission approval for a maximum of two-hundred and five feet and six inches (205.5) for Mixed-Use 3 (MX3) zoning, subject to the following standards:

- a. Density shall be limited to a maximum of one hundred (100) units per acre;
- b. PAD site shall be located within the Central Business District, but shall not face Miracle Mile, LeJeune Road, Douglas Road, Ponce de Leon Boulevard, or Alhambra Circle/Plaza;
- c. Building design shall be Coral Gables Mediterranean as provided for in Sections 5-201 and 5-202, and satisfy all other provisions of this Article; and
- d. PAD site shall provide an additional five percent (5%) ground level open space beyond the minimum PAD requirement, seventy-five percent (75%) of which shall be green space.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** 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 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the



City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

APPROVED:


\_\_\_\_\_  
VINCE LAGO  
MAYOR

ATTEST:

\_\_\_\_\_  
BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
MIRIAM SOLER RAMOS  
CITY ATTORNEY

	<b>City of Coral Gables Notice of Public Hearing</b>	
<b>Applicant:</b>	City of Coral Gables	
<b>Application:</b>	<b>1. Comprehensive Plan Text Amendment 2. Zoning Code Text Amendment</b>	
<b>Property:</b>	Central Business District (CBD)	
<b>Public Hearings- Date/Time/ Location:</b>	<b>City Commission</b> <b>Tuesday, January 11, 2022, starts at 9:00 a.m.</b>  <b>Planning &amp; Zoning Board</b> <b>Wednesday, January 12, 2022, starts at 6:00 p.m.</b> City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, City Commission will conduct a Public Hearing on **Tuesday, January 11, 2022, starting at 9:00 a.m.** and the Planning & Zoning Board (PZB) will conduct another Public Hearing on **Wednesday, January 12, 2022, starting at 6:00 p.m.**

At the request of the City Commission, Staff has drafted a Comprehensive Plan text amendment and a Zoning Code text amendment to allow an additional height bonus to a maximum of 205.5 feet and a limit of density to 100 units per acre for qualifying Planned Area Developments (PADs) within the Central Business District (CBD), bounded by Navarre (north), Douglas Road (east), Almeria (south), and Le Jeune Road (west).

Additionally, the text amendments provide that the maximum number of stories in the Comprehensive Plan or Zoning Code shall not apply to any PAD upon City Commission approval, which would apply to all PADs citywide.

The requests require three public hearings, including review and recommendation by the Planning & Zoning Board, 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission, and the State Department of Economic Development (DEO).

1. *An Ordinance of the City Commission of Coral Gables, Florida 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.*
2. *An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (PAD) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create a "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability, repealer, codification, and an effective date.*

Pursuant to Resolution 2021-118, the City has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

Please forward to other interested parties.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,

*City of Coral Gables, Florida*

# 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 - JAN.  
12, 2022

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

12/30/2021

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.



Sworn to and subscribed before me this  
30 day of DECEMBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



## CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING HYBRID MEETING ON ZOOM PLATFORM

City Public Hearing Dates/Times

Local Planning Agency /  
Planning and Zoning Board  
Wednesday, January 12,  
2022, 6:00 p.m.

Location

City Commission Chamber,  
City Hall 405 Biltmore Way,  
Coral Gables, FL 33134

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

1. 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 severability clause, repealer provision, and providing for an effective date. (On 12 08 2021, PZB deferred this item to January's meeting.)
2. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (pad) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create A "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability clause, repealer provision, codification, and providing for an effective date. (On 12 08 2021, PZB deferred this item to January's meeting.)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables official Zoning Code amending Article 14, "Process", Section 14-200, "Procedures", Section 14-202, "General Development Review Procedures", Section 14-202.9, "Certificate of Use", to provide the City Manager or designee with authority to deny, suspend, or revoke a certificate of use under specific circumstances; providing for severability, repealer, codification, and an effective date.

