



City of Coral Gables
CITY COMMISSION MEETING
February 9, 2021

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendments.

An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, deleting floor area ratio requirements in certain districts, and permitting uses in certain zoning districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.29.20 meeting recommended approval of the reorganization of the Zoning Code (vote: 7-0). The Planning and Zoning Board at their 08.20.20 meeting recommended approval the proposed text amendments to the Zoning Code (vote: 7-0). The Planning and Zoning Board at their 09.09.20 meeting reviewed the revised draft of the proposed text amendments to the Zoning Code.

BRIEF HISTORY:

Two virtual Community Meetings were held on January 14 and February 1, 2021, to further explain the proposed changes to the Zoning Code and Miracle Mile specifically. Proposed changes in land use and zoning to the three blocks in the Crafts Section were also included in the presentations to inform meeting participants.

On November 10, 2020, the City Commission adopted the reorganization of the Zoning Code, as well as text amendments related to single-family residential zoning. The Commission requested further information regarding Floor Area Ratio (FAR) in the multi-family districts, which was discussed and explained at the November 30, 2020, Sunshine Meeting, along with Miracle Mile and the Crafts Section.

On October 27, 2020, the City Commission directed Staff to update the following:

- Crafts Section: Remove any change of zoning of Single-Family Residential properties in the Crafts Section. The proposed Zoning Map has been updated to keep these blocks as Single-Family Residential (SFR).
- Miracle Mile: Remove proposed changes related to Miracle Mile. Proposed Miracle Mile provisions have been removed. In addition, all current parking standards per the 2007 Zoning Code will apply. Proposed changes that were removed from the overall Zoning Code Update to be considered at a later date include requiring quality storefront design, exempting minimum open space, updating the Downtown Overlay District, prohibiting vehicular access from sidewalk, requiring a build-to-line, requiring remote parking minimum, and parking exemptions. These will be considered by the Commission as a separate Ordinance.
- Projects in pipeline: Clarify when the adopted regulations apply for projects currently in the approval process. Section 1-108 'Transitional rules' has been updated to allow applications to be vested if approved by the Board of Architects before the adoption of the Zoning Code Update. See Exhibit E, page 1-6.

Refinement to the Remote Parking provisions in the new Section 10-109 have also been updated in accordance with the Commission's direction as follows:

- Retain existing language related to definitions, changes of uses, application requirements, covenants, remedial plan, renewal, noncompliance, appeals, distance requirements, etc
- Remove proposed remote parking provisions related to TDRs

In addition, use of Remote Parking is proposed to be prohibited for parcels that have any side on Miracle Mile in the new Section 10-109.

No other changes have been made to the draft Zoning Code since First Reading.

The proposed updated Zoning Code aligns with the provisions outlined in the Comprehensive Plan - such as height, FAR, density, and mix of uses - to create a more user-friendly and effective regulatory document. Proposed changes are consistent with standards outlined in the Comprehensive Plan. Proposed amendments follow recommendations of the Working Group, incorporate best practices, and improve consistency between the Zoning Code and the Comprehensive Plan.

The first Ordinance was adopted on November 10, 2020, which reorganized the Zoning Code. The remaining elements of the second Ordinance will amend the Zoning Map with new districts and makes a number of text amendments to the Zoning Code based on feedback from the Working Group, Staff, Business Improvement District, Planning & Zoning Board, and the Commission. Proposed text amendments generally include:

- Landscaped and urban open space requirements
- Mixed-Use development

- Multi-family residential redevelopment
- Development of small sites
- Miscellaneous changes

The draft Ordinance with the proposed text amendments is provided as Exhibit A.

Type of Review	Date
Business Improvement District (BID) meeting	05.11.18
Staff Committee meeting	05.14.18
Working Group meeting	06.01.18
Staff Committee meeting	06.11.18
Working Group meeting	06.15.18
Staff Committee meeting	08.06.18
Working Group meeting	08.10.18
Planning and Zoning Board Public Workshop	09.21.18
Planning and Zoning Board meeting	10.17.18
Planning and Zoning Board meeting	02.13.19
City Commission	03.05.19
Working Group meeting	04.22.19
Planning and Zoning Board meeting	05.08.19
City Commission Workshop (Downtown / Open Space)	06.24.19
City Commission Workshop (North Ponce / MF-2)	09.04.19
Planning and Zoning Board meeting	10.16.19
City Commission Workshop (Updated Code)	03.05.20
Planning and Zoning Board meeting	07.29.20
Planning and Zoning Board meeting	08.20.20
Planning and Zoning Board meeting	09.09.20
City Commission First Reading (Reorganization)	09.15.20
City Commission Sunshine Meeting	10.19.20
City Commission First Reading (Updated Provisions)	10.27.20
City Commission Second Reading (Reorganization)	11.10.20
City Commission Workshop (Miracle Mile, Crafts Section, MF FAR)	11.30.20
Community Meeting	01.14.21
Community Meeting	02.01.21
City Commission Second Reading (Zoning Update and Miracle Mile)	02.09.21


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.13.19	Planning and Zoning Board	Recommended approval of reorganization (vote: 5-0).
07.29.20	Planning and Zoning Board	Recommended approval of updated reorganization (vote: 7-0).
08.20.20	Planning and Zoning Board	Recommended approval of Zoning Code text amendments (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.12.18	Legal advertisement for PZB Zoning Code Update workshop 2018
10.05.18	Planning & Zoning Board legal ad and October 2018 agenda posted at City Hall.
02.01.19	Planning & Zoning Board legal ad and February 2019 agenda posted at City Hall.
08.30.19	Planning & Zoning Board legal ad and September 2019 agenda posted at City Hall.
10.04.19	Planning & Zoning Board legal ad and October 2019 agenda posted at City Hall.
07.17.20	Planning & Zoning Board legal ad and July 2020 agenda posted at City Hall.
08.10.20	Planning & Zoning Board legal ad and August 2020 agenda posted at City Hall.
09.09.20	Planning & Zoning Board legal ad and September 2020 agenda posted at City Hall.
09.08.20	City Commission meeting agenda posted on City web page (1 st reading).
10.20.20	City Commission meeting agenda posted on City web page (1 st reading).
10.30.20	City Commission Legal Advertisement (2 nd reading)
11.03.20	City Commission meeting agenda posted on City web page (2 nd reading).
11.27.20	City Commission Legal Advertisement (2 nd reading)
12.01.20	City Commission meeting agenda posted on City web page.
01.29.21	City Commission Legal Advertisement (2 nd reading)
02.02.21	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance of Updated Zoning Code and Zoning Map amendments.