

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS," DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS," CREATING SECTION 4-206, "GIRALDA RESTAURANT ROW OVERLAY" AND APPENDIX E, "GIRALDA OVERLAY DEVELOPMENT STANDARDS" TO ALLOW FOR MODIFIED REQUIREMENTS WITH DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING COMMERCIAL DISTRICT STANDARDS AND CRITERIA FOR THE 100 BLOCK OF GIRALDA AVENUE, LEGALLY DESCRIBED AS LOTS 21-37, BLOCK 29, AND LOTS 3-24, BLOCK 33, SECTION L, TO ALLOW APPROPRIATE INFILL AND REDEVELOPMENT THAT ENHANCES THE CHARACTER OF RESTAURANT ROW; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Downtown Coral Gables is the business, civic, and cultural heart of the City; and,

WHEREAS, the 100 Block of Giralda Avenue is known as the "Restaurant Row" of Downtown Coral Gables and has been promoted as such by the City and the Business Improvement District through civic events such as "Giralda Under the Stars;" and,

WHEREAS, the City Commission has approved the Miracle Mile and Giralda Streetscape projects with the intent of investing in Downtown infrastructure that enhances the pedestrian character of Coral Gables; and,

WHEREAS, construction of the Miracle Mile and Giralda Streetscape projects is anticipated to begin in June 2016 for both Giralda Avenue and Miracle Mile; and,

WHEREAS, current Zoning Code provisions for the 100 block of Giralda Avenue do not promote the pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, private investment and redevelopment on the 100 block of Giralda Avenue should enhance the existing pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, on December 8, 2015 the City Commission passed Resolution 2015-310, issuing a Zoning-in-Progress for the 100 Block of Giralda, in consideration of the

importance of protecting and enhancing the pedestrian character of Restaurant Row; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on January 13, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and requested some refinements to the proposed text amendment; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 10, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval of the amendment (vote: 5 – 0); and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on March 15, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __-__).

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on March 29, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: __-__).

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. Section 2-406 and Appendix E of the Official Zoning Code of the City of Coral Gables is hereby created to read as set forth in “Exhibit A” to this ordinance.

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 _____, 2016.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2016.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

Giralda Restaurant Row Overlay

Article 4 - Zoning Districts

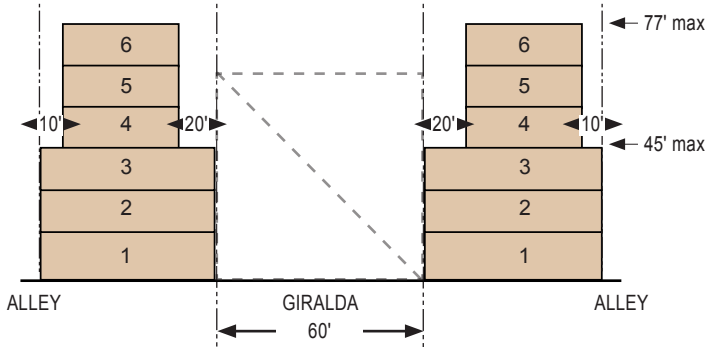
Division 2. Overlay and Special Purpose Districts

Section 4-206. Giralda Restaurant Row Overlay

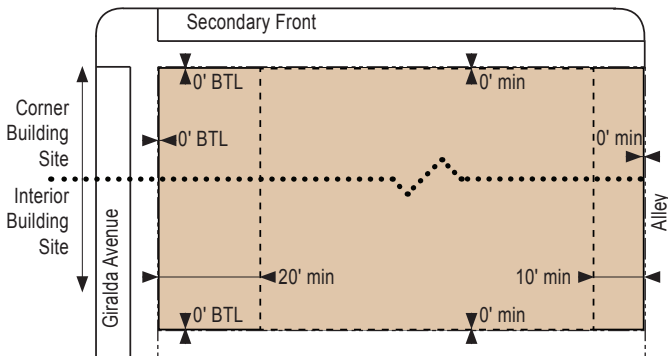
- A. Purpose. Encourage harmonious development by allowing consistent height and FAR for both large and small parcels. Create small-scale, engaging urban buildings by eliminating minimum parking requirements for small buildings and encouraging rooftop terraces and balconies overlooking the street. Ensure pedestrian comfort by prohibiting driveways and off-street parking areas along the street.
- B. Applicability. The Overlay District applies to the 100 Block of Giralda Avenue, the area legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L.
- C. Uses. All uses provided for in the underlying Commercial Zoning District shall be permitted in the Giralda 100 Block Overlay. In addition, residential uses shall be a permitted use above the ground floor, as part of a mixed-use development, when the Coral Gables Mediterranean Architectural Design Level 2 Bonus is utilized, as per Section 5-604 of the Zoning Code.
- D. Development Standards. Development standards for buildings fronting the 100 Block of Giralda Avenue are provided in Appendix E. These development standards are mandatory for all new construction, alterations, expansions, renovations, and similar improvements of existing structures within the Overlay District.
- E. Shopfront Frontage. All buildings fronting Giralda Avenue and Ponce de Leon Boulevard shall have a ground floor lined with storefronts made with a combination of opaque and transparent materials. The uses behind shopfronts shall be those uses allowed in the Giralda 100 Block Overlay as per Section C. Shops and restaurants shall have operable doors along their front facades spaced at an average of 60 feet on center. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade or overhang. A minimum of 60 percent of the Shopfront shall be transparent glass.

Appendix E: Giralda Overlay Development Standards

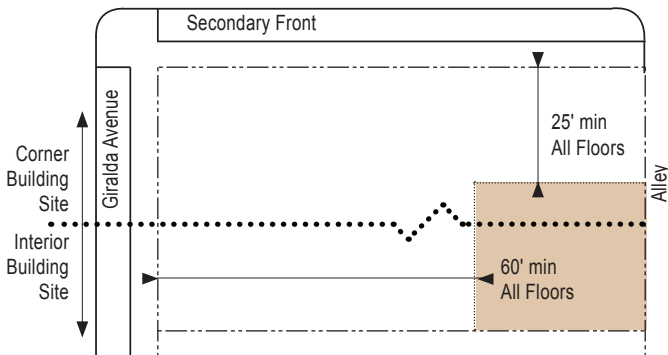
Building Form and Height



Building Setback and Stepback



Parking Placement



Lot Occupation

Building Site Area	2,500 sf min
Building Site Giralda Frontage	25' min
	3.0 max
Floor Area Ratio (FAR)	3.5 max - Mediterranean Bonus 4.375 max - Purchase of Development Rights from Historic Properties
Principal Frontage	Giralda Avenue
Giralda Avenue Frontage	90% min Shopfront - Ground Floor
Ponce de Leon Blvd Frontage	Vehicular Areas prohibited
Open Space	20% min (rooftop terraces and balconies)
Density	no limit

Building Setback

Principal Front	0' Build-to Line
Secondary Front	0' min
Side - 2nd Layer	0' Build-to Line
Side - 3rd Layer	0' min
Rear	0' min

Building Stepback

Giralda Avenue	20' min at 4th Fl. or 45' max height
Alley / Rear Property Line	10' min at 4th Fl. or 45' max height
Ponce de Leon / Galiano / Merrick	no building stepback required
Upper Level Balcony Encroachment	6' into Building Stepback

Parking / Loading

	Sites less than 20,000 sf: None*
	Sites more than 20,000 sf: as per Zoning Code Article 5
Minimum Required Parking	*Reviewed through Building Permit Process
Giralda Avenue Parking Setback	60' min All Floors
Secondary Front Parking Setback	25' min All Floors
Parking Entrance Location	Mandatory Alley Entrance
Required Internal Loading / Service	None
Loading / Service Access	Mandatory Alley Frontage

Building Height

Building Height	3 stories, 45' max
Building Height: Mediterranean Bonus Level 2	6 stories, 77' max
Rooftop Architectural Elements	15' max