# City of Coral Gables

4. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date. (On 12 08 2021, PZB deferred this item to January's meeting.)
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 Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a certain percentage of the Board of Architects members to not be residents or have the principal place of business in the City of Coral Gables; providing for severability, repealer codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, January 12, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). 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: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: ([www.coralgables.com/pzb](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to 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](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
Ramon Trias  
Assistant Director of Planning and Zoning  
City of Coral Gables, Florida  
12/30

21-218/0000571056M



# *PAD Stories and Height Bonus*

## COMPREHENSIVE PLAN AND ZONING CODE TEXT AMENDMENTS

PLANNING & ZONING BOARD  
JANUARY 12, 2022



1

## REQUESTS

### 1. COMPREHENSIVE PLAN TEXT AMENDMENT

TO ALLOW A MAX BUILDING HEIGHT OF 205.5' IN THE CBD

TO PROVIDE THAT ALL PADs CITY-WIDE ARE NOT SUBJECT TO NUMBER OF STORIES LIMITATIONS

### 2. ZONING CODE TEXT AMENDMENT

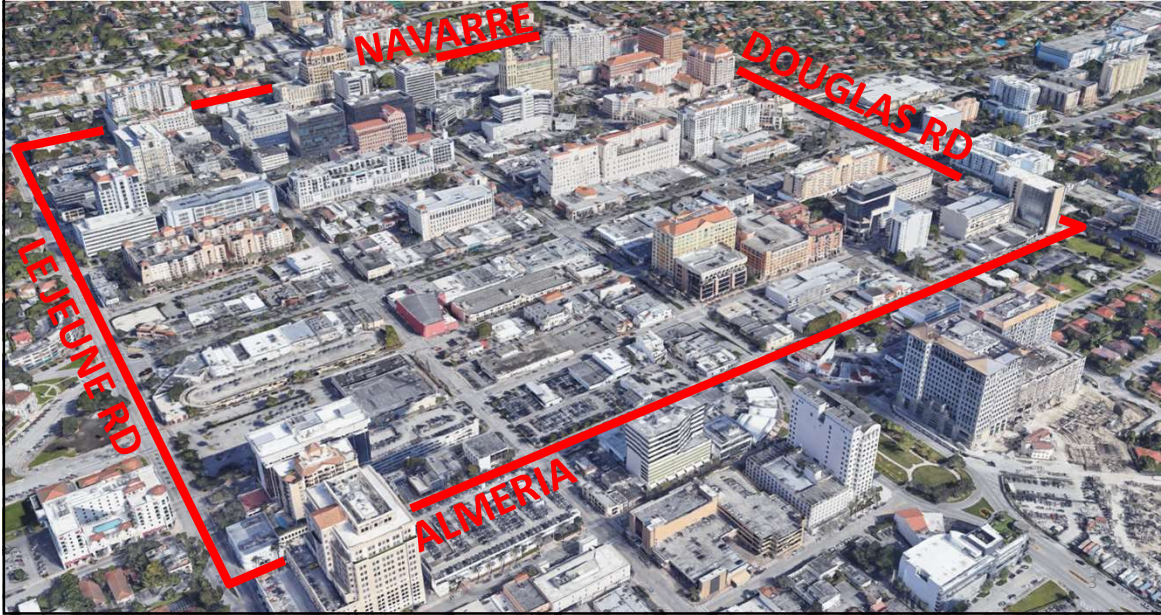
TO ALLOW A MAX HEIGHT OF 205.5' IN THE PLANNED AREA DEVELOPMENT (PAD) REGULATIONS AND PROVIDE ADDITIONAL DEVELOPMENT STANDARDS

TO PROVIDE THAT ALL PADs CITY-WIDE ARE NOT SUBJECT TO NUMBER OF STORIES LIMITATIONS

2

2

## CENTRAL BUSINESS DISTRICT (CBD)



3

## HEIGHT BONUS DEVELOPMENT STANDARDS

HEIGHT BONUS TO 205.5' MAX FOR PLANNED AREA DEVELOPMENT (PAD) CRITERIA:

- MAXIMUM DENSITY OF 100 UNITS PER ACRE;
- PAD SITE LOCATED WITHIN THE CBD, BUT NOT FACING MIRACLE MILE, LE JEUNE ROAD, DOUGLAS ROAD, PONCE DE LEON BOULEVARD, AND ALHAMBRA CIRCLE/PLAZA;
- ENHANCE THE AESTHETICS OF THE BUILDING AND INCREASE RESIDENTIAL CEILING HEIGHTS, AND NOT RESULT IN ADDITIONAL NUMBER OF STORIES OR FLOOR AREA;
- OBTAIN CORAL GABLES MEDITERRANEAN BONUS; AND
- PROVIDE AN ADDITIONAL 5% GROUND-LEVEL OPEN SPACE.

