

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-22 (AS AMENDED)

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); and

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: 5-0);

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 upon its adoption.

PASSED AND ADOPTED THIS TWELFTH DAY OF JUNE, A.D., 2018.

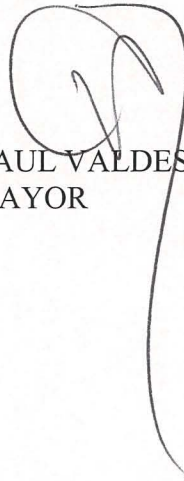
(Moved: Lago / Seconded: Quesada)

(Yeas; Keon, Lago, Mena, Quesada, Valdes-Fauli)

(Unanimous: 5-0 Vote)

(Agenda Item: F-3)

APPROVED:



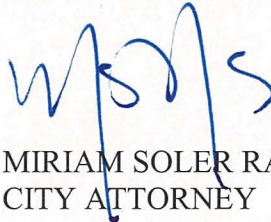
RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER J. 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

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 ~~strike through~~, and insertions by underline.

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

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.

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

CITY OF CORAL GABLES

- MEMORANDUM -

TO: DPZ CoDESIGN

DATE: 05 14 2018

FROM: Ramon Trias
Assistant Director of Development Services

SUBJECT: BID Meeting 05 11 18

Meeting with members of Giralda Business Improvement District, Planning Department (BID) and DPZ CoDESIGN to discuss ideas regarding re-development of district.. (attached PDF sign in sheet)

Discussion regarding the appropriate FAR and no parking requirements currently allowed in district. Staff presentation of drawings explaining current code allowance and prototypes of a few 3 story buildings with mixed uses in small parcels in Coral Gables.

BID Members suggested to increase FAR to 3.5 and height allowance to 50 feet. They suggest allowing a 4th floor to incentive development in the area. BID members explained land costs have to be taken into account to make projects feasible for re-development. Under current conditions, the redevelopment is unlikely.

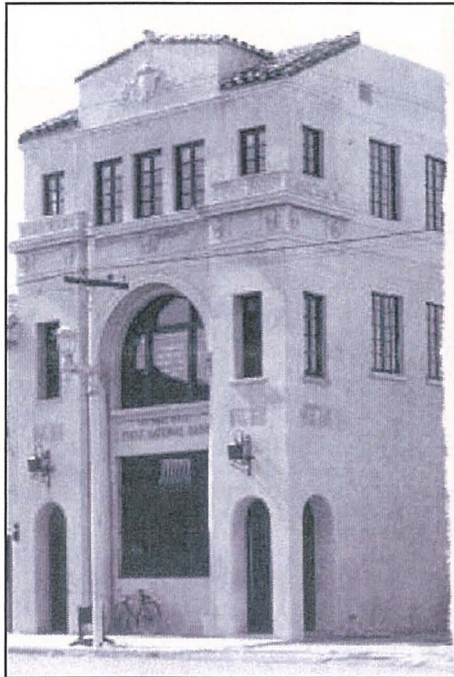
Consensus was arrived to consider small parcels to have same FAR allowance as large parcels. (3.5 FAR with Mediterranean Incentives). Considering a 4th story that is set back was also discussed to make projects economically feasible for re-development. The no parking requirement would be maintained as currently allowed.

cc: (via email)
Elizabeth Plater-Zyberk, FAIA
Tacia Amador Executive Director BID
Ramon Trias – Assistant Director of Development Services
Jennifer Garcia Planning City Planner

Business Improvement District Meeting with DPZ Sign-In

Meeting
May 11, 2018

| # | Project Name | Speaker Name(s) | Speaker Firm Name | Speaker Telephone Number | Speaker Email Address |
|---|--------------|----------------------|-----------------------------------|--------------------------|--|
| 1 | | VEIKHY TORRE | TORRE COMPANIES .COM | | vtorre @torrecompanies.com |
| 2 | | Catie Sacks | Torre Companies | 803-257-3247 | csacks @SanfordWaterfrontPartners.com |
| 3 | | Paula Boldos Planner | City Staff | | pboldos@ @CoralGables.com |
| 4 | | ARCELI REDILA | City Staff | | _____ @_____ |
| 5 | | JENNIFER GARCIA | STAFF | | _____ @_____ |
| 6 | | Taciana Amador | BID Staff | | tamador @shopcoralgables.com |
| 7 | | JORGE KUPERMAN | PROPERTY OWNER - BID - BOT MEMBER | 305. 448-1989 | J.Kuperman @jskarchitecturalgroup.com |
| 8 | | RAMON TRIAS | CITY | | RTRIAS@ @CORALGABLES.COM |
| 9 | | | | | _____ @_____ |



*Small Mixed-Use
Buildings*

GIRALDA PLAZA
OVERLAY DISTRICT
& INDUSTRIAL MXD

ZONING CODE TEXT
AMENDMENTS

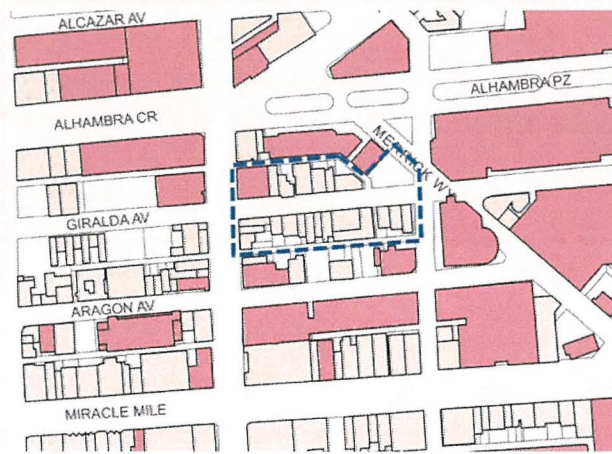
CITY COMMISSION
JUNE 12, 2018



PURPOSE



EXISTING CONDITIONS



Proposed Giralda Overlay Boundary

■ Built on or before 1964*

■ Built after 1964*

*Information provided by Miami-Dade County

EXISTING CONDITIONS

NORTH SIDE - GALIANO TO PONCE

- 6 small parcels (2,500 to 6,000 sq ft)
- 2 mid-size parcels (approx. 10,000 sq ft)
- Construction from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

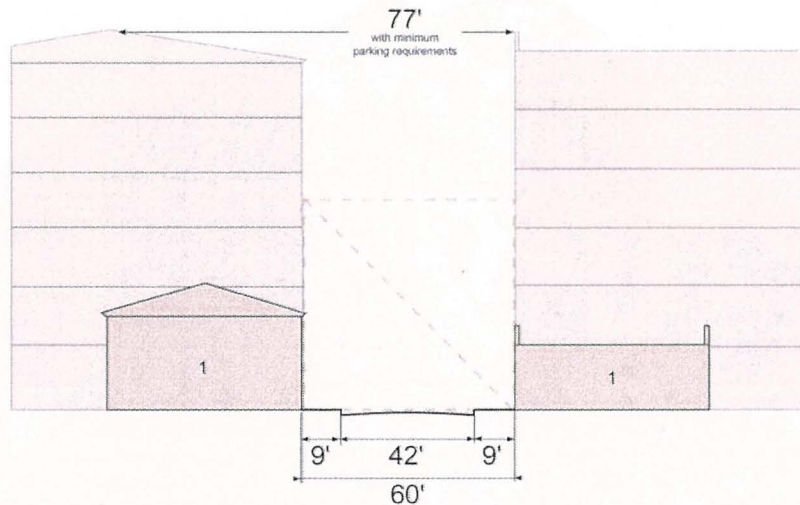
SOUTH SIDE - GALIANO TO PONCE

- 13 small parcels (2,500 to 5,000 sq ft)
- 1 mid-size parcel (approx. 10,000 sq ft)
- Construction from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

