

Attachment A – Multi-Family Amendments

The Comprehensive Plan of the City of Coral Gables is hereby amended to read as follows¹:

Policy FLU-1.1.2

Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	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.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code. If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code. <u>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</u>	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. If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Up to 100' maximum with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code. <u>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</u>	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.

¹ Deletions are indicated by strikethrough. Insertions are indicated by underline.

Policy FLU-1.1.5.

Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.	
Classification	Description
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (MXOD).	<p>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</p>
	<p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. However, if developed pursuant to the University Station Rapid Transit District Overlay, a minimum of two (2) uses shall be included, with no minimum or maximum percentage thresholds.</p> <p>A maximum of 125 units/acre shall be allowed. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the Mixed-use building. <i>See Table FLU-4.1 below</i></p> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum intensities, and height, are provided in the Zoning Code.</p>
MXOD, Mixed-Use Overlay Districts (MXOD).	<p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, <u>Multi-Family High Density</u>, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</p>