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## SUMMARY OF PROPOSED CHANGES

Zoning District (where PADs are permitted)	Current Building Height	Proposed Building Height	Current Number of Stories	Proposed Number of Stories
MF1	30'	No change	2	No limit
MF2	83.5' w/ Med Bonus 1 97' w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	No limit
MF4	163.5' w/ Med Bonus 1 190.5' w/ Med Bonus 2	No change	14 w/ Med Bonus 1 16 w/ Med Bonus 2	No limit
MX1	63.5' w/ Med Bonus 1 77' w/ Med Bonus 2	No change	5 w/ Med Bonus 1 6 w/ Med Bonus 2	No limit
MX2	83.5' w/ Med Bonus 1 97' w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	No limit
MX3	163.5' w/ Med Bonus 1 190.5' w/ Med Bonus 2	<b>205.5' w/ Med Bonus 2</b>	14 w/ Med Bonus 1 16 w/ Med Bonus 2	No limit

5

## POTENTIAL GROUND LEVEL DESIGN STANDARDS

IDEAS OR CONCEPTS FOR DISCUSSION:

1. RETAIL DEPTH: 40 FEET MIN
2. ARCADE DEPTH: 12 FEET MIN
3. PUBLIC REALM: 10' TO 12' MIN FOR WALK ZONE AND PLANTING/AMENITY CURB ZONE
4. SETBACK: 10 FEET
5. PARKING GARAGES, PORTE-COCHERES, AND OTHER VEHICLE USES SHALL BE ACCESSED FROM AN ALLEY OR A REAR SHARED DRIVE.
6. ENSURE THE FIRST 3 STORIES ARE HUMAN-SCALED AND PEDESTRIAN FRIENDLY, BY INCLUDING GROUND FLOOR RETAIL, RESIDENTIAL UNITS FACING THE STREET, ARTICULATED ELEVATION, PEDESTRIAN USES, ETC.
7. AWNING OR CANOPY AT BUILDING ENTRIES AND RETAIL, WITH BALCONIES ALONG STREET EDGE
8. DISTINGUISH STOREFRONT DESIGN FROM UPPER FLOORS AND FROM ADJACENT SPACES

6

6

## REVIEW TIMELINE

<b>1</b>	<b>PLANNING AND ZONING BOARD: 12.08.21 - DEFERRED</b>
<b>2</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: 01.11.22</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 01.12.22</b>
<b>4</b>	<b>DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO)</b>
<b>5</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>

7

7

## LETTERS TO PROPERTY OWNERS (1,000 FT)



8

8



## PUBLIC NOTIFICATION

**2 TIMES**

**LETTERS TO PROPERTY OWNERS**

DEC PZB; JAN PZB/CC

**3 TIMES**

**WEBSITE POSTING**

DEC PZB; JAN CC; JAN PZB

**3 TIMES**

**NEWSPAPER ADVERTISEMENT**

DEC PZB; JAN CC; JAN PZB

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## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS

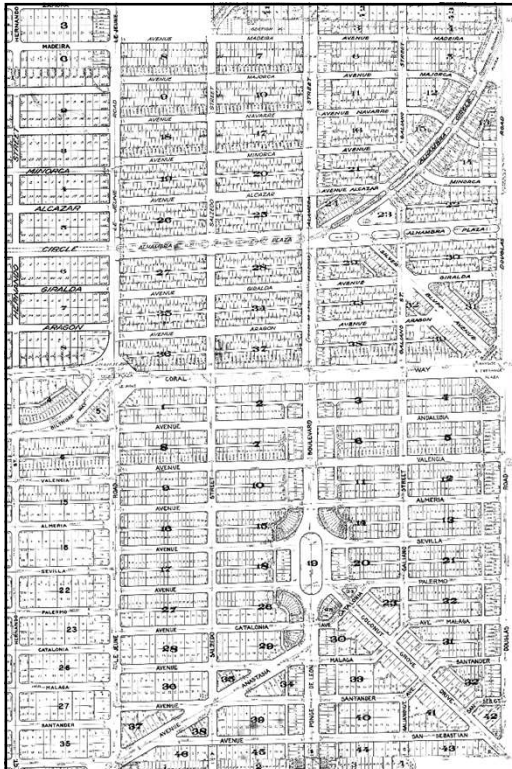
### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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## *PAD Stories and Height Bonus*

COMPREHENSIVE PLAN  
AND  
ZONING CODE  
TEXT AMENDMENTS

PLANNING & ZONING BOARD  
JANUARY 12, 2022



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