

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2021-12**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT 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 ARTICLE 10 "PARKING," UPDATING CERTAIN PARKING REQUIREMENTS, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Commission commenced a comprehensive update to the City's Zoning Code to reorganize, reformat, simplify, modernize, streamline and provide improvements; and

**WHEREAS**, the Zoning Code Update process and all background information including but not limited to agendas, presentations, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at [www.coralgables.com/zoningupdate](http://www.coralgables.com/zoningupdate) and at the Planning Division Office; and

**WHEREAS**, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

**WHEREAS**, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

**WHEREAS**, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

**WHEREAS**, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

**WHEREAS**, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and

testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

**WHEREAS**, the Working Group convened on April 22, 2019, to provide input for proposed updates to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on July 29, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on August 20, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the updated Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 9, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on September 15, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on October 19, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, the City Commission on October 27, 2020 conducted a public hearing for First Reading of the Zoning Code Update, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on November 30, 2020, allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a virtual Community Meeting being duly published, Staff presented proposed changes to the public January 14, 2021, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a virtual Community Meeting being duly published, Staff presented proposed changes to the public February 1, 2021, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on February 9, 2021 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on February 24, 2021, and allowed all interested persons the opportunity to be heard;

**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.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**Article 10 Parking.**

**Section 10-110. Amount of required parking.** [formerly 5-1409]

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B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

<i>Use</i>	<i>Minimum parking requirements</i>
<i>Residential</i>	
Detached Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.

<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

<i>Use</i>	<i>Minimum parking requirements</i>
Single-family.	One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte cochere.
<i>Non-residential</i>	
Adult uses.	One (1) space per <del>two</del> <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Alcoholic beverage sales.	One (1) space per <del>two</del> <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Animal grooming/boarding.	One (1) space per <del>two</del> <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Assisted living facilities.	One (1) space per <del>full time employee equivalent (FTE), plus two (2) spaces</del> <u>five (5) beds ALF units.</u>
Auto service stations.	One (1) space per <del>two</del> <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Bed and breakfast.	One (1) space, <del>plus one (1) space</del> per <u>three (3) sleeping rooms.</u>
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per <del>four</del> <u>five (45)</u> fixed seats plus one (1) space for each <del>forty</del> <u>thirty (40 30)</u> square feet of floor area used for temporary seating.
Community center.	One (1) space per <del>two</del> <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Congregate care.	One (1) space per FTE, plus <del>two (2) spaces</del> <u>one (1) space</u> per <del>five</del> <u>four (5 4)</u> beds.
Day care.	Day care for children: One (1) space per <del>one hundred (100) square feet of floor area</del> FTE plus one (1) space for each <del>ten (10) visitors.</del> Day care for adults: One (1) space per <del>three hundred (300) square feet of floor area</del> FTE plus one (1) space for each <del>ten (10) visitors.</del>
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per <del>four</del> <u>five (4 5)</u> fixed seats plus one (1) space for each <del>forty</del> <u>fifty (450)</u> square feet of floor area used for temporary seating.

<i>Use</i>	<i>Minimum parking requirements</i>
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per <del>three</del> <u>four</u> (3 4) beds.
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of <u>indoor</u> marina facilities.
Medical clinic.	One (1) space per <u>FTE plus one (1) space per</u> two-hundred (200) square feet of floor area, <del>FTE plus one (1) space per</del> .
Medical Marijuana Retail Center.	One (1) space per <del>150 square feet of floor area, plus one (1) space per</del> FTE and one (1) space for every two (2) PTEs, <u>plus one (1) space per 150 square feet of floor area.</u>
<del>Mixed use or multi-use.</del>	<del>Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.</del>
Nursing homes.	One (1) space per FTE, plus one (1) space per <del>three</del> <u>four</u> (3 4) beds.
Offices.	One (1) space per three hundred (300) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One and one-eighth (1 1/8) spaces per sleeping room.
Private club.	One (1) space per <del>two</del> <u>three-hundred and fifty</u> (250 300) square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.

<i>Use</i>	<i>Minimum parking requirements</i>
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats <del>(not including classrooms)</del> ; <u>provided however, any more liberal parking requirements for uses authorizing buildings of public assemblage shall be substituted for this provision.</u>
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	<del>Twelve (12)</del> <u>One (1)</u> spaces per <del>one thousand</del> <u>three hundred</u> (1,000 <u>300</u> ) square feet of floor area.
Restaurants, fast food.	<del>Twelve (12)</del> <u>One (1)</u> spaces per <del>one thousand</del> <u>three hundred</u> (1,000 <u>300</u> ) square feet of floor area.
Retail sales and services.	One (1) space per <del>two</del> <u>three-hundred and fifty</u> (250 <u>300</u> ) square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per <del>four</del> <u>five</u> (4 <u>5</u> ) students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (10,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
<del>Vehicle sales/displays, major.</del>	<del>One (1) space per three hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.</del>

<i>Use</i>	<i>Minimum parking requirements</i>
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area
Veterinary offices.	One (1) space per <del>two</del> <u>three-hundred and fifty</u> ( <del>250</del> <u>300</u> ) square feet of floor area.
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per <del>two</del> <u>three-hundred</u> ( <del>200</del> <u>300</u> ) square feet of floor area.

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**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 the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF MARCH A.D., 2021.

(Moved: Mena / Seconded: Keon)

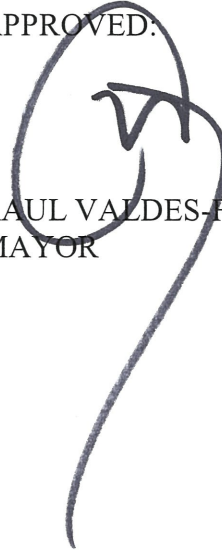
(Yeas: Lago, Mena, Fors, Jr., Keon, Valdes-Fauli)

(Unanimous: 5-0 Vote)

(Agenda Item: F-2)



APPROVED:

A handwritten signature in black ink, consisting of a large, stylized 'V' followed by a long, sweeping vertical line that curves back to the top of the 'V'.

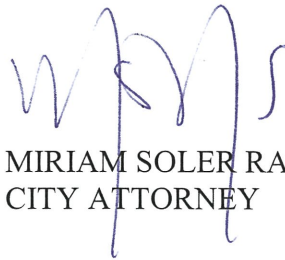
RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in black ink, appearing to be 'B. Urquia' with a large, stylized 'U'.

T BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of a series of loops and curves, appearing to be 'M. Ramos'.

MIRIAM SOLER RAMOS  
CITY ATTORNEY