



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment – Landscaped Open Spaces**
Public Hearing: Planning and Zoning Board
Date & Time: **November 8, 2017; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions," to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

At the recommendation of the City Commission, Staff has prepared Zoning Code text amendments to the provisions for Landscape Open Space. The proposed changes increase the amount of required landscaped open space and make it a requirement that the landscaped open space be provided at the ground level promoting a pedestrian friendly environment. The amendments include adding a definition of paseo and amending other definitions related to open space requirements to encourage additional green space.

The Planning and Zoning Board discussed the proposed changes to landscaped open space on July 12 and again on August 9. The Board agreed that the item should be addressed in the upcoming updates to the Zoning Code as it pertains to increasing the percentage of open space. As a result of the Board's discussion regarding the percentages, Staff has prepared text amendments that clarify the requirements for open space.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

ARTICLE 4 - ZONING DISTRICTS

Division 2. Overlay and Special Purpose Districts

Section 4-201. Mixed Use District (MXD).

<i>Table 1.</i>				
<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
G. Landscaping.				
1.	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.

ARTICLE 5 - DEVELOPMENT STANDARDS

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards.

B. Development bonus standards.

1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.

Table 1. Required standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum <u>ground-level</u> landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas , planter boxes, planters, etc.

Division 11. Landscaping.

Section 5-1105. Landscape requirements.

C. Other properties. Properties within MF1, MF2, MFSA, MXD, CL, ~~and C,~~ and I zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be subject to the following:

	Type	Minimum requirements
1.	Landscape open space.	a. The following zoning districts shall provide <u>ground-level</u> landscape open space as follows: i. MF1 District. Forty (40%) percent of the total area. At least twenty (20%) percent of the required landscape open space shall be located in the front yard area. ii. MF2 and MFSA Districts. Twenty-five (25%) percent of the total area <u>of the building site shall be provided as ground-level</u> landscape open space. iii. CL District. Ten (10%) percent of the <u>total area</u> of the building site <u>shall be provided as ground-level landscape open space</u> . Such landscaped area shall not be less in width or depth than five (5) feet. iv. <u>C, I and MXD</u> Districts. Ten (10%) percent of the <u>total area</u> of the building site shall be provided <u>as ground-level landscape open space</u> . Such landscaped area shall not be less in width or depth than ten (10) feet. Plazas, courtyards, arcades and loggias paved

		<p>with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.</p> <p>b. Townhouses as permitted in applicable districts. At least twenty-five (25%) percent of the parcel shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.</p> <p>c. With the exception of Commercial District properties, the landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas.</p> <p>d. <u>Required landscaped open space shall be provided at the ground level, shall be accessible and visible to the public, and shall integrate pedestrian features in a coordinated design with r.o.w. improvements.</u></p>
2.	Planting requirements.	<p>a. Large shade trees. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>b. Shrubs. A minimum of two-hundred-and-twenty-four (224) shrubs per acre or fraction thereof shall be located onsite.</p>
3.	Mixed use district alley planting requirements.	<p>If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</p> <p>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</p> <p>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</p> <p>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</p>

ARTICLE 8 - DEFINITIONS

Accessory deck is that area within the first twenty (20) feet above grade, designed for the purpose of accommodating recreational activities and/or off-street parking below its surface ~~and/or usable open space on its upper level,~~ none of which may be used for living purposes.

Open space, public means any ground-level land or area for the use of the public, which is designed and intended for common use or enjoyment of the public which includes plazas, squares, arcades/loggias, pedestrian pass-throughs, courtyards, etc. Atriums and fully enclosed spaces are not considered public open space.

Paseo means a publicly accessible space located on the ground level that enhances pedestrian activity and provides pedestrian oriented amenities. A paseo shall count towards landscape open space requirements when open to the sky.

Pedestrian pass-through means a ground-level publicly accessible area, sidewalk, paseos and/or passageway that is commonly shared or used intended to provide a through block connection for pedestrian circulation that connects or serves between two (2) or more properties between rights-of-way. A pedestrian pass-through shall count towards landscape open space requirements when open to the sky.

Plaza or square means a ground-level public open space area for the gathering of the public for recreational purposes, limited public assembly and social interaction which is designed and intended for the common use or and enjoyment of the public which includes pedestrian amenities.

Urban open space means an ground-level area which is open from the land to the sky predominantly improved with and paved with bricks, pavers or other similar material (not including concrete or asphalt) for pedestrian use and an area where no free of structures or buildings other than landscape features, fountains, benches, arcades and objects of art are located.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement – October PZB	09.28.17
Posted October agenda on City web page/City Hall	09.29.17
Posted October Staff report on City web page	10.06.17
Legal advertisement – November PZB	10.30.17
Posted November agenda on City web page/City Hall	10.27.17
Posted November Staff report on City web page	11.03.17

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

- A. 11.08.17 PowerPoint Presentation.
- B. 10.30.17 Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida