



**City of Coral Gables
Planning Department Staff Recommendation**

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendment - Article 4, Division 2, Section 4-201 "Mixed Use District (MXD)"
City Public Hearing Dates/Times	Planning and Zoning Board October 19, 2011, 6:00 – 9:00 p.m. City Commission, November 8, 2011, 9:00 a.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

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

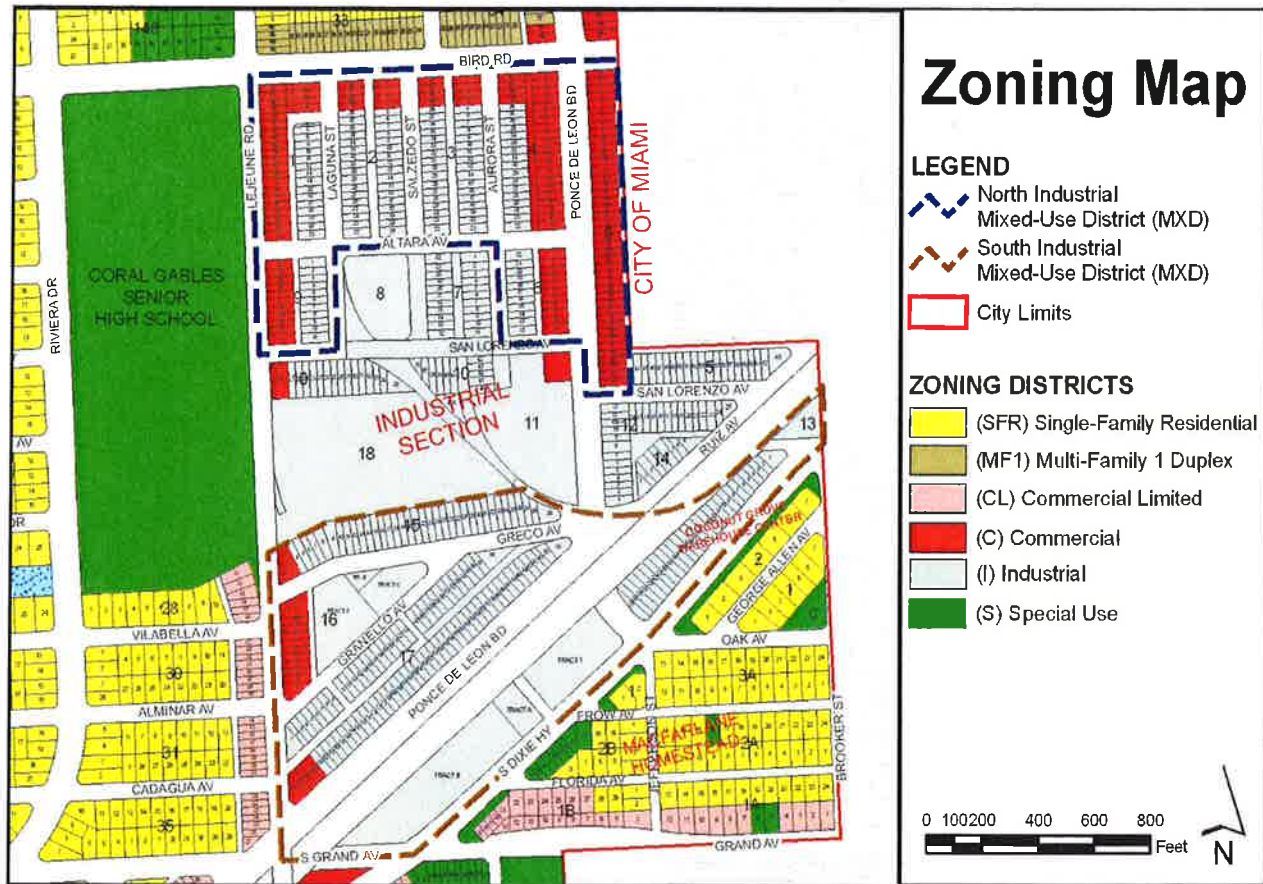
An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", amending ground floor office use provisions for MXD projects; and providing for severability, repealer, codification, and an effective date.

Background Information.

This request is to amend the text of Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", specifically providing for the opportunity to add office uses as a ground floor use for mixed use development projects.

Currently, properties have the option of developing as "mixed use" as an individual building(s) or a property or multiple properties can be assigned a mixed use overlay zoning designation [referenced as a "Mixed Use District (MXD)] in the Commercial (C) and Industrial (I) Districts. Currently, the City has two MXD's assigned on the City Official Zoning Maps, generally located/bounded as follows: Bird Road (north); U.S. Highway One (south); LeJeune Road (east); and, Ponce De Leon Boulevard/City Western Boundary (west). See the map on the next page.

North and South MXD Districts



The current Code provisions allow office uses on the ground floor of a mixed use building if the adjacent right-of-way (ROW) is a minimum of 100 feet in width. The number of 100 foot ROW’s is limited within the City. Alhambra Circle/Alhambra Plaza, Miracle Mile, Ponce de Leon Boulevard, Bird Road and U.S. One are examples of roads with ROW widths of 100 feet or more. Many mixed use projects front on streets that have less than 100 feet of ROW.

This amendment would allow ground floor office uses within mixed use projects and removes the ROW limitation. The intent of the previous limitation was based upon concerns that ground floor office uses would not provide pedestrian activity or “animation” on the street. Typically office uses provide limited visual exposure to the interior of buildings which is emblematic of ground floor retail/commercial uses. Ground level office uses typically provide limited window frontage, blank facades, etc. facing sidewalks/streets.

This amendment pertains only to mixed use projects, which are required to secure both site plan and conditional use public hearing review and approval. This would allow City Staff, the Planning and Zoning Board and the City Commission to provide specific conditions of approval to ensure adequate ground level pedestrian activity and animation are provided.

The mixed use provisions also require a minimum percentage of the linear ground floor frontage to include active pedestrian uses. This amendment shall provide for the following (changes noted in ~~strike thru~~/underline format):

Ground floor building frontage on primary streets.	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, <u>office</u> , or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).
Ground floor building frontage on secondary streets.	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, <u>office</u> , or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.

This amendment, in the opinion of Staff, is warranted and shall provide additional flexibility for different types of ground floor uses and provide the City, via the regulatory site plan and conditional use public hearing process, the opportunity to ensure pedestrian activity is maintained at the street level.

City Staff will present the proposed amendment to the Board at the meeting and will secure input from the Board and interested parties.

Proposed Zoning Code Text Amendment.

The proposed Zoning Code text amendment is provided in ~~strike thru~~/underline format in Attachment A. A draft Ordinance has been prepared and is provided as Attachment B.

Public Hearing Timeline.

The proposed text amendment is tentatively scheduled for 1st Reading before the City Commission on November 8, 2011.

Public Notification.

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

Public Notice

Type	Date
Legal advertisement	10.07.11
Posted agenda on City web page/City Hall	10.14.11
Posted Staff report on City web page	10.14.11

Staff Recommendation.

City Staff recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)”, amending ground floor office use provisions for MXD projects; and providing for severability, repealer, codification, and an effective date.

Respectfully submitted,


Eric Riel, Jr.
Planning Director
City of Coral Gables, Florida

Attachments.

- A. Zoning Code text amendments in ~~striketrough~~ / underline format.
- B. Draft Ordinance.