

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2017-23**

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, "RESIDENTIAL INFILL REGULATIONS" TO MODIFY AND SUPPLEMENT THE EXISTING MULTI-FAMILY 2 STANDARDS AND CRITERIA FOR CERTAIN PROPERTIES LOCATED WITHIN THE NORTH PONCE AREA TO ALLOW AS A CONDITIONAL USE APPROPRIATE REDEVELOPMENT INCLUDING INCREASED DENSITY, INTENSITY AND HEIGHT; AND PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Code text amendment allowing for the creation of the North Ponce de Leon Boulevard Residential Infill Regulations for certain Multi-Family 2 (MF2) properties in the North Ponce Area; and

**WHEREAS**, the proposed Residential Infill Regulations have been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 1, 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 Comprehensive Plan on February 1, 2017, and after due consideration, recommended deferral (vote: 4-3) of the text amendment; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission on February 14, 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); and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 15, 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 Comprehensive Plan on March 15, 2017, and after due consideration, recommended approval (vote: 4-3) of the text amendment;

**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.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**ARTICLE 4 - ZONING DISTRICTS**

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**Division 2. Overlay and Special Purpose Districts**

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**Section 4-206. Residential Infill Regulations (RIR).**

**A. Purpose and applicability.**

1. The purpose of the Residential Infill Regulations (RIR) is to promote the goals, objectives, and policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.
2. The regulations are established in order to maintain the following objectives:
  - a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmentally vulnerable or sensitive areas.
  - b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.
  - c. Protect and promote a garden-like feeling in Coral Gables’ multi-family residential districts through clear and unified landscape standards.
  - d. Encourage harmonious and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.

3. Applicability.

- a. Properties with a zoning designation of Multi-Family 2 (MF2) District located north of Navarre Avenue, south of SW 8<sup>th</sup> Street, east of LeJeune Road and west of Douglas Road may apply for conditional use review and approval pursuant to the RIR provisions provided herein.
- b. The site specific standards of this Code shall not apply to properties seeking approval pursuant to these Residential Infill Regulations. It is provided; however, that underlying site specific regulations shall remain applicable for properties that are not developed in accordance with the RIR standards.
- c. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property shall control use and development.
- d. If an Applicant chooses to use the Density and Floor Area Ratio bonuses provided in this section, all of the standards provided below shall be mandatory.

4. Performance Standards.

- a. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
- b. Maximum density. The density provided in the Comprehensive Plan, with architectural incentives.
- c. Maximum FAR. 2.0 or 2.5, with architectural incentives.
- d. Maximum Height. Seventy (70) feet; one-hundred (100) feet with architectural incentives.
- e. Minimum unit size. Six-hundred and fifty (650) square feet.

5. Architecture Standards.

- a. Coral Gables Mediterranean Architecture Design, as set forth in Zoning Code Section 5-605 shall be required for all buildings.
- b. All development shall comply with Article 5, Division 6 for residential uses which are set out in Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6.

6. Landscape Standards.

- a. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped “garden district” character of Coral Gables, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.

- b. **Applicability.** The Landscape Standards shall be mandatory for all properties developed pursuant to the Residential Infill Regulations.
- c. **Front Yards and Courtyards.** The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
  - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
  - ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
  - iii. Open-air, landscaped courtyards that front the street are encouraged.
  - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
- d. **Tree Protection.**
  - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
  - ii. Removal of trees shall be subject to Chapter 82 of the City Code.
- e. **Driveway / Parking Placement.**
  - i. For corner lots, driveways shall be located on the side street.
  - ii. For interior lots that do not have a side street frontage, a maximum of twenty (20%) percent of the front setback may be used for driveway placement. For instance, for a fifty (50) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
  - iii. Off-street parking shall be set back a minimum of thirty (30) feet from the front property line and shall be screened with habitable liner space or landscaping. Off-street parking is prohibited in the front setback.
  - iv. Remote parking, in accordance with Section 1408(B), or the utilization of a public or private garage if both the property and the garage are located within 1,000 feet of a trolley route, or other mitigation measures, may be considered in determining the applicant's compliance with the parking requirements. Applicants must submit a parking proposal that demonstrates how the parking strategies will satisfy the parking needs and will not negatively impact the surrounding neighborhood. The City Commission may impose additional conditions as part of the Conditional Use review process when approving such parking measures.

f. Open Space.

- i. Additional open space at the ground level shall be required to achieve the maximum allowed height and FAR.

**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 upon its passage and adoption herein.

PASSED AND ADOPTED THIS THIRTIETH DAY OF MAY, A.D., 2017.

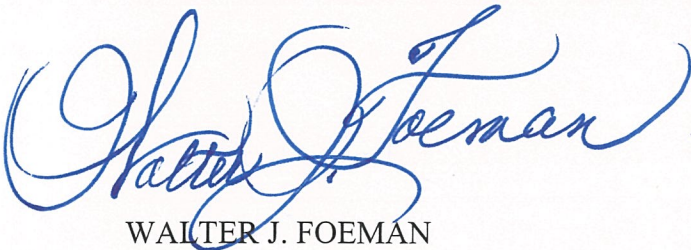
(Moved: Quesada / Seconded: Keon)  
(Yeas: Keon, Quesada, Valdes-Fauli)  
(Majority: (3-2) Vote)  
(Nays: Lago, Mena)  
(Agenda Item: F-11)

APPROVED:



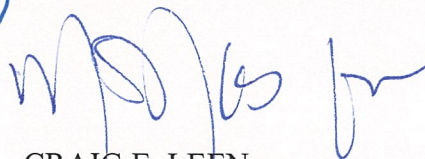
RAUL VALDES-FAULI  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY