

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING APPROVAL OF PROPOSED AMENDMENTS TO THE TEXT AND FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 3, DIVISION 15 [PROPOSED REORGANIZATION ORDINANCE: ARTICLE 14, “PROCESS,” SECTION 14-213], “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;” TO CLARIFY DENSITY AND HEIGHT IN CERTAIN LAND USE CLASSIFICATIONS IN THE FUTURE LAND USE ELEMENT, AND TO CHANGE THE NAME OF THE “MIXED USE OVERLAY DISTRICT” IN THE FUTURE LAND USE MAP TO THE “DESIGN & INNOVATION DISTRICT;” AND ADJUST THE BOUNDARY OF SUCH DISTRICT, PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission requested the Coral Gables Zoning Code to be updated; and,

WHEREAS, a few minor inconsistencies were discovered in the review and analysis between the current Zoning Code and the Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan should be amended to incorporate and implement the Design & Innovation District to incentivize high-quality ground-floor commercial and showrooms to encourage pedestrian-oriented storefronts, commercial activity, and beautiful streets and public spaces; and,

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

WHEREAS, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) City webpage posting of the public hearing agendas; and 3) electronic mailing to interested parties; and,

WHEREAS, the application, legal description, ordinances, mapping, legal advertising, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Department and City Clerk’s office; and,

WHEREAS, in advance of public hearing consideration, the City’s staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk’s office and available on the City’s Web page at www.coralgables.com for easy retrieval; and,

WHEREAS, Comprehensive Plan Map Amendment is proposed in ‘Exhibit A;’ and,

WHEREAS, Comprehensive Plan Text Amendment is proposed in ‘Exhibit B;’ and,

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet from the proposed Design & Innovation District boundary, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on August 12, 2020, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at a public hearing held on August 12, 2020, the Local Planning Agency (Planning and Zoning Board) recommended approval (vote: 7 – 0), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; and,

WHEREAS, the City Commission held a public hearing on September 8, 2020 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved to be transmitted to the Florida Department of Economic Opportunity on First Reading (vote: 5 - 0); and,

WHEREAS, amendments to the Comprehensive Plan Text are subject to Expedited State Review and are required to be transmitted to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading; and,

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet from the proposed Design & Innovation District boundary, a public hearing was held before the City Commission on November 10, 2020, at which hearing all interested persons were afforded the opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and

confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The requested amendments to the City of Coral Gables Comprehensive Plan as provided below are hereby approved:

SECTION 3. The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. 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 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables, Florida, as amended.

SECTION 7. This Ordinance shall become effective 31 days after the Department of Economic Opportunity determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Economic Opportunity requests a hearing by the Division of Administrative Hearings, this Ordinance shall become effective upon the issuance of a final order by the Division of Administrative Hearings determining the amendment is in compliance.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2020.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

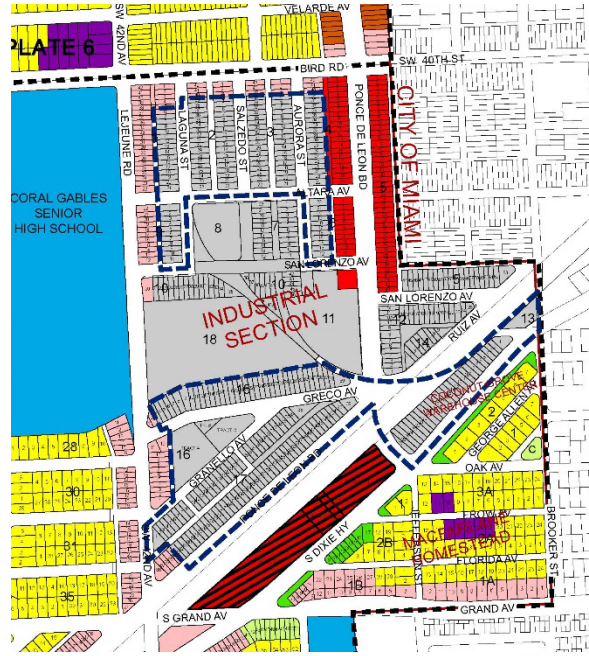
APPROVED AS TO FORM

AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

“Exhibit A”

Existing Future Land Use

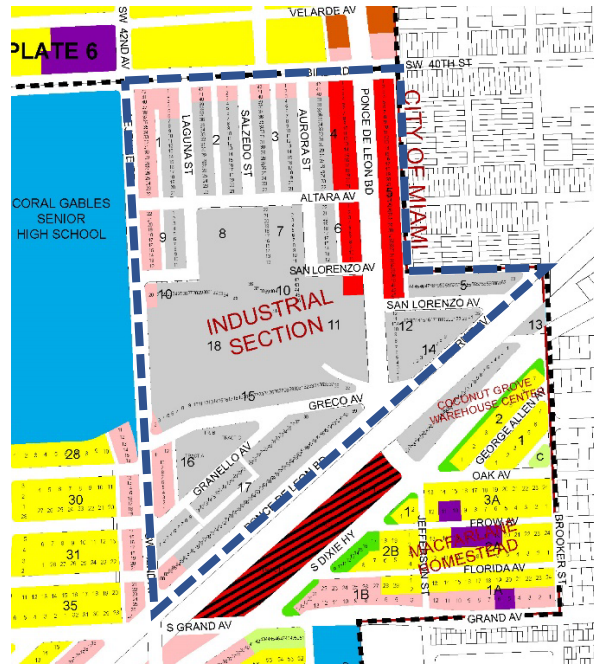


Land Use Classifications

- | | | | |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (160 Feet; 80 Units/Acre) | University Campus | Conservation Areas |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (60 Feet; 3.0 F.A.R.) | University Campus Multi-Use Area | Public Buildings and Grounds |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) | Education | Hospital |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (160 Feet; 3.0 F.A.R.) | Parks and Recreation | Religious/Institutional |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial | Open Space | Community Services and Facilities |
| | | | Mixed-Use |

Mixed-Use Overlay District

Proposed Future Land Use



Land Use Classifications

- | | | | |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (160 Feet; 80 Units/Acre) | University Campus | Conservation Areas |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (60 Feet; 3.0 F.A.R.) | University Campus Multi-Use Area | Public Buildings and Grounds |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) | Education | Hospital |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (160 Feet; 3.0 F.A.R.) | Parks and Recreation | Religious/Institutional |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial | Open Space | Community Services and Facilities |
| | | | Mixed-Use |

Design & Innovation District

“Exhibit B”

City of Coral Gables Comprehensive Plan – Future Land Use Element¹

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).

Policy FLU-1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

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.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

<p>Multi-Family Medium Density.</p>	<p>Multi-family residential of medium height and density.</p>	<p>Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave):</p> <p>Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</p>	<p>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.</p> <p>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.</p>
<p>Multi-Family High Density.</p>	<p>Multi-family residential of high height and density.</p>	<p>Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.</p>	<p>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.</p>

Policy FLU-1.1.3. Commercial 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):

Classification	Description	Density / Intensity	Height
<p>Commercial Low-Rise Intensity.</p>	<p>This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.</p>	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein <u>with maximum of 125</u></p>	<p>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.</p> <p><u>If developed pursuant to Design & Innovation District regulations: Up</u></p>

		<p><u>units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</u></p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	<p><u>to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u></p>
<p>Commercial Mid-Rise Intensity.</p>	<p>This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.</p>	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein <u>with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</u></p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	<p>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.</p> <p><u>If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u></p>

<p>Commercial High-Rise Intensity.</p>	<p>This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.</p>	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein <u>with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</u></p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment 	<p>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.</p>
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Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.			
Classification	Description	Density / Intensity	Height

Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein. <u>Density shall be unlimited if developed pursuant to the Design & Innovation District regulations.</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. <u>If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u>
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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.	<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. <u>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.</u></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 building.</p> <table border="1" data-bbox="529 1814 1318 1900"> <thead> <tr> <th data-bbox="529 1814 805 1900">Type of Use</th> <th data-bbox="805 1814 1057 1900">Minimum % of FAR</th> <th data-bbox="1057 1814 1318 1900">Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Type of Use	Minimum % of FAR	Maximum % of FAR			
Type of Use	Minimum % of FAR	Maximum % of FAR					

	<table border="1"> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </table>	Residential	0%	85%	Retail/Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%
Residential	0%	85%											
Retail/Commercial	8%	40%											
Office	0%	85%											
Industrial	0%	5%											
	<p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</p>												
MXOD, Mixed-Use Overlay Districts.	<p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, 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>												

Objective FLU-1.9. Encourage sound innovation in the development standards of the City’s Zoning Code which provides a continuing process to respond to community needs.

Policy FLU 1.9.4. Establish and implement a Design & Innovation District, which should include:

1. A boundary for the District, adopted in the Future Land Use Map.
2. Zoning regulations that would support and enhance sustainable retail and other compatible uses supportive of pedestrian activities on the ground level of mixed-use buildings.
3. Economic Development strategies that promote retail activities, art galleries and other compatible uses found in “Innovative Districts,” (i.e. financial services, bio-medical, pharmaceutical, institutional and advance new technological firms (i.e. analytics, artificial intelligence, blockchain, and robotic process automation)).
4. General design standards to guide the development of urban regulations specifically applicable to the District.
5. Branding strategies that would define and promote the visual identity of the district, through standards and recommendations for signs, storefront design and merchandising.