



**City of Coral Gables  
CITY COMMISSION MEETING  
September 15, 2020**

**ITEM TITLE:**

**Ordinances on First Reading. Zoning Code Reorganization and Text Amendments.**

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 processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 07.29.20 meeting recommended approval of the reorganization of the Zoning Code (vote: 7-0). The Planning and Zoning Board at their 07.20.20 meeting recommended approval the proposed text amendments to the Zoning Code (vote: 7-0).

**BRIEF HISTORY:**

At the request of the City Commission, the Zoning Code is currently being updated to be reorganized and streamlined.

The existing Zoning Code has been amended multiple times, and was last reviewed comprehensively a decade ago. On January 23, 2018, the City Commission approved Procurement Division's recommendation to award planning services to update the Zoning Code to DPZ CoDesign, a nationally recognized planning and urban design firm with over 36 years of experience in sustainable placemaking.

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 updated Zoning Code will require the adoption of two Ordinances. The first Ordinance will reorganize the existing sections and regulations of the current Zoning Code; and the second Ordinance amends the Zoning Map with new districts and makes a number of text amendments to the Zoning Code based on feedback from the Working Group, Staff, Business Improvement District, Planning & Zoning Board, and the Commission. Feedback gathered from these professionals was incorporated into the proposed reorganization and updated Zoning Code. Further detailed information are provided in the following exhibits:

- Draft Ordinance of Reorganization of Zoning Code.
- Draft Ordinance of Updated Zoning Code and Zoning Map amendments.
- Memo of Major and Minor Amendments.
- Draft Zoning Code
- 07.29.20 Planning Division Staff report and recommendation with attachments.
- Excerpt of 07.29.20 Planning and Zoning Board Meeting Minutes.
- 08.20.20 Staff Memorandum regarding Additional Changes to Zoning Code with attachments.
- Excerpt of 08.20.20 Planning and Zoning Board Meeting Minutes.
- Summary of Planning & Zoning Board recommended Additional Changes.

***Working Group (June 1; June 15; August 10, 2018, and April 22, 2019)***

A Working Group was created with individuals from the Coral Gables community that are familiar with the current achievements and inconsistencies in the existing Zoning Code. The group met with the consultants, DPZ, on four occasions: June 1; June 15; August 10, 2018, and April 22, 2019. Feedback was received from the below Working Group members:

- Robert Behar, Architect
- Marshall Bellin, Architect
- Judy Carty, Architect
- Mari Gallet, Communications
- Mario Garcia-Serra, Attorney
- Jorge Navarro, Attorney
- Laura Russo, Attorney
- Venny Torre, Builder
- Barbara Tria, Realtor

***Staff Committee (May 14; June 11; and August 6, 2018)***

A committee of City Staff was formed to work with the consultants, DPZ, to provide input and review preliminary proposed changes. A Director or representative from City departments was included in the

Staff Committee to give feedback from various disciplines.

### ***Business Improvement District***

On May 11, 2018, the consultants, DPZ, met with representatives from the downtown Business Improvement District (BID) to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables. Following this meeting, the Giralda Plaza Overlay District was adopted in June as a text amendment to the Zoning Code to maintain the human scale character of Restaurant Row and limit building height, bulk, mass, and intensity of large scale developments.

### ***Assessment and Analysis***

Meetings with the Working Group and Staff Committee have provided input for and reviewed preliminary results of DPZ's 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. The result of the Working Group and Staff Committees meetings can be summarized to 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; and relief for small site development (below 20,000SF).

### ***Planning and Zoning Board (September 21, October 17, 2018, February 13, May 11, October 16, 2019, July 29, August 20, and September 9, 2020)***

After several meetings reviewing various topics and sections of the Zoning Code Update, the Planning & Zoning Board recommended approval of the reorganization of the Zoning Code at the regularly scheduled meeting of July 29, 2020. On August 20, 2020, the Board recommended approval of the updated Zoning Code to include various suggestions and feedback from Board members. Topics that were discussed included:

- Open space locations and accessibility
- Redevelopment of small parcels and building scale
- Ground floor commercial
- Density
- Preservation of trees

Staff presented the revised Zoning Code at the Planning & Zoning Board regularly scheduled meeting of September 9, 2020, to report the incorporated and additional changes to the proposed Zoning Code.

### ***Commission Workshops (June 24, September 4, 2019, March 5, 2020)***

The City Commission discussed the recommended updates to the Zoning Code at three workshops. Specific topics included Open Space, Downtown, Mixed-Use, Multifamily in North Ponce, Parking, and other recommended updates.

### ***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](http://www.coralgables.com/zoningupdate). The project webpage was included in the City's February 20, 2019, E-news and in the local Community Newspapers on March 4, 2019, to receive comments or suggestions from any interested individuals from the public.

**Draft Ordinances and Proposed Zoning Code**

The draft Ordinance of the reorganized Zoning Code with the proposed Table of Contents is provided as Exhibit A.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit B.

The draft Zoning Code is provided as a separate Exhibit C.

Proposed text amendments generally include:

- Landscaped and urban open space requirements
- Mixed-Use development
- Multi-family residential redevelopment
- Development of small sites
- Miscellaneous changes

**Review Process**

Type of Review	Date
Business Improvement District (BID) meeting	05.11.18
Staff Committee meeting	05.14.18
Working Group meeting	06.01.18
Staff Committee meeting	06.11.18
Working Group meeting	06.15.18
Staff Committee meeting	08.06.18
Working Group meeting	08.10.18
Planning and Zoning Board Public Workshop	09.21.18
Planning and Zoning Board meeting	10.17.18
Planning and Zoning Board meeting	02.13.19
City Commission	03.05.19
Working Group meeting	04.22.19
Planning and Zoning Board meeting	05.08.19
City Commission Workshop (Downtown / Open Space)	06.24.19
City Commission Workshop (North Ponce / MF-2)	09.04.19
Planning and Zoning Board meeting	10.16.19
City Commission Workshop (Updated Code)	03.05.20
Planning and Zoning Board meeting	07.29.20
Planning and Zoning Board meeting	08.20.20
Planning and Zoning Board meeting	09.09.20


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
02.13.19	Planning and Zoning Board	Recommended approval of reorganization (vote: 5-0).
07.29.20	Planning and Zoning Board	Recommended approval of updated reorganization (vote: 7-0).
08.20.20	Planning and Zoning Board	Recommended approval of Zoning Code text amendments (vote: 7-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
09.12.18	Legal advertisement for PZB Zoning Code Update workshop 2018
10.05.18	Planning & Zoning Board legal ad and October 2018 agenda posted at City Hall.
02.01.19	Planning & Zoning Board legal ad and February 2019 agenda posted at City Hall.
08.30.19	Planning & Zoning Board legal ad and September 2019 agenda posted at City Hall.
10.04.19	Planning & Zoning Board legal ad and October 2019 agenda posted at City Hall.
07.17.20	Planning & Zoning Board legal ad and July 2020 agenda posted at City Hall.
08.10.20	Planning & Zoning Board legal ad and August 2020 agenda posted at City Hall.
09.09.20	Planning & Zoning Board legal ad and September 2020 agenda posted at City Hall.
09.08.20	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

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- B. Draft Ordinance of Updated Zoning Code and Zoning Map amendments.
- C. Memo of Major and Minor Amendments.
- D. Draft Zoning Code.
- E. 07.29.20 Planning Division Staff report and recommendation with attachments.
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