

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2021-\_\_**

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, "ARCHITECTURE" SECTION 5-201 "CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS," TO CREATE THE "HEIGHT BONUS FOR PLANNED AREA DEVELOPMENT (PAD) BUILDINGS (CENTRAL BUSINESS DISTRICT ONLY)" TO AWARD ADDITIONAL HEIGHT TO QUALIFYING PROPERTIES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the City Commission desires to attract more high-end development to the Central Business District (CBD) that would offer increase ceiling heights and other high-quality features and amenities, and

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to increase building height in exchange for limiting density in the Central Business District (CBD), and

**WHEREAS**, there is no current limit on density within the Commercial Business District for properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity on the Future Land Use Map of the Comprehensive Plan, and

**WHEREAS**, the properties designated Multi-Family High Density have a density limitation of 60 units per acre, or 75 units per acre with architectural incentives, and

**WHEREAS**, the properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity and outside of the Central Business District have a density limitation of 125 units per acre, and

**WHEREAS**, in exchange for a reduction in density, the City Commission will grant a specific height bonus to any property owner developing in compliance with the proposed development standards, and

**WHEREAS**, the proposed Zoning Code text amendment being submitted concurrently with a proposed Comprehensive Plan text amendment; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 2021, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: \_ to \_) of the text amendment; and

**WHEREAS**, on (month) (day), 2021 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_- \_); and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission at which hearing all interested parties were afforded the opportunity to be heard.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** That 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 5 – ARCHITECTURE**

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1), and two additional levels of standards (Tables 2 and 3).

**Section 5-201. Coral Gables Mediterranean style design standards.**

\*\*\*

I. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

---

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

Table 3. Other development options

Number	Residential	Mixed Use	Type	Options
***				
5.		✓	<u>Height Bonus for Planned Area Development (PAD) buildings (Central Business District only).</u>	<p><u>Any new Planned Area Development (PAD) located in the Central Business District may obtain a building height bonus of an additional fifteen (15) feet with City Commission approval for a maximum of two-hundred and five feet and six inches (205.5) for Mixed-Use 3 (MX3) zoning, subject to the following standards:</u></p> <ul style="list-style-type: none"> <li>a. <u>Density shall be limited to a maximum of one hundred (100) units per acre;</u></li> <li>b. <u>PAD site shall be located within the Central Business District, but shall not face Miracle Mile, LeJeune Road, Douglas Road, Ponce de Leon Boulevard, and Alhambra Circle/Plaza;</u></li> <li>c. <u>Height bonus shall enhance the aesthetics of the building and increase residential ceiling heights, and shall not result in additional number of stories or floor area;</u></li> <li>d. <u>Building design shall be Coral Gables Mediterranean as provided for in Sections 5-201 and 5-202, and satisfy all other provisions of this Article; and</u></li> <li>e. <u>PAD site shall provide an additional five percent (5%) ground level open space beyond the minimum PAD requirement, seventy-five percent (75%) of which shall be green space.</u></li> </ul>

\*\*\*

**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 Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to

“section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**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 adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

APPROVED:

\_\_\_\_\_  
VINCE LAGO  
MAYOR

ATTEST:

\_\_\_\_\_  
BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
MIRIAM SOLER RAMOS  
CITY ATTORNEY