

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 4, "ZONING DISTRICTS," SECTION 4-201, "MIXED USE DISTRICT (MXD)" TO ALLOW AN MXD OVERLAY DISTRICT TO BE ASSIGNED IN A MULTI-FAMILY 2 ZONING DISTRICT UNDER CERTAIN CONDITIONS, AND TO INCLUDE PROVISIONS FOR THE "NORTH PONCE DE LEON BOULEVARD MIXED USE DISTRICT" TO MODIFY AND SUPPLEMENT THE EXISTING COMMERCIAL AND MULTI-FAMILY 2 STANDARDS AND CRITERIA TO ALLOW APPROPRIATE REDEVELOPMENT THAT PROMOTES WALKABILITY, ENHANCES PONCE DE LEON BOULEVARD, AND PROVIDES A TRANSITION TO THE NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Code text amendment creating the North Ponce Mixed-Use District to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west;

**WHEREAS**, the proposed Overlay District has been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on December 14, 2016, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 5-0) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on January 24, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_\_-\_\_).

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

**ARTICLE 4 - ZONING DISTRICTS**

**Division 2. Overlay and Special Purpose Districts**

**Section 4-201. Mixed Use District (MXD).**

A. Purpose. The purpose of this District is to:

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7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:

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e. Applicability.

- i. An MXD may constitute an individual mixed use building(s) in the Commercial (C) and Industrial (I) Districts, or can be assigned as an overlay zoning district designation in the Multi-Family 2, Commercial (C) and Industrial (I) Districts and are is in addition to the underlying zoning designation and other applicable City regulations. Please see Table 1 below for applicability of provisions for individual mixed use buildings and overlay districts.
- ii. MXD as an individual mixed use building(s) or as a building within an MXD overlay zoning district shall be subject to the following regulations:
  - (a) Multi-family residential and residential accessory uses are permitted uses as a part of a site plan approval.
  - (b) The site plan requires conditional use review and approval.
  - (c) All underlying zoning district regulations are applicable for the subject property unless superseded by the relevant regulations in Table 1.
- iii. The site specific standards of this Code shall not apply to properties seeking assignment of an MXD overlay. Approval of an MXD overlay as a building or a district shall deem underlying site specific regulations as void for properties that meet the MXD development standards.

