



# *Downtown Core District*

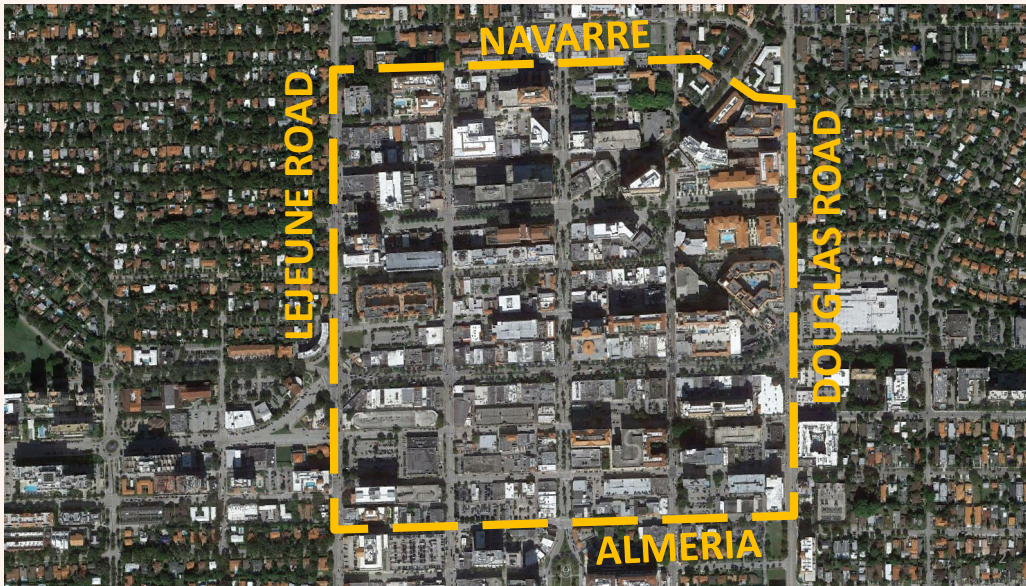
COMPREHENSIVE PLAN  
TEXT AND MAP AMENDMENTS  
AND  
ZONING CODE  
TEXT AND MAP AMENDMENTS

CITY COMMISSION  
OCTOBER 26, 2021



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## CENTRAL BUSINESS DISTRICT (CBD)



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# MERRICK'S 1920s VISION

## Section 11. HEIGHT DISTRICTS

For the purpose of regulating and limiting the height and bulk of buildings, the City of Coral Gables is hereby divided into four classes of districts to be known as:

- 1st Height District
- 2nd Height District
- 3rd Height District
- 4th Height District

The height districts hereinabove referred to are designated on certain height district maps hereto attached and expressly made a part of this ordinance. No building shall be hereafter constructed or erected in the City of Coral Gables except in conformity with the height regulations as herein described for the district in which such building is erected.

### (a) First Height District

In the first height districts no building shall be hereafter erected to a height in excess of three stories and a finished attic, nor more than forty (40) feet to the finished ceiling line of the third story above the established grade of the street in front of the building.

### (b) Second Height District

In second height districts, no buildings shall be hereafter erected to a height in excess of the width of the street on which said building fronts, except as is hereinafter provided in Section 12.

### (c) Third Height District

In the third height districts, no building shall be hereafter erected to a height in excess of ten stories and a finished attic, nor more than one hundred (100) feet to the finished ceiling line of the ten stories above the established grade of the street in front of the building, except as is hereinafter provided in Section 12.

### (d) Fourth Height District

In a fourth height district no building shall be hereafter erected to a height in excess of one and one-half times the width of the street upon which such building fronts, except as is hereafter provided in Section 12.

SINGLE-FAMILY

GENERAL DOWNTOWN  
(60FT STREETS)

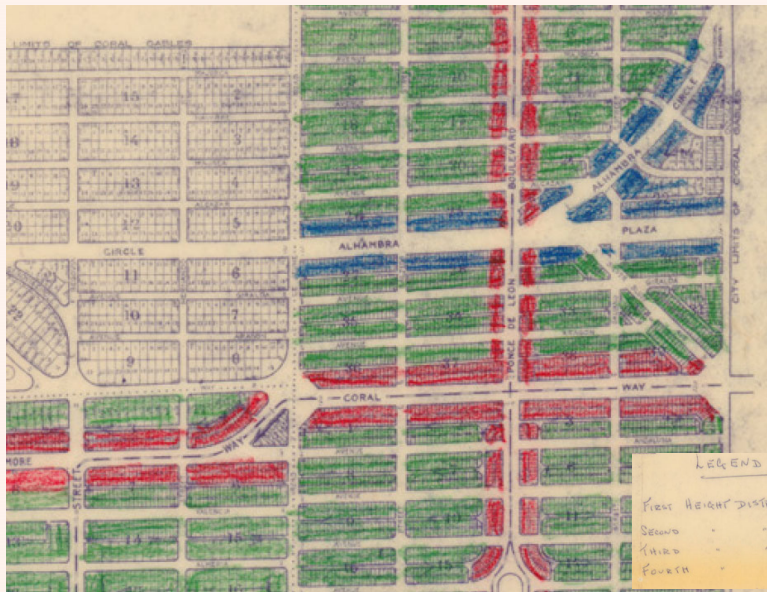
ALHAMBRA CIRCLE

PONCE DE LEON BLVD  
(100FT STREET)

1930  
ZONING CODE

3

# MERRICK'S 1920s VISION



1926  
HEIGHT MAP  
(COLORIZED  
IN 1971)

4

4



## “DOWNTOWN CORE” DISTRICT



7

## “DOWNTOWN CORE” DISTRICT



8

## “DOWNTOWN CORE” DISTRICT



9

9

## “DOWNTOWN CORE” DISTRICT



10

10

## “DOWNTOWN CORE” DISTRICT

### BENEFITS

- ENCOURAGES HIGH-END CONSTRUCTION WITH INCREASED CEILING HEIGHTS
- LESS STRAIN ON PUBLIC INFRASTRUCTURE
- LESS REQUIRED PARKING / CARS

### DRAWBACK

- ENCOURAGES AGGREGATION OF MULTIPLE PROPERTIES
- DIMINISHES THE CITY’S URBAN FABRIC OF SMALL BUILDINGS
- SIGNIFICANT BUILDING HEIGHT ON 60-FOOT-WIDE DOWNTOWN STREETS

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11

## “DOWNTOWN CORE” DISTRICT

### HEIGHT BONUS FOR “DOWNTOWN CORE” DISTRICT CRITERIA:

- PROJECT DEMONSTRATES **HIGH-QUALITY DESIGN** WITH **INCREASED CEILING HEIGHTS**, HIGH-QUALITY MATERIALS AND FINISHES, AND ABUNDANT **LANDSCAPED OPEN SPACE** TO ENHANCE THE AESTHETICS OF THE BUILDING AND THE CBD
- LOCATED WITHIN THE **DOWNTOWN CORE DISTRICT**.
- **1.0 ACRES**
- **MX2 OR MX3** ZONING DISTRICTS
- **4.375** MAX FAR, INCLUDING TDRS
- **100** UNITS PER ACRE MAX
- CORAL GABLES MEDITERRANEAN ARCHITECTURE IS **MANDATORY**
- **205’** MAX HEIGHT WHEN ZONED MIXED-USE 3 (MX3); AND **16 STORIES**
- **ADDITIONAL OPEN SPACE** PROVIDED ON SITE BEYOND THE MINIMUM PAD REQUIREMENT (20%)

12

12

# “DOWNTOWN CORE” DISTRICT

## NECESSARY CHANGES:

**HEIGHT:** INCREASE MAXIMUM HEIGHT FROM 190.5’ TO 205’

- COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS
- ZONING CODE TEXT AND MAP AMENDMENTS

**STORIES:** INCREASE MAXIMUM NUMBER OF STORIES FROM 16 TO 18

- COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS
- ZONING CODE TEXT AND MAP AMENDMENTS

# “DOWNTOWN CORE” DISTRICT

**Future Land Use Element**

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.	Maximum F.A.R. of 3.5, or 3.5 with architectural incentives. Up to an additional 20% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).  Residential use shall only be permitted as part of a mixed-use development as provided herein.  Within a Mediterranean Village development: 1. residential use shall be permitted, and 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.	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.
Commercial Mid-Rise Intensity	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 20% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).  Residential use shall only be permitted as part of a mixed-use development as provided herein.  Within a Mediterranean Village development: 1. residential use shall be permitted, and 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.	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.
Commercial High-Rise Intensity	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 20% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).  Residential use shall only be permitted as part of a mixed-use development as provided herein.  Within a Mediterranean Village development: 1. residential use shall be permitted, and 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 3. additional height may be granted for specified uses or provide architectural embellishment.	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.

## STORIES IN THE COMPREHENSIVE PLAN:

UP TO 150’ (NO LIMITATION ON FLOORS),

OR 190.5’ MAX (W/ A MAX 3 ADDITIONAL FLOORS) W/ ARCHITECTURAL INCENTIVES PER THE ZONING CODE

## “DOWNTOWN CORE” DISTRICT

### STORIES IN THE ZONING CODE SITE SPECIFICS:

#### SECTION A-36 – CRAFTS SECTION.

NO COMMERCIAL BUILDINGS AND/OR STRUCTURES SHALL BE ERECTED OR ALTERED ON THE FOLLOWING DESCRIBED PROPERTY TO EXCEED (13) STORIES OR ONE-HUNDRED-FIFTY (150) FEET IN HEIGHT, WHICHEVER IS LESS

4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed **thirteen (13) stories or one-hundred-fifty (150) feet** in height, whichever is less:
- a. Lots 1 through 44, inclusive, Block 8.
  - b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
  - c. **All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.**
  - d. Tracts A and B of Pages Replat of Block 4.

## “DOWNTOWN CORE” DISTRICT

### STORIES IN THE ZONING CODE MEDITERRANEAN BONUS:

E. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one **(1) story or two (2) stories shall be permitted** if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

District Designations	Building Site Area Minimum	Allowable maximum feet	Maximum total feet available pursuant to Article 5-201	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
<b>Residential Use (Multi Family)</b>				
MF2	5,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet / 100 feet (RIR)
MF4	10,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
<b>Mixed Use</b>				
MX1	10,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
MX2	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
MX3	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
	20,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet



