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,"
ADDING SECTION 4-209, "GIRALDA PLAZA OVERLAY" 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.

WHEREAS, Downtown Coral Gables is the business, civic, and cultural heart of the City; and,

WHEREAS, the 100 Block of Giralda Avenue is known as the "Restaurant Row" of Downtown Coral Gables and has been promoted as such by the City and the Business Improvement District through civic events such as "Giralda Under the Stars;" and,

WHEREAS, the City Commission has invested in the Miracle Mile and Giralda Streetscape projects with the intent of Downtown infrastructure enhancing the pedestrian character of Coral Gables; and,

WHEREAS, construction of the Giralda Streetscape project was finished in October 2017; and,

WHEREAS, current Zoning Code provisions for the 100 block of Giralda Avenue do not promote the pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, private investment and redevelopment on the 100 block of Giralda Avenue should enhance the existing pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on November 8, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval with modifications of the amendment, including raising the maximum height to four (4) stories or fifty (50) feet (vote: 7 – 0); and,

WHEREAS, Staff has incorporated all modifications into the proposed text as recommended by the Board except increasing the maximum height for parking exemptions

because three (3) stories is less of an impact on the Downtown public parking supply; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on December 5, 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 the amendment on First Reading (vote: 5 - 0).

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on June 12, 2018, 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 Second 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. Section 2-409 of the Official Zoning Code of the City of Coral Gables is hereby created as shown in Exhibit "A," attached hereto and incorporated herein by this reference.

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 _____, 2018.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

Exhibit "A"

Article 4 - Zoning Districts

Division 2.   Overlay and Special Purpose Districts

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Section 4-209. 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 an optional 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 site area: Ten-thousand (10,000) square feet.

2.   Maximum height: Three (3) stories or forty-five (45) feet, whichever is less.

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 entrances.

4.   Except for pedestrian building entrances and 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.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~strikethrough~~, and insertions by underline.

5. All uses provided for in the underlying Commercial Zoning District shall be permitted. In addition, residential, boutique hotel (10 – 30 rooms), restaurant, retail, or office shall be permitted above the ground floor.

6. Required parking. Properties that develop pursuant to these regulations shall be exempt from parking requirements.

7. Building design. Mediterranean Architectural Design Level 2 is required in accordance with Section 5-604 of the Zoning Code.

8. Curb cuts. No curb cuts shall be permitted on Giralda Plaza from Ponce de Leon Boulevard to Galiano Street.

9. Balconies. Cantilevered open balconies may project into the public right-of-way a maximum of six (6) feet.

10. Where the designated site or project is subject to multiple ownership as part of the application for site plan review, the City Commission 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.

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.

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