



**City of Coral Gables  
CITY COMMISSION MEETING  
September 8, 2020**

**ITEM TITLE:**

**Ordinance on First Reading. Comprehensive Plan Map & Text Amendments.** 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.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 08.12.20 meeting recommended approval (Vote 7-0).

**BRIEF HISTORY:**

At the request of the City Commission, the Zoning Code is currently being updated to be reorganized and streamlined. A few minor inconsistencies were discovered in the review and analysis between the existing Zoning Code and the city's Comprehensive Plan.

In addition, the Comprehensive Plan should be amended to incorporate and implement the Design & Innovation District. This area around the Shops at Merrick Park is quickly developing into a retail center with high-quality retail and commercial uses. Many residents and business stakeholders are branding the area as the 'Design & Innovation District,' as well as proposing a new section in the Zoning Code Update to provide incentives for high-quality ground-floor commercial and showrooms to encourage pedestrian-oriented storefronts, commercial activity, and beautiful streets and public spaces.

As a result, various minor corrections to the Comprehensive Plan are necessary to ensure consistency with the proposed updated Zoning Code, including the following:

1. Clarify the allowed height in the Commercial Low-Rise and Mid-Rise Intensity land use classifications to be a total height of 120 feet within the Design & Innovation District, as provided with the current Zoning Code provisions in the North and South Industrial Districts;
2. Revise allowed densities for residential uses in the Commercial Low-Rise, Mid-Rise, and High-Rise Intensity, Industrial, and Mixed-Use land use classifications to be consistent with the current Zoning Code provisions in the Mixed-Use Overlay District; and
3. Update Future Land Use Map to illustrate the boundary of the new Design & Innovation District.

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


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
08.12.20	Planning and Zoning Board	Recommended approval (vote: 7-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
07.30.20	Mailed Notice.
07.31.20	Planning and Zoning Board legal advertisement and agenda posted at City Hall.
08.07.20	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
09.01.20	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 08.12.20 Planning Division Staff report and recommendation with attachments.
- C. Excerpt of 08.12.20 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.