*Table 1.*

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

<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
<b>D. Performance standards.</b>				
1.		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.
2.	✓		Minimum site area for an MXD project/building.	Twenty-thousand (20,000) square feet.
3.	✓		Minimum site area for an MXD project/building within a Mixed-Use Overlay District as defined on the Official Zoning Map within North and South Industrial MXDs as defined on the Official Zoning Map.	<u>North and South Industrial MXD:</u> Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.  <u>North Ponce de Leon Boulevard MXD:</u> Greater than forty-five (45) feet in height shall provide a minimum of one hundred and fifty (150) feet of frontage on Ponce de Leon Boulevard and a minimum site area of twenty thousand (20,000) square feet.
4.	✓	✓	Lot coverage.	No minimum or maximum.
5.	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.
6.		✓	<del>Mediterranean architecture.</del> <u>Coral Gables Mediterranean Architecture Design.</u>	<del>Mandatory for MXD overlay districts only.</del> <u>Section 5-605 of the Zoning Code is mandatory for MXD Overlay Districts.</u>
<b>E. Building regulations.</b>				
1.		✓	Encroachments of bridges over rights-of way.	Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.
2.	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations.
3.		✓	Floor area ratio.	<del>North and South Industrial MXD:</del> Up to 3.5 with <del>Mediterranean architecture.</del> <u>Coral Gables Mediterranean Architectural Design bonus.</u>  <u>North Ponce de Leon Boulevard MXD:</u> <ul style="list-style-type: none"> <li>• <u>Commercial District:</u> Up to 4.375 with Coral Gables Mediterranean Architectural Design bonus and Transfer of Development Rights.</li> <li>• <u>Multi-Family 2 District:</u> Up to 2.0 with Coral Gables Mediterranean Architectural Design bonus.</li> </ul>
4.	✓	✓	Floors.	No minimum or maximum required.
5.	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
6.		✓	Height.	<p><u>North and South Industrial MXD:</u> The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including seventy-five (75) feet.</li> <li>• Commercial District: Up to and including one-hundred (100) feet.</li> <li>• Industrial District: Up to and including one-hundred (100) feet.</li> <li>• Manufacturing uses: Up to and including forty-five (45) feet.</li> </ul> <p><u>North Industrial MXD:</u> For properties within the North Industrial Mixed-Use District which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:</p> <ul style="list-style-type: none"> <li>• The building has no more than ten (10) stories.</li> <li>• The additional building height is for the purpose of providing increased floor to ceiling height in residential units.</li> <li>• The additional building height enhances the building’s aesthetics and the aesthetics of the surrounding area.</li> <li>• The additional building height does not result in increased density or floor area.</li> </ul> <p><u>North Ponce de Leon Boulevard MXD:</u> The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> <li>• <u>Commercial District:</u> As per the underlying Future Land Use Map designation.</li> <li>• <u>Multi-Family 2 District:</u> Up to and including seventy (70) feet, no additional height permitted with architectural incentives.</li> </ul>
7.	✓	✓	Heights of architectural elements, etc.	<p>The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including fifteen (15) feet.</li> <li>• Industrial and Commercial Districts: Up to and including twenty-five (25) feet.</li> <li>• Manufacturing uses: Up to and including ten (10) feet.</li> </ul> <p>For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve architectural elements not to exceed a height of 190’6” from established grade, upon finding that the proposed architectural element enhances the building’s aesthetics and the aesthetics of the surrounding area.</p>
8.		✓	Height adjoining residential uses.	<p>Properties which are adjacent to <u>single-family and duplex</u> residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.</p> <p>For properties that obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve rooftop architectural elements not to exceed twenty-five (25) feet beyond habitable height for that portion of the property which is adjacent to residential district designations, upon finding that the proposed rooftop architectural element enhances the building’s aesthetics and the aesthetics of the surrounding area, and that such increased height will not have a negative impact on adjacent residential uses.</p>
9.	✓	✓	Number of buildings per site.	No minimum or maximum required.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
10.	✓	✓	Ground floor building frontage on primary streets.	<p><u>Individual Buildings and the North and South Industrial MXD:</u> Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).</p> <p><u>North Ponce de Leon Boulevard MXD: Required Frontage onto Ponce de Leon Boulevard:</u></p> <ul style="list-style-type: none"> <li>• <u>A minimum of ninety (90%) percent of the linear ground floor of each building facing onto Ponce de Leon Boulevard shall be a shopfront.</u></li> <li>• <u>The uses behind shopfronts shall be those uses allowed in the underlying Commercial District as per Section 4-302.</u></li> <li>• <u>A minimum of sixty (60%) percent, and a maximum of ninety (90%) percent of the shopfront shall be transparent.</u></li> <li>• <u>Ground-level interior spaces that have a Certificate of Occupancy for Commercial Use shall be fully transparent with a minimum of eighty-eight (88%) percent light transmission to allow maximum visibility into the interior of the ground-level space from the public right of way and pedestrian areas.</u></li> <li>• <u>Tinting, reflective glass, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the Building Code.</u></li> <li>• <u>Shopfronts shall have operable doors along their front facades spaced at a minimum average of sixty (60) feet on center.</u></li> <li>• <u>A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade, courtyard, or overhang. If set back, the shopfront windows and doors shall remain publicly accessible and visible from the sidewalk edge.</u></li> <li>• <u>The shopfront windowsill height above the sidewalk elevation shall be a maximum of two (2) feet.</u></li> <li>• <u>Shopfronts may be fixed or operable windows or doors.</u></li> <li>• <u>An operable transparent shopfront may have movable glass doors, such as a bi-fold, horizontal sliding, lift and slide, or swing door to allow maximum openness and circulation during operating hours, but which are closed and secured when the business is closed.</u></li> </ul>
11	✓	✓	Ground floor building frontage on secondary streets.	<p><u>Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</u></p> <p><u>Individual Buildings and the North and South Industrial MXD:</u> Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. <del>Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</del></p> <p><u>North Ponce de Leon Boulevard MXD:</u></p> <ul style="list-style-type: none"> <li>• <u>Commercial Zoning: A minimum of twenty (20%) percent of the linear ground floor of each building facing onto a secondary street shall be a shopfront.</u></li> <li>• <u>Multi-Family 2 Zoning: 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</u></li> </ul>

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Reference	Individual building(s)	Overlay District	Type	Requirements
				<u>encroach into the landscaped setback a maximum of three (3) feet, as part of an operable pedestrian entrance.</u>
12	✓	✓	Retail frontage on alleys.	No minimum or maximum required.
13.	✓	✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. <u>However, an increase in density of higher than one hundred and twenty-five (125) units per acre in the North Ponce de Leon Boulevard Mixed Use District shall be in accordance with any workforce / attainable housing density bonus program.</u> There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.
14.	✓	✓	<u>Setbacks and Stepbacks</u> (buildings).	<p><u>Individual Buildings and the North and South Industrial MXD:</u></p> <ul style="list-style-type: none"> <li>• <u>Front:</u> Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet</li> <li>• <u>Side:</u> Interior side: None. Side street: Fifteen (15) feet.</li> <li>• <u>Rear:</u> Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet.</li> <li>• <u>Balconies:</u> Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</li> </ul> <p>Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p> <p><u>North Ponce de Leon Boulevard MXD:</u></p> <ul style="list-style-type: none"> <li>• <u>Ponce de Leon Boulevard:</u> Up to ninety-seven (97) feet in height: None. If over ninety-seven (97) feet in height: Thirty (30) feet.</li> <li>• <u>Interior side abutting Commercial Zoning:</u> none.</li> <li>• <u>Interior side abutting Multi-Family 2 Zoning:</u> fifteen (15) feet.</li> <li>• <u>Side street:</u> None, unless within forty (40) feet of Neighborhood Conservation District: ten (10) feet.</li> <li>• <u>Rear abutting Commercial Zoning:</u> none.</li> <li>• <u>Rear abutting a dedicated street:</u> Ten (10) feet.</li> <li>• <u>Rear abutting Neighborhood Conservation District:</u> Up to seventy (70) feet in height: twenty (20) feet. If over seventy (70) feet in height: One hundred (100) feet.</li> <li>• <u>Balconies:</u> Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</li> </ul> <p><u>Applicants in the North Ponce de Leon Boulevard MXD may not seek relief or reduction in building setbacks or stepbacks.</u></p>
15.	✓	✓	Setback reductions and vertical building stepbacks.	<p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:</p> <p>Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> <li>• Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</li> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height</li> </ul>

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Reference	Individual building(s)	Overlay District	Type	Requirements
				<p>may be recommended.</p> <ul style="list-style-type: none"> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building setbacks. A vertical building setback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building setbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>
16.		✓	Setbacks adjoining residential uses.	Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.
17.		✓	Street/lot frontage.	No minimum or maximum.
<b>F. Design regulations.</b>				
1.		✓	Arcades and/or loggias.	Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.
2.	✓	✓	Architectural relief and elements.	Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.
3.	✓	✓	Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.
4.	✓	✓	Facades.	<p>Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <p>(a) Breaks, setbacks or variations in bulk/massing at <del>a minimum</del> <u>an average</u> of one hundred (100) foot intervals.</p> <p>(b) Use of architectural relief and elements.</p>
5.	✓	✓	LEED certification.	<p>All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems:</p> <ul style="list-style-type: none"> <li>• Building Design and Construction (BD+C).</li> <li>• Neighborhood Development (ND).</li> </ul>
6.	✓	✓	Lighting (street).	<p>Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <ul style="list-style-type: none"> <li>• Light fixtures/poles up to thirty-five (35) feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>
7.	✓	✓	Lighting (building).	External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.
8.	✓	✓	Lighting (landscaping).	Lighting in the form of uplighting of landscaping is encouraged.
9.	✓	✓	Outdoor storage.	The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.
10.	✓	✓	Overhead doors <u>and parking garage entrances</u> .	Overhead doors <u>and parking garage entrances</u> shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.
11.	✓	✓	Paver treatments.	<p>Paver treatments shall be included in the following locations:</p> <ul style="list-style-type: none"> <li>• Driveway entrances.</li> </ul>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
				<ul style="list-style-type: none"> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of twenty-five (25%) percent of paving surface.</li> </ul>
12.	✓	✓	Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.
13.	✓	✓	Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.
14.	✓	✓	Pedestrian amenities.	<p>Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Benches.</li> <li>• Information kiosks.</li> <li>• Lighting.</li> <li>• Bike racks.</li> <li>• Refuse containers.</li> <li>• Sidewalk pavement treatments.</li> <li>• Statuary.</li> <li>• Street crosswalk paver treatments.</li> <li>• Wall mounted fountains.</li> <li>• Water fountains and other similar water features.</li> </ul> <p>All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>
15.	✓	✓	Pedestrian design features for building frontages (street level only).	<p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>
16.	✓	✓	Pedestrian pass-throughs/paseo and Landscaped Pedestrian Passages.	<p><u>Individual Buildings and the North and South Industrial MXD:</u> Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum of ten (10) feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p> <p><u>North Ponce de Leon Boulevard MXD: A Landscaped Pedestrian Passage shall be provided along the rear of the property and shall provide a direct linear connection through the block. The Landscaped Pedestrian Passage shall be a minimum width of twenty (20) feet and shall be open to the sky. Residential balconies and stoops may encroach into the Landscaped Pedestrian Passage 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.</u></p>
17.	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.
18.	✓	✓	Rooftop screening.	All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.



Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
19.	✓	✓	Design regulations.	The Board of Architects may approve minor adjustments for aesthetic purposes to required Mixed Use District design regulations in order to enhance building design.
G. Landscaping.				
1.	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.
H. Parking/vehicle storage.				
1.	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.
2.	✓	✓	Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.
3.	✓	✓	Curbing.	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.
4.	✓	✓	Loading/unloading areas.	Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.  All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.  <u>North Ponce de Leon Boulevard MXD: In addition to the regulations above, loading areas shall be located on Commercial Zoned property. Curb cuts and Loading on Ponce de Leon Boulevard and East Ponce de Leon Boulevard shall be prohibited.</u>
5.	✓	✓	Ground floor uses.	Off-street parking requirements for ground floor commercial uses (i.e. offices, restaurants, retail, or similar uses) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.  Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking.
6.	✓	✓	Shared Parking.	Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.
7.	✓	✓	On-street parking.	On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.  On-street parking shall not be included as satisfying the required parking requirements.  On-street parking is encouraged on alleys.  Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.
8.	✓	✓	Parking garages.	<u>Individual Buildings and the North and South Industrial MXD:</u> <ul style="list-style-type: none"> <li>• Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</li> <li>• Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.</li> </ul> <u>North Ponce de Leon Boulevard MXD:</u> <ul style="list-style-type: none"> <li>• Ground floor parking shall be setback from Ponce de Leon Boulevard a minimum of sixty (60) feet.</li> <li>• Ground floor parking shall be setback from secondary or side streets a minimum of</li> </ul>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
				<p><u>twenty (20) feet.</u></p> <ul style="list-style-type: none"> <li>• <u>Ground floor parking shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</u></li> <li>• <u>Parking on the 2<sup>nd</sup> Floor and above shall be setback from Ponce de Leon Boulevard a minimum of twenty (20) feet.</u></li> <li>• <u>Parking on the 2<sup>nd</sup> Floor and above shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</u></li> </ul>
9.	✓	✓	Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.
10.	✓	✓	Residential uses.	Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.
11.	✓	✓	Surface parking areas.	<p>Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.</p> <p><u>North Ponce de Leon Boulevard MXD:</u>  <u>The parking setbacks provided in H.8. of this table shall apply to surface parking areas.</u></p>
		✓	Valet parking areas.	<p>If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.</p> <p><u>North Ponce de Leon Boulevard MXD:</u>  <u>Valet drop-off areas shall be provided on Commercial zoned property on side or secondary streets.</u></p>
<b>I. Sanitation and service areas.</b>				
1.	✓	✓	General.	In accordance with Article 5, Division 17
<b>J. Signs.</b>				
1.	✓	✓	General.	In accordance with Article 5, Division 19.
<b>K. Streets and alleys.</b>				
1.	✓	✓	Streets and alleys.	Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.
2.	✓	✓	Driveways.	<p><u>Individual Buildings and the North and South Industrial MXD:</u></p> <ul style="list-style-type: none"> <li>• <u>Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.</u></li> <li>• <u>Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</u></li> </ul> <p><u>North Ponce de Leon Boulevard MXD:</u></p> <ul style="list-style-type: none"> <li>• <u>Driveways, curbcuts, and vehicular use areas are prohibited on Ponce de Leon Boulevard and East Ponce de Leon Boulevard.</u></li> <li>• <u>Driveways, curbcuts, and vehicular use areas shall be provided on Commercial zoned property fronting a side or secondary street, and should be consolidated into one (1) curb cut.</u></li> </ul>
3.	✓	✓	Sidewalks.	<p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants,</p>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
				benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).  Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.
<b>L. Utilities.</b>				
1.	✓	✓	Underground utilities.	All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.
2.	✓	✓	Above ground utilities.	Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.
<b>M. Miscellaneous.</b>				
1.	✓	✓	Configuration of land.	The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.
2.	✓	✓	Easements.	The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.
3.	✓	✓	Encroachments into public rights-of-way.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> <li>• The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended.</li> <li>• The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>
4.	✓	✓	Live work units.	<ul style="list-style-type: none"> <li>• Live work units shall satisfy all applicable building code and fire and life safety code requirements at time of completion.</li> <li>• Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.</li> <li>• The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes.</li> <li>• Changes in use to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements.</li> <li>• Operation of live work unit. <ul style="list-style-type: none"> <li>○ Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of a development approval.</li> <li>○ Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM.</li> <li>○ Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as</li> </ul> </li> </ul>

*Table 1.*

<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
				hazardous or toxic substances, materials, waste or chemicals.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
5.		✓	Public realm improvements.	<p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the “Master Streetscape Plan” and “Underground Facilities Master Plan” include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.</p> <p>Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall reimburse the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements.</p> <p>Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section.</p> <p>Administration of improvements. Prior to issuance of a building permit for construction, the property owner(s) shall provide surety equating to one hundred (100%) percent of the costs for completion of all improvements. The monies shall be deposited into a “Mixed Use District Public Realm Improvements Fund” (hereinafter referred to as the “Fund”) and disbursed by the City according to this section. The pro rata share of each property owner’s contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of the Fund. Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City’s Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and in compliance with the Master Streetscape Plan and Underground Facilities Master Plan.</p> <p>Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an FAR credit equivalent to the amount of space occupied by the necessary utility facility.</p> <p>Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities.</p> <p>Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.</p>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
6.	✓	✓	Transfer of density and floor area ratio within the site plan.	The density and floor area ratio may be transferred throughout the contiguous unified parcel, so far as <u>building height, building setback, building stepback, parking garage liner requirements, and all other requirement of this Table are met.</u>

**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 City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**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 \_\_\_\_\_, 2017.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY