



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**March 23, 2021**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendments.**

An Ordinance of the City Commission of Coral Gables, Florida providing for text 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 relating to 'Miracle Mile': (1) Article 2 "Zoning Districts," reducing the maximum height and modifying and conforming associated provisions including, ground floor design, setbacks, vehicle access, and site plan review in the 'Zain/Friedman Miracle Mile Downtown District Overlay (DO) and the Mixed-Use 2 (MX2) District facing Miracle Mile; (2) Article 4, "Urban Design and Public Improvement Standards," clarifying a build-to-line; (3) Article 10 "Parking," Section 10-109, requiring remote off-street parking; and (4) Article 14 "Process," Section 14-204.5, prohibiting use of Transfer of Development Rights (TDRs) as receiver sites; 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 08.20.20 meeting recommended approval of the proposed text amendments as part of the Zoning Code Update (vote: 7-0), which included similar changes related to Miracle Mile. At their 09.09.20 meeting, the Board reviewed a revised draft of the Zoning Code Update.

**BRIEF HISTORY:**

No changes have been made since First Reading.

The City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading and at which time the City Commission directed that on Second Reading that the Zoning Code Update Ordinance be divided and the proposed provisions related to "Miracle Mile" and the Crafts Section be heard separately.

On November 30, 2020, proposed changes to Miracle Mile were presented at a Commission Workshop. These proposed updates to Miracle Mile include requiring quality storefront design, exempting minimum open space, updating the Downtown Overlay District, requiring a build-to-line, requiring remote parking minimum, and parking exemptions.

Two virtual Community Meetings were held on January 14 and February 1, 2021, to further explain the proposed changes to Miracle Mile to interested participants and allow for public comments.

On February 9, 2021, the City Commission decided to only take action on the general Zoning Code Update ordinance and requested another Commission Workshop to discuss the proposed changes and alternate ordinance.

A Commission Workshop was held on February 24, 2021, to discuss all proposed provisions on directed Staff to prepare an ordinance for Miracle Mile that includes the following:

- Prohibit Transfer of Development Rights (TDRs)
- Limit height to 4 stories and 50 feet, with a minimum of 10 feet setback at the 4<sup>th</sup> story
- Require remote off-street parking
- Retain 3.0 FAR, and 3.5 with Med Bonus
- 15 foot ground floor height
- Require build-to-line

The draft Ordinance of proposed text amendments related to Miracle Mile is provided as Exhibit A.

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
City Commission First Reading (Reorganization)	09.15.20
City Commission Sunshine Meeting	10.19.20
City Commission First Reading (Updated Provisions)	10.27.20
City Commission Second Reading (Reorganization)	11.10.20
City Commission Workshop (Miracle Mile, Crafts Section, MF FAR)	11.30.20
Community Meeting	01.14.21
Community Meeting	02.01.21
City Commission Second Reading (Updated Provisions)	02.09.21
Commission Workshop	02.24.21
City Commission (Miracle Mile)	03.09.21

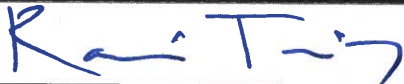
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
08.20.20	Planning and Zoning Board	Recommended approval of Zoning Code Update 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).
10.20.20	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
10.30.20	City Commission Legal Advertisement
11.03.20	City Commission meeting agenda posted on City web page.
11.27.20	City Commission Legal Advertisement
12.01.20	City Commission meeting agenda posted on City web page.
01.29.21	City Commission Legal Advertisement
01.27.21	Courtesy notification mailed to all property owners and current tenants/residents within 1,000 feet of the boundary of the subject property.
02.05.21	City Commission meeting agenda posted on City web page.
03.02.21	City Commission meeting agenda posted on City web page.
03.10.21	Courtesy notification mailed to all property owners and current tenants/residents within 1,000 feet of the boundary of the subject property for Second Reading.
03.12.21	City Commission legal advertisement.
03.16.21	City Commission meeting agenda posted on City webpage (2 <sup>nd</sup> Reading).

**APPROVED BY:**

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


**EXHIBIT(S):**

A. Draft Ordinance.