



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendment – Small-Scale Mixed-Use Buildings**  
Public Hearing: Planning and Zoning Board  
Date & Time: **March 14, 2018; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. 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 text amendments 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 parking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

## 2. BACKGROUND INFORMATION

At the request of the City Commission, Staff has prepared a Zoning Code text amendment to the provisions for the Mixed Use District to allow small scale development.

To further the goals and objectives of the Comprehensive Plan in encouraging future infill and redevelopment within existing developed areas, Staff has prepared Zoning Code text amendments to reduce the off-street parking requirements for proposed buildings less than 45 feet. Staff has also updated the bicycle storage requirement in Mixed Use Districts to be based off of the number of units/bedrooms instead of car parking spaces.

The Industrial Mixed Use Districts are rapidly changing with many new mixed-use projects under construction and more in the development pipeline. This urban neighborhood offers the best transit service in the City of Coral Gables, conveniently located next to both Coral Gables Trolley routes, the future Underline walking and biking paths, and Miami-Dade bus and Metrorail services.

These mixed-use districts also contain many small, underutilized parcels. Due to off-street parking requirements, these small parcels are unable to redevelop. The City currently reduces parking requirements for buildings built before 1964, as well as proposed Mediterranean-style buildings less than 1.45 FAR. However these small parcels do not qualify for these provisions.

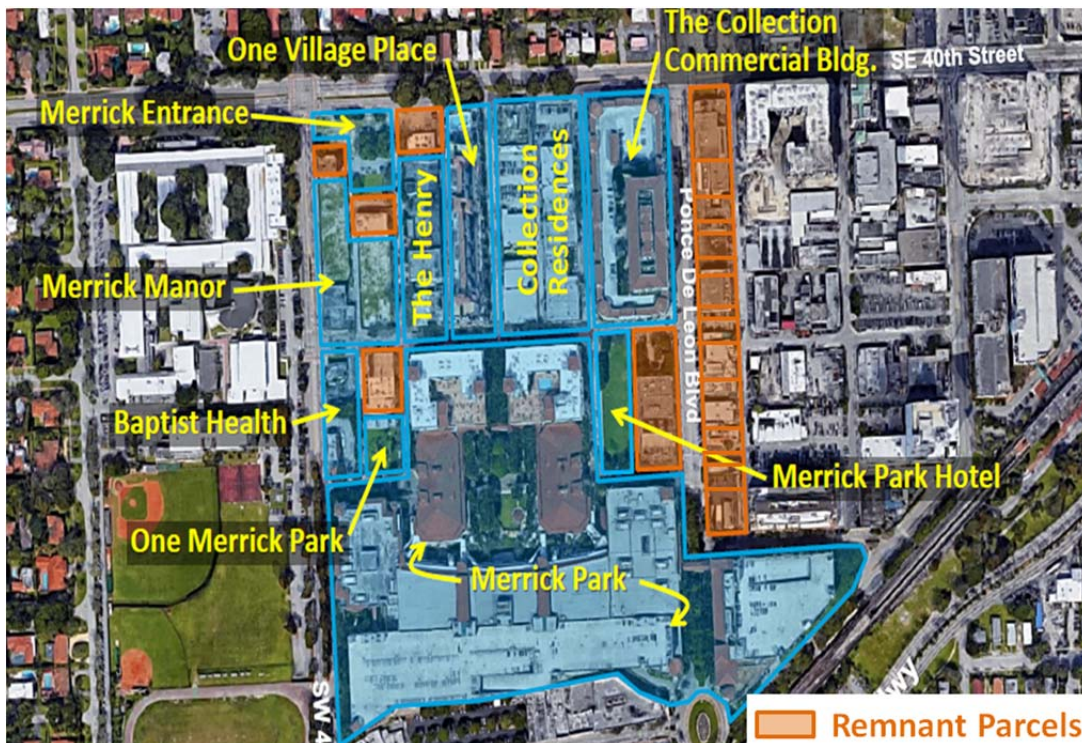
The proposed Zoning Code text amendments allow for a reduction of parking requirements for proposed buildings less than 45 feet in height in the North and South Industrial Districts. These proposed amendments are similar to the proposed Giralda Overlay District, which was recommended for approval by the Planning and Zoning Board and passed First Reading by the City Commission.

The map below shows the contrast between the small buildings on small parcels that were built in the North Industrial Section prior to minimum parking requirements, and the large footprint buildings on large parcels that have been built after the introduction of minimum parking requirements.



— North Industrial MXD Overlay Boundary  
■ Built on or before 1964\*  
■ Built after 1964\*  
\*Information provided by Miami-Dade County

### Remnant Parcels in the Industrial Section



**3. PROPOSED ZONING CODE TEXT AMENDMENT**

The proposed Zoning Code text amendment is provided below in ~~strikethrough~~/underline format.

**ARTICLE 4 – Zoning Districts**

**Division 2. Overlay and Special Purpose Districts**

Section 4-201. Mixed Use District (MXD).

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Table 1.				
Reference	Individual building(s)	Overlay District	Type	Requirements
D. Performance standards.				
3.	✓		Minimum site area for an MXD project/building within a Mixed-Use Overlay District as defined on the Official Zoning Map.	<p>North and South Industrial MXD: Greater than forty-five (45) feet in height: <del>shall provide a minimum of one-hundred (100) feet of primary street frontage</del> and a minimum site area of ten-thousand (10,000) square feet <u>and one-hundred (100) linear feet of street frontage shall provide off-street as required per Code.</u></p> <p><u>Less than forty-five (45) feet in height: a minimum site area of two-thousand five hundred (2,500) square feet but no more than ten thousand (10,000) square feet are exempt from parking requirements.</u></p> <p>North Ponce de Leon Boulevard MXD: Greater than forty-five (45) feet in height shall provide a minimum of one hundred and fifty (150) feet of frontage on Ponce de Leon Boulevard and a minimum site area of twenty thousand (20,000) square feet.</p>
E. Building regulations.				
14.	✓	✓	Setbacks (buildings).	<p>Individual Buildings and the North and South Industrial MXD:</p> <ul style="list-style-type: none"> <li>• Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet</li> <li>• Side: Interior side: None. Side street: <u>Up to forty-five (45) feet in height: none. Greater than forty-five (45) feet in height: Fifteen (15) feet.</u></li> </ul> <p>***</p>
G. Parking/vehicle storage.				
1.	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) <u>bicycle parking space</u> <del>ten (10) foot bicycle rack for each two hundred and fifty (250) parking</del>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements
				<del>spaces</del> <u>every five (5) bedrooms</u> or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.
5.	✓	✓	Ground floor uses.	<p><u>Greater than forty-five (45) feet in height, Off-street parking requirements for ground floor commercial uses (i.e. offices, restaurants, retail, or similar uses) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.</u></p> <p>Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking.</p> <p><u>Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.</u></p>
10.	✓	✓	Residential uses.	<p><u>Greater than forty-five (45) feet in height, Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.</u></p> <p><u>Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.</u></p>

**4. FINDINGS OF FACT**

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.

E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

**5. COMPREHENSIVE PLAN CONSISTENCY**

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

**6. PUBLIC NOTIFICATION**

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

Type	Date
Legal advertisement	03.02.18
Posted agenda on City web page/City Hall	03.02.18
Posted Staff report on City web page	03.09.18

**7. STAFF RECOMMENDATION**

The Planning and Zoning Division recommends approval.

**8. ATTACHMENTS**

A. 03.02.18 Legal advertisement published.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - PLANNING AND ZONING BOARD  
- MAR 14, 2018

in the XXXX Court,  
was published in said newspaper in the issues of

03/02/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

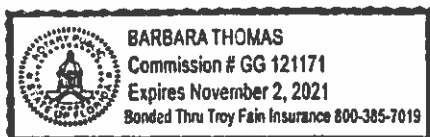
*Johana Oliva*

Sworn to and subscribed before me this  
2 day of MARCH, A.D. 2018

*Barbara Thomas*

(SEAL)

JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing      Local Planning Agency / Planning and Zoning Board  
Dates/Times              Wednesday, March 14, 2018, 6:00 - 9:00 p.m.  
Location                    City Commission Chambers, City Hall, 405 Biltmore  
Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-101, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, fences and walls, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective.
2. Discussion Item: Update to Venera Mixed-Use Site Plan.
3. Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the mixed use project referred to as "Gables Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.
4. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue); according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.



5. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
6. 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," Section 4-201, "Mixed Use District (MXD)," amending marking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 11, "Historic Preservation: Designation and Certificates of Appropriateness," Section 3-1104, "Designations Procedures," providing procedures for designation of the City Plan, notice of hearing, and amendments to the Plan, providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
 Assistant Director of Development Services  
 for Planning and Zoning Director of Planning and Zoning  
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.