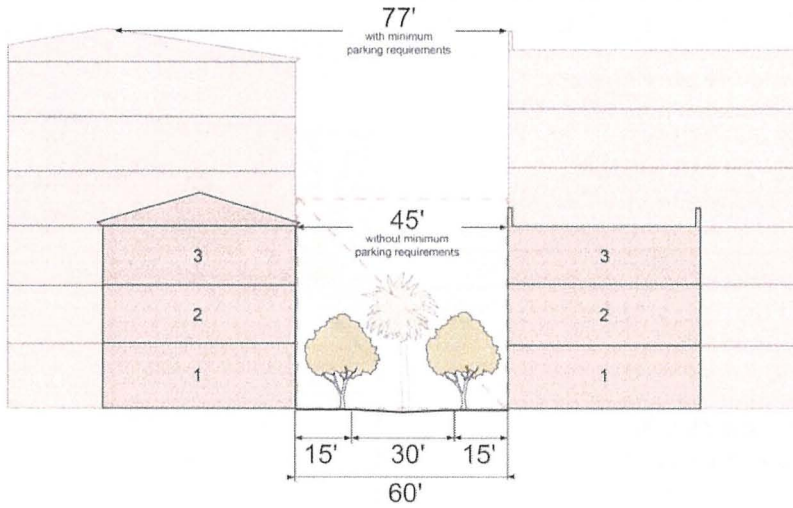


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GIRALDA - BEFORE



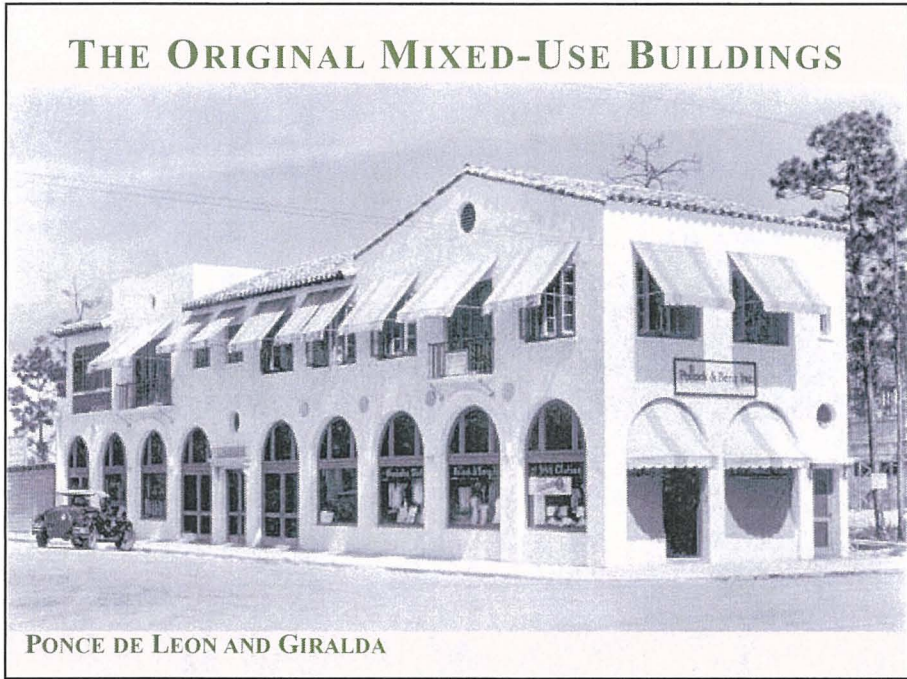
GIRALDA - AFTER



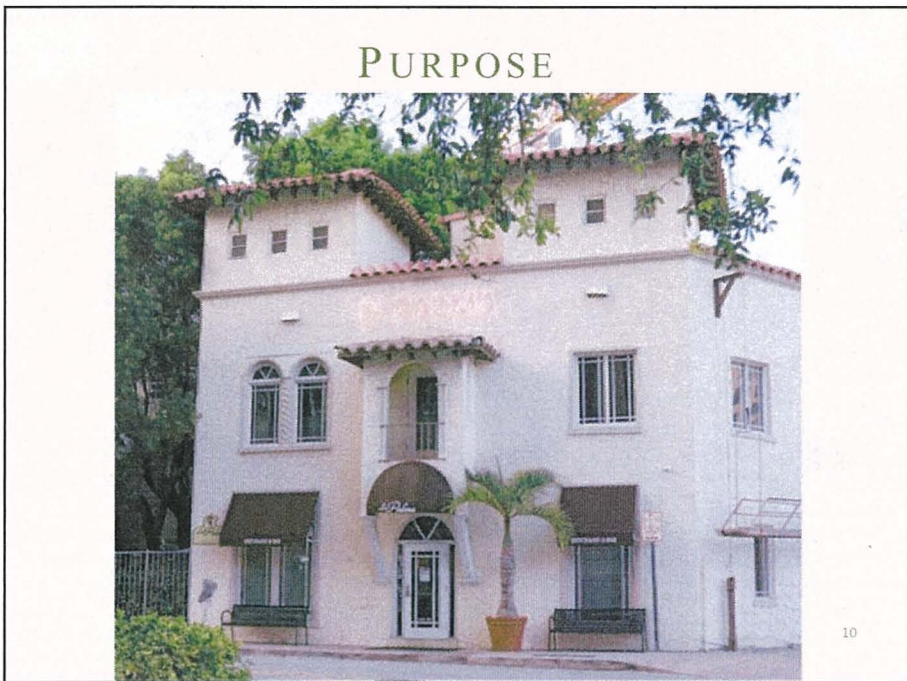
THE ORIGINAL MIXED-USE BUILDINGS



30 → 45



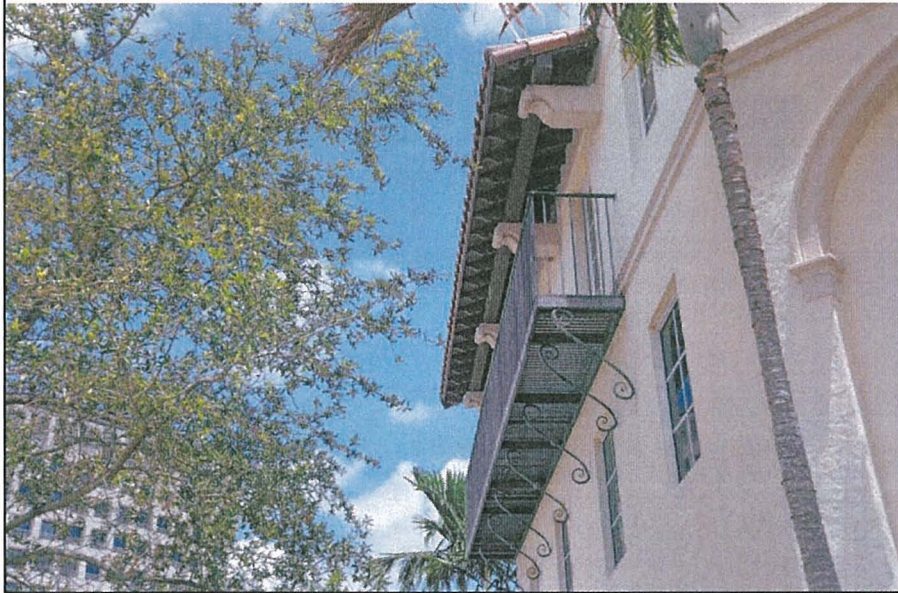
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PURPOSE



PURPOSE



PURPOSE



PURPOSE



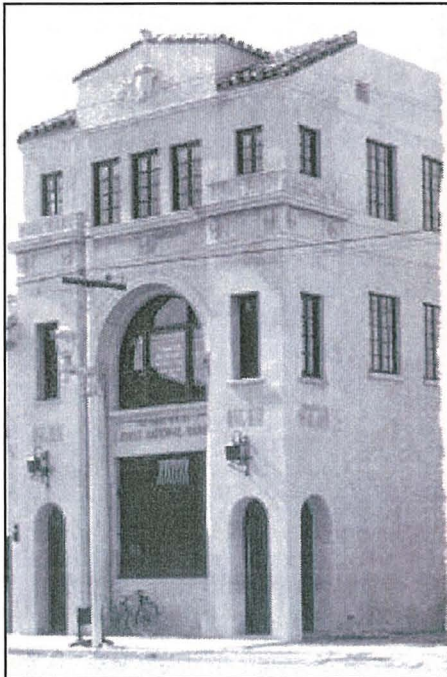
STAFF FINDINGS AND RECOMMENDATION

Staff finds that all five of the required criteria for Zoning Code Text Amendments are **satisfied**.

Staff finds that the proposed text amendment is **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.

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Small Mixed-Use Buildings

GIRALDA PLAZA
OVERLAY DISTRICT
& INDUSTRIAL MXD

ZONING CODE TEXT
AMENDMENTS

CITY COMMISSION
JUNE 12, 2018