



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment - Giralda Plaza Overlay District**
Public Hearing: Planning and Zoning Board
Date & Time: **November 8, 2017; 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:

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," adding Section 4-206, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

A similar item was reviewed at the January and February 2016 Planning and Zoning Board meetings. The Planning and Zoning Board recommended approval of this item at the February 2016 meeting. After Staff incorporated some updates into the proposed Overlay District, the Board recommended approval at the August 2016 meeting. The updated Giralda Plaza Overlay District is presented to the Planning and Zoning Board as a new item for consideration, although it is similar to the August 2016 Giralda "Restaurant Row" Overlay District item.

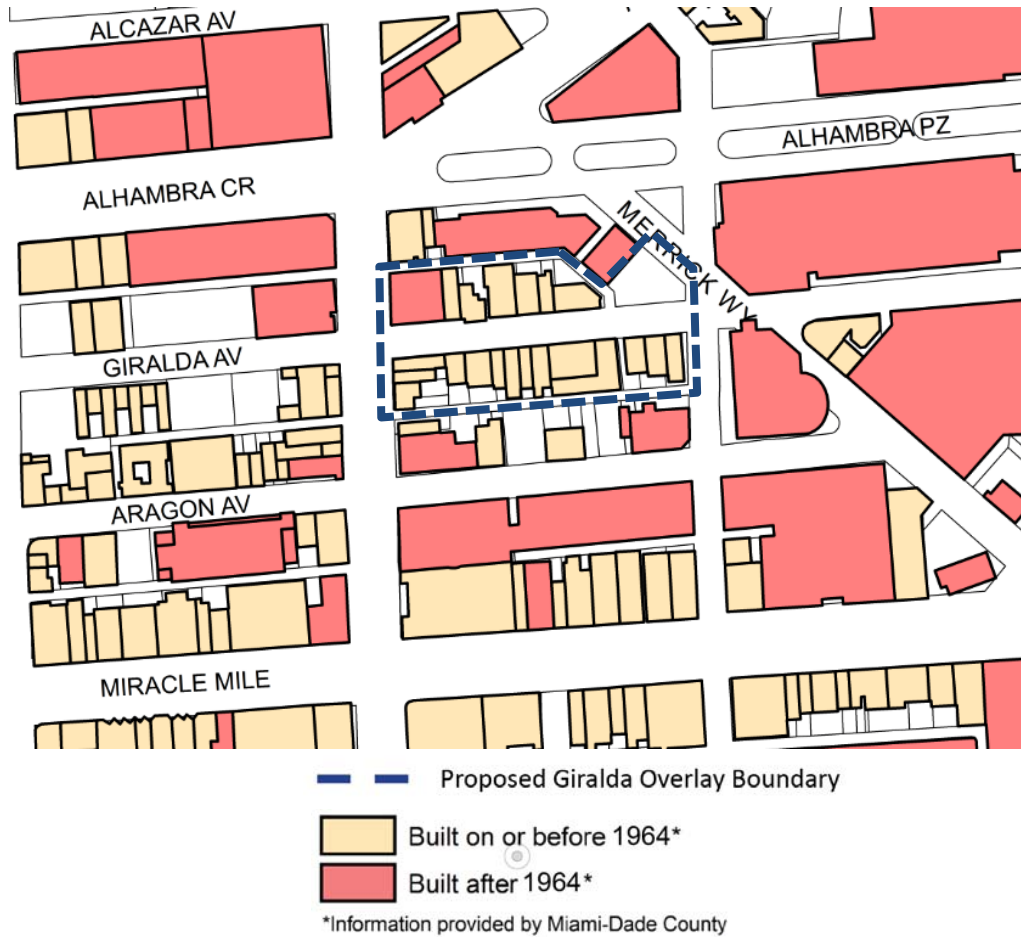
2. EXISTING CONDITIONS

Minimum Parking Requirements and Structured Parking Garages

The 100 Block of Giralda Avenue (Giralda Plaza) and Miracle Mile are unique within the Downtown as the only streets where small-parcel buildings without structured parking garages front both sides of the street. This quality is part of what makes these streets attractive for pedestrians, shoppers, and diners.

In 1964, minimum parking requirements were introduced into the Coral Gables Zoning Code. As a result, all private development was required to store vehicles on-site in structured parking garages, a task which proved to be impossible on most small Downtown properties. Development practice and Zoning Code regulations have evolved to favor large assembles of land in order to fit the necessary structured parking garages on site.

The map on this page shows the contrast between the small buildings on small parcels that were built in Downtown prior to minimum parking requirements, and the large footprint buildings on large parcels that have been built Downtown after the introduction of minimum parking requirements.



Property Characteristics on Giralda Plaza



— — Proposed Giralda Overlay Boundary

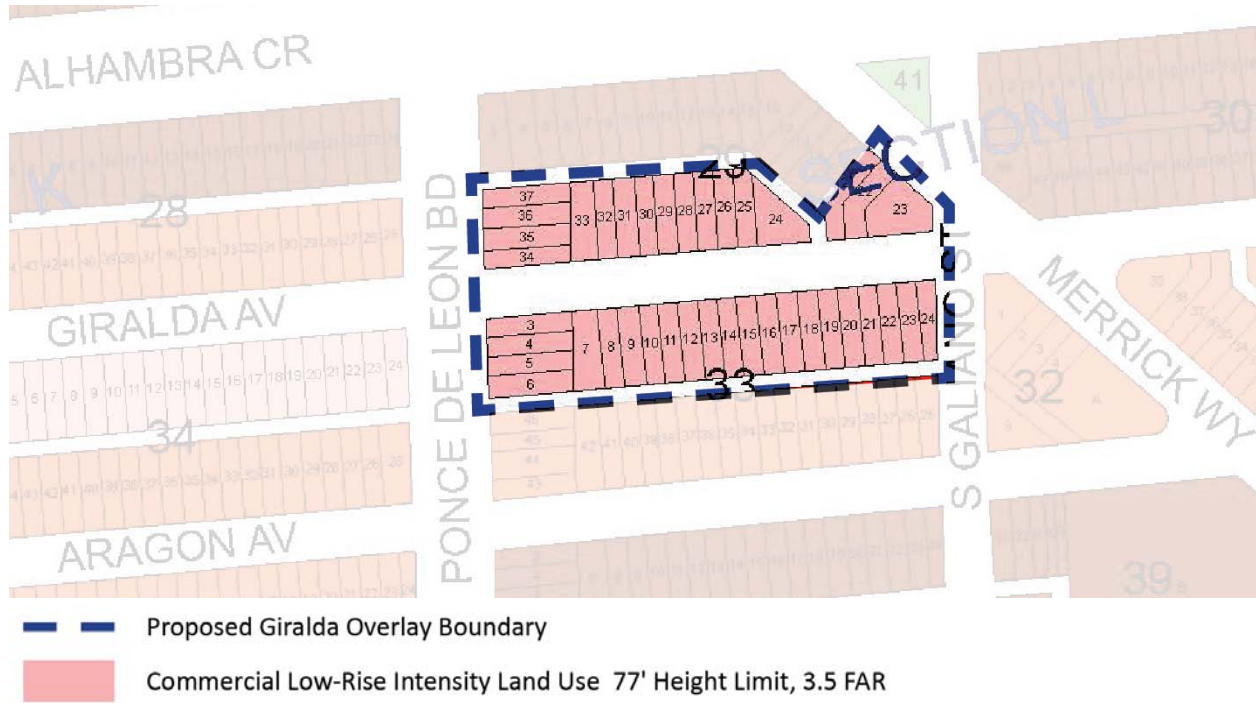
North Side - Galiano to Ponce

- 6 small parcels (2,500 to 6,000 sq ft)
- 2 mid-size parcels (approx. 10,000 sq ft)
- Buildings constructed from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office uses, public parking lot
- Most properties have not sold for decades

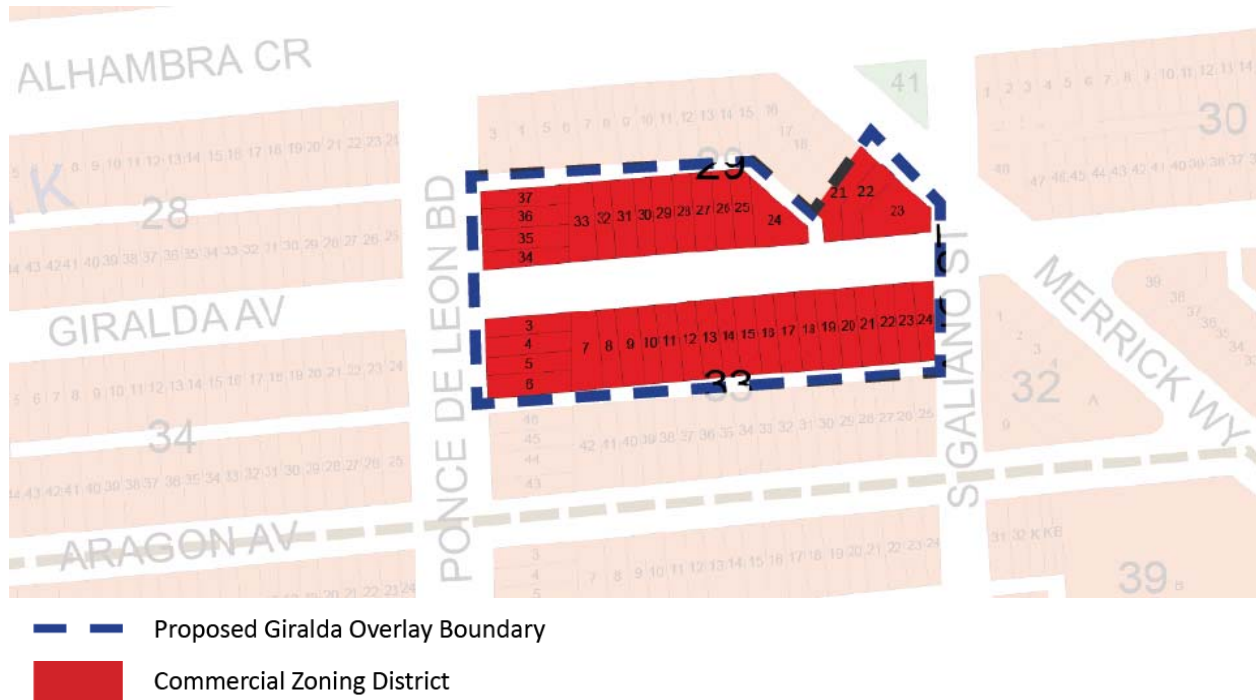
South Side - Galiano to Ponce

- 13 small parcels (2,500 to 5,000 sq ft)
- 1 mid-size parcel (approx. 10,000 sq ft)
- Buildings constructed from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office uses
- Most properties, except for the “Church of Scientology” parcel have not sold for decades

Future Land Use Map



Zoning Map



3. PURPOSE OF GIRALDA PLAZA OVERLAY

The purpose of the Giralda Plaza Overlay is to provide incentives for small and medium-scale development, in order to encourage sustainable, controlled growth, small business development, an active residential population, and beautiful streets and public spaces.

The City of Coral Gables has collaborated with the Business Improvement District (BID) for many years to implement improvements for Downtown that will improve business vitality and economic development. An important public improvement project that has resulted from years of collaborative planning is the Giralda Plaza Streetscape project. This project was completed in Fall of 2017.

In concert with this streetscape project, the City and the BID have analyzed the existing land development regulations for Giralda Plaza, seeking to update the Comprehensive Plan and Zoning Code in order to ensure that future private investment on the Plaza will enhance the community’s vision for a vibrant, pedestrian-oriented, and economically robust Giralda Plaza, Coral Gables’ own Restaurant Row. By creating the Giralda Plaza Overlay District, the City and the BID will make the most of the public investment in the Giralda Plaza Streetscape project.



Giralda Plaza Streetscape Project

4. COMPARISON OF CURRENT AND PROPOSED DEVELOPMENT REGULATIONS FOR GIRALDA PLAZA (100 BLOCK OF GIRALDA AVENUE)

	Current Regulations	Proposed Regulations
Uses	<ul style="list-style-type: none"> Residential permitted in large Mixed-Use buildings 	<ul style="list-style-type: none"> Residential permitted in large Mixed-Use buildings <u>Residential permitted on the upper floors of small and medium-size buildings</u>
Building Height	<ul style="list-style-type: none"> 45' for parcels of less than 20,000 sf 77' for parcels of 20,000 sf or greater, with Mediterranean Architectural Design Level 2 	No change
Floor Area Ratio	<ul style="list-style-type: none"> 3.0 3.5 with Mediterranean Architectural Design Level 2 	No change
Density	<ul style="list-style-type: none"> Unlimited for Mixed-Use buildings 	<ul style="list-style-type: none"> Unlimited for Mixed-Use buildings <u>Unlimited for residential units on the upper floors of small and medium-size buildings</u>
Setbacks	<ul style="list-style-type: none"> Front: 0' with 10' min stepback Side: 15' min or more Side Street: 15' min Rear: 0' 	<ul style="list-style-type: none"> <u>Front: 0'</u> <u>Side: 0'</u> <u>Side Street: 0'</u> <u>Rear: 0'</u>
Parking requirement exemption	<ul style="list-style-type: none"> Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) 	<ul style="list-style-type: none"> Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) <u>Available for three-story buildings, when residential, boutique hotel, restaurant, or retail is provided on the 2nd and 3rd floor.</u>
Location of Driveways and Service Areas	Driveways and service areas can be located on Giralda Plaza	<ul style="list-style-type: none"> <u>Driveways and service areas are prohibited on Giralda Plaza</u>
Provision of Off-Street Parking	<ul style="list-style-type: none"> Zoning Code and City Code minimum parking requirements and parking incentives apply. 	<ul style="list-style-type: none"> Properties that develop using these regulations are exempt from parking requirements

5. PROPOSED ZONING CODE TEXT AMENDMENTS

Article 4 - Zoning Districts

Division 2. Overlay and Special Purpose Districts

Section 4-207. Giralda Plaza Overlay District.

A. Purpose and applicability.

1. The purpose of the Giralda Plaza Overlay District is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved for those properties facing Giralda Plaza between Ponce de Leon Boulevard and Galiano Street. These standards are provided for the continuance and enhancement of restaurant row as a pedestrian friendly area well suited for restaurants and similar compatible uses.
2. The district is established in order to maintain the following objectives:
 - a. Maintain the human scale and pedestrian oriented character of restaurant row.
 - b. Limit building height, bulk, mass and intensity of large scale developments to promote compatibility with the existing low-rise scale of development as it presently exists for those properties facing Giralda Plaza.
3. The Giralda Plaza Overlay District is a mandatory overlay and applies to the 100 Block of Giralda Plaza, the area legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

B. Regulations.

1. Maximum height: Three (3) stories or forty-five (45) feet, whichever is less.
2. Building setback: Fifteen (15) feet from Giralda Plaza above the first (1st) story.
3. A minimum of ninety (90%) percent of the lot front facing Giralda Plaza, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries.
4. Except for pedestrian building entrances and pedestrian courtyards there shall be a mandatory zero (0) foot setback along the Giralda Plaza frontage and there shall be no side setbacks along Giralda Plaza to ensure a continuous pedestrian scale façade.
5. All uses provided for in the underlying Commercial Zoning District shall be permitted. In addition, residential, boutique hotel (10 – 50 rooms), restaurant, or retail shall be permitted above the ground floor.
6. Required parking. Properties that develop pursuant to these regulations shall be exempt from parking requirements.
7. Curb cuts. No curb cuts shall be permitted on Giralda Plaza from Ponce de Leon Boulevard to Galiano Street.
8. Where the designated site or project is subject to multiple ownership, as part of the application for site plan

review, the Planning and Zoning Board may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5, Division 23.

9. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.

6. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to the Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- 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.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

7. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan overall, particularly with the following Goals, Objectives and Policies:

- 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-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.
- Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.
- Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.
- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

8. PUBLIC NOTIFICATION

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

PUBLIC NOTICE	DATE
Legal advertisement	10.30.17
Giralda Plaza Overlay affected property posted	11.01.17
Posted agenda on City web page/City Hall	10.27.17
Posted Staff report on City web page	11.03.17

9. STAFF RECOMMENDATION

The Planning and Zoning Division recommends Approval.

10. ATTACHMENTS

- A. 10.30.17 Giralda Plaza Overlay Zoning Code Text Amendment Legal notice published.
- B. 11.08.17 Powerpoint Presentation.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all 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
 Assistant Director of Development Services
 for Planning and Zoning
 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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - NOV 8, 2017

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

10/30/2017

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 OCTOBER, A.D 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, November 8, 2017, 6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 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 Hearings on the following:

1. 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," adding Section 4-207, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. 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);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions;" to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. 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 5, "Development Standards," Section 5-1409, "Amount of Required Parking," to establish provisions for charging stations of electric vehicles; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
4. 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, "Development Standards," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and "Parking, Loading, and Driveway Standards," Section 5-1409, "Amount of Required Parking" to increase the requirements for bicycle parking; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarieta (Email: relejarieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

10/30

17-58/0000270209M



STAKEHOLDER MEETINGS

	Type	Date
1	City Commission Zoning-in-Progress Resolution	12.08.15
2	Planning and Zoning Board Review – Zoning Code Text Amendment	01.13.16
3	Giralda 100 Block Property Owner Meeting	01.28.16
4	Business Improvement District Review Meeting	02.01.16
5	Giralda 100 Block Property Owners Meeting	02.02.16
6	Economic Advisory Board Meeting	02.03.16
7	Planning and Zoning Board Review – Zoning Code Text Amendment	02.10.16
8	Business Improvement District Workshop	03.14.16
9	BID Overlay Committee Review Meeting	05.06.16

PUBLIC NOTIFICATION

10.30.17	LEGAL ADVERTISEMENT
11.01.17	GIRALDA PLAZA OVERLAY AFFECTED PROPERTY POSTED
10.27.17	POSTED AGENDA ON CITY WEB PAGE AND AT CITY HALL
11.03.17	POSTED STAFF REPORT ON CITY WEB PAGE
3	

EXISTING CONDITIONS



EXISTING CONDITIONS

NORTH SIDE - GALIANO TO PONCE

- 6 small parcels (2,500 to 6,000 sq ft)
- 2 mid-size parcels (approx. 10,000 sq ft)
- Construction from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

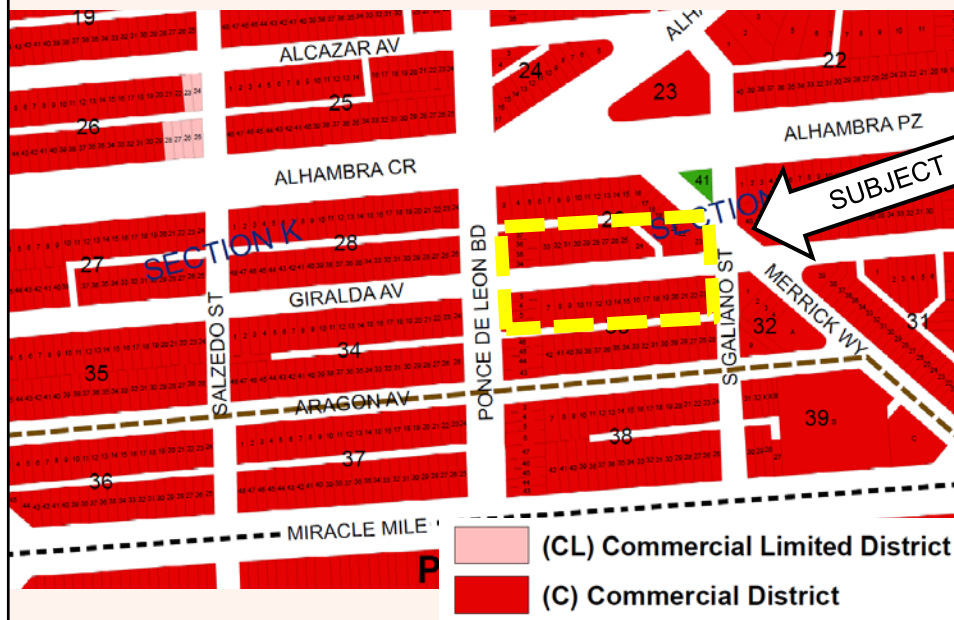
SOUTH SIDE - GALIANO TO PONCE

- 13 small parcels (2,500 to 5,000 sq ft)
- 1 mid-size parcel (approx. 10,000 sq ft)
- Construction from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

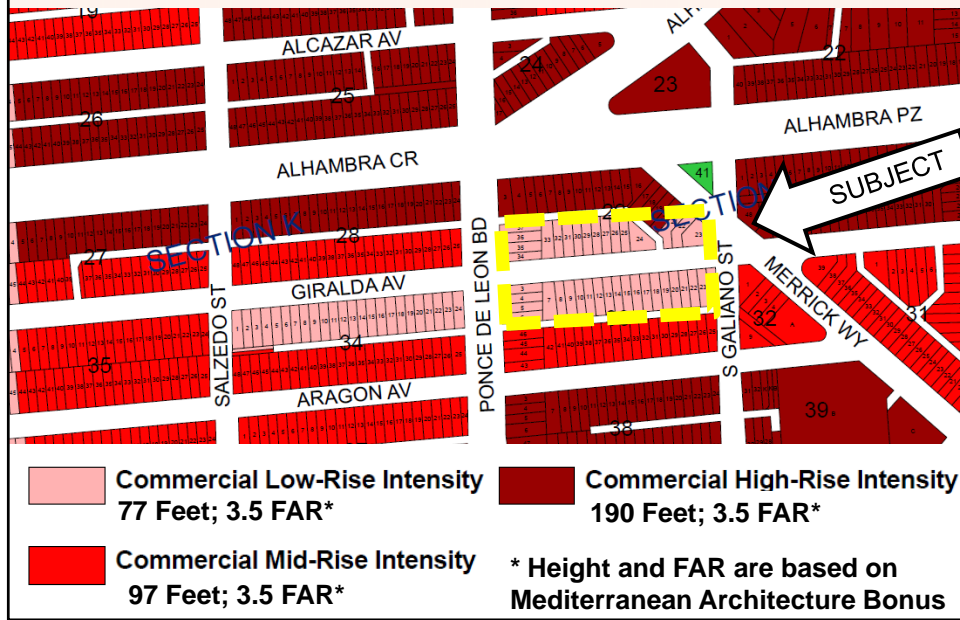


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ZONING MAP



FUTURE LAND USE MAP



PURPOSE



CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Uses	<ul style="list-style-type: none"> Residential permitted in large Mixed-Use buildings 	<ul style="list-style-type: none"> Residential permitted in large Mixed-Use buildings <u>Residential permitted on the upper floors of small and medium-size buildings</u>
Building Height	<ul style="list-style-type: none"> 45' for parcels of less than 20,000 sf 77' for parcels of 20,000 sf or greater, with Mediterranean Architectural Design Level 2 	No change

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Floor Area Ratio	<ul style="list-style-type: none"> 3.0 3.5 with Mediterranean Architectural Design Level 2 	No change
Density	<ul style="list-style-type: none"> Unlimited for Mixed-Use buildings 	<ul style="list-style-type: none"> Unlimited for Mixed-Use buildings <u>Unlimited for residential units on the upper floors of small and medium-size buildings</u>

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Setbacks	<ul style="list-style-type: none"> • Front: 0' with 10' min stepback • Side: 15' min or more • Side Street: 15' min • Rear: 0' 	<ul style="list-style-type: none"> • <u>Front: 0'</u> • <u>Side: 0'</u> • <u>Side Street: 0'</u> • <u>Rear: 0'</u>
Parking Requirement Exemption	<ul style="list-style-type: none"> • Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) 	<ul style="list-style-type: none"> • Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) • <u>Available for three-story buildings, when residential, boutique hotel, restaurant, or retail is provided on the 2nd and 3rd floor.</u>

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Location of Driveways and Service Areas	<ul style="list-style-type: none"> • Driveways and service areas can be located on Giralda Plaza 	<ul style="list-style-type: none"> • <u>Driveways and service areas are prohibited on Giralda Plaza.</u>
Provision of Off-Street Parking	<ul style="list-style-type: none"> • Zoning Code and City Code minimum parking requirements and parking incentives apply. 	<p><u>Properties that develop using these regulations are exempt from parking requirements</u></p>

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STAFF FINDINGS AND RECOMMENDATION

Staff finds that all five of the required criteria for Zoning Code Text Amendments are **satisfied**.

Staff finds that the proposed text amendment is **consistent** with the Comprehensive Plan.

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

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Giralda Plaza Overlay District

ZONING CODE TEXT AMENDMENT

PLANNING AND ZONING BOARD
NOVEMBER 8, 2017