



**City of Coral Gables
CITY COMMISSION MEETING
February 9, 2021**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendments.

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code relating to ‘Miracle Mile’ pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” by amending the following provisions: (1) Article 2 “Zoning Districts,” creating associated provisions in Mixed-Use 2 (MX2) and the ‘Zain/Friedman Miracle Mile Downtown District Overlay (DO);’ (2) Article 4, “Urban Design and Public Improvement Standards,” refining public realm improvement; (3) Article 6 “Landscape,” updating open space requirements; and (4) Article 10 “parking,” updating certain parking requirements; providing for repealer provision, severability clause, codification, and providing for an effective date. *(Consultant’s recommendation)*

Alternate:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code relating to ‘Miracle Mile’ pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” by amending Article 2 “Zoning Districts,” creating associated provisions in Mixed-Use 2 (MX2) and the ‘Zain/Friedman Miracle Mile Downtown District Overlay (DO)’ and Article 10 “parking,” updating certain parking requirements; providing for repealer provision, severability clause, codification, and providing for an effective date. *(Sponsored by Vice Mayor Lago)*

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.20.20 meeting recommended approval proposed text amendments as part of the Zoning Code Update (vote: 7-0), which included the consultant’s proposed changes related to Miracle Mile. The Planning and Zoning Board at their 09.09.20 meeting reviewed a revised draft of the Zoning Code Update text amendments.

BRIEF HISTORY:

The City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading and at which time the City Commission directed that on Second Reading that the Zoning Code Update Ordinance be divided and the proposed provisions related to “Miracle Mile” and the Crafts Section be heard separately.

On November 30, 2020, proposed changes to Miracle Mile were presented at a Commission Workshop, as well as the Crafts Section and floor area ratio as it relates to multi-family. These proposed updates include requiring quality storefront design, exempting minimum open space, updating the Downtown Overlay District, requiring a build-to-line, requiring remote parking minimum, and parking exemptions.

Two virtual Community Meetings were held on January 14 and February 1, 2021, to further explain the proposed changes to the Zoning Code and Miracle Mile specifically. Proposed changes in land use and zoning to the three blocks in the Crafts Section were also included in the presentations to inform meeting participants.

An Alternate Ordinance has been placed on the agenda at the request of the Vice Mayor. This Alternate Ordinance makes the following changes to the Zoning Code:

- Prohibit properties on Miracle Mile to receive Transfer of Development Rights (TDRs);
- Retain the parking requirements of the 2007 Zoning Code (before Zoning Code Update);
- Retain current zoning standards such as open space, frontage types, ground floor heights, parking setbacks, and minimum lot sizes; and
- Provide a FAR bonus program relating to parking to allow FAR increase from the Mediterranean Bonus only when a parking pedestal is proposed. Therefore, projects that remotely park would not qualify for additional FAR through the Mediterranean Bonus program.

The consultant’s and Staff’s recommendations for the Zoning Code text amendments specific to properties facing Miracle Mile are provided as Exhibit A. The Alternate Ordinance is provided as Exhibit B.

The below table compares the recommendations of the consultant with the Alternative Ordinance. Some regulations in the Alternate Ordinance are current standards required in the 2007 Zoning Code (before the Zoning Code Update) that are proposed to be changed by the consultant in Exhibit A:

Exhibit A: Consultant Recommendations	Exhibit B: Alternate Ordinance
No open space required	Open space required as per current requirements
Arcades or loggias prohibited	Arcades or loggias allowed as per current requirements
Clarifying Med Bonus additional height not applicable	Clarifying Med Bonus additional height not applicable
15-foot minimum ground floor height	No minimum ground floor height as per current requirements
Clarifying stepback of 10 feet at 45 feet	Clarifying stepback of 10 feet at 45 feet
Parking setback of 60 feet	No parking setback as per current requirements
Zain/Friedman Overlay applies to all property sizes	Zain/Friedman Overlay applies only to 20,000sf properties as per current requirements
Use of TDRs as receiving sites allowed	Use of TDRs as receiving sites prohibited
Remote parking applications shall remote park 100% of required parking with no reductions	Remote parking applications shall remote park 100% of required parking with no reductions
Parking exempted for small parcels / 3-stories	No parking exemptions as per current requirements
Reduce parking 50% for retail, restaurant, and office	No parking reductions as per current requirements
<u>Parking reductions:</u> Multi-family: 1 (0/1 bedroom); 1.5 (2+ bedrooms)	<u>Current parking requirements apply:</u> Multi-family: 1 (0/1 bedroom), 1.75 (2-bedrms) and 2.25 (3+ bedrooms)

<p>Adult uses, Alcoholic beverage sales, Animal grooming, Auto service, Community Center, Retail, and Veterinary offices: 1 per 300sf</p> <p>Assisted Living Facility: 1 per 2 units</p> <p>Congregate care: 1 per Full-Time Employee (FTE) and 1 per 4 beds</p> <p>Daycare: 1 per FTE and 1 per 10 visitors</p> <p>Funeral homes: 1 per 5 seats and 1 per 50sf</p> <p>Group homes: 1 per FTE and 1 per 4 beds</p> <p>Nursing homes: 1 per FTE and 1 per 4 beds</p> <p>Offices: 1 per 500sf</p> <p>Overnight accom: 1 per 3 sleeping rooms</p> <p>Restaurants: 1 per 300sf</p> <p>Schools: 1 per FTE and 1 per students</p> <p>Post office: 1 per 300sf</p>	<p>Adult uses, Alcoholic beverage sales, Animal grooming, Auto service, Community Center, Retail, and Veterinary offices: 1 per 250sf</p> <p>Assisted Living Facility: 1 per Full-Time Employee (FTE) and 2 per 5 beds</p> <p>Congregate care: 1 per FTE and 2 per 5 beds</p> <p>Daycare: 1 per 100 or 300sf</p> <p>Funeral homes: 1 per 4 seats and 1 per 40sf</p> <p>Group homes: 1 per FTE and 1 per 3 beds</p> <p>Nursing homes: 1 per FTE and 1 per 3 beds</p> <p>Offices: 1 per 300sf</p> <p>Overnight accom: 1 1/8 per sleeping room</p> <p>Restaurants: 12 per 1,000sf</p> <p>Schools: 1 per FTE and 1 per 4 students</p> <p>Post office: 1 per 200sf</p>	
Mediterranean Bonus for FAR increases allowed for all properties	Mediterranean Bonus for FAR increases only allowed when providing all required parking	
Type of Review		Date
Business Improvement District (BID) meeting		05.11.18
Staff Committee meeting		05.14.18
Working Group meeting		06.01.18
Staff Committee meeting		06.11.18
Working Group meeting		06.15.18
Staff Committee meeting		08.06.18
Working Group meeting		08.10.18
Planning and Zoning Board Public Workshop		09.21.18
Planning and Zoning Board meeting		10.17.18
Planning and Zoning Board meeting		02.13.19
City Commission		03.05.19
Working Group meeting		04.22.19
Planning and Zoning Board meeting		05.08.19
City Commission Workshop (Downtown / Open Space)		06.24.19
City Commission Workshop (North Ponce / MF-2)		09.04.19
Planning and Zoning Board meeting		10.16.19
City Commission Workshop (Updated Code)		03.05.20
Planning and Zoning Board meeting		07.29.20
Planning and Zoning Board meeting		08.20.20
Planning and Zoning Board meeting		09.09.20

City Commission First Reading (Reorganization)	09.15.20
City Commission Sunshine Meeting	10.19.20
City Commission First Reading (Updated Provisions)	10.27.20
City Commission Second Reading (Reorganization)	11.10.20
City Commission Workshop (Miracle Mile, Crafts Section, MF FAR)	11.30.20
Community Meeting	01.14.21
Community Meeting	02.01.21
City Commission Second Reading (Updated Provisions and Miracle Mile)	02.09.21


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.20.20	Planning and Zoning Board	Recommended approval of Zoning Code Update text amendments (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.12.18	Legal advertisement for PZB Zoning Code Update workshop 2018
10.05.18	Planning & Zoning Board legal ad and October 2018 agenda posted at City Hall.
02.01.19	Planning & Zoning Board legal ad and February 2019 agenda posted at City Hall.
08.30.19	Planning & Zoning Board legal ad and September 2019 agenda posted at City Hall.
10.04.19	Planning & Zoning Board legal ad and October 2019 agenda posted at City Hall.
07.17.20	Planning & Zoning Board legal ad and July 2020 agenda posted at City Hall.
08.10.20	Planning & Zoning Board legal ad and August 2020 agenda posted at City Hall.
09.09.20	Planning & Zoning Board legal ad and September 2020 agenda posted at City Hall.
09.08.20	City Commission meeting agenda posted on City web page (1 st reading).
10.20.20	City Commission meeting agenda posted on City web page (1 st reading).
10.30.20	City Commission Legal Advertisement (2 nd reading)
11.03.20	City Commission meeting agenda posted on City web page (2 nd reading).
11.27.20	City Commission Legal Advertisement (2 nd reading)
12.01.20	City Commission meeting agenda posted on City web page (2 nd reading).
01.29.21	City Commission Legal Advertisement (2 nd reading)
02.05.21	City Commission meeting agenda posted on City web page (2 nd reading).

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. Alternate Draft Ordinance.