

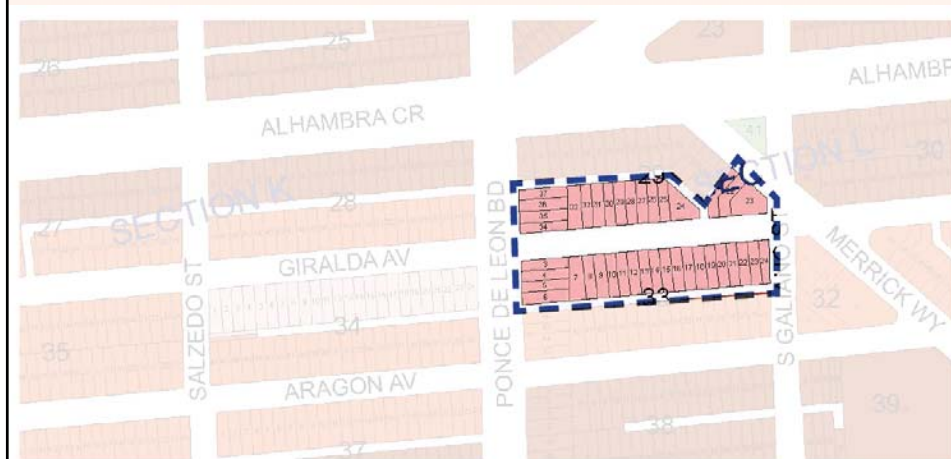


Giralda Overlay



ZONING CODE TEXT AMENDMENT
CITY COMMISSION 1ST READING
MARCH 15, 2016



LOCATION



LEGEND

-  Proposed Giralda Overlay Boundary
-  Commercial Low-Rise Intensity Land Use 77' Height Limit, 3.5 FAR

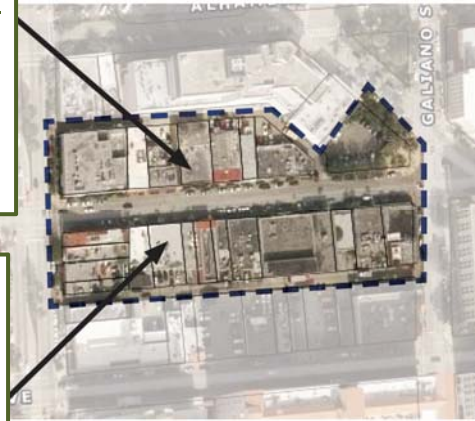
EXISTING CONDITIONS

NORTH SIDE - GALIANO TO PONCE

- 8 small parcels (2,500 to 10,000 sq ft)
- Construction from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

SOUTH SIDE - GALIANO TO PONCE

- 14 small parcels (2,500 to 11,000 sq ft)
- Construction from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office, religious use
- Most properties not sold for decades



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PUBLIC NOTIFICATION

Type	Date
City Commission Zoning-in-Progress Resolution.	12.08.15
Giralda Overlay Zoning-in-Progress Resolution Legal Advertisement.	12.16.15
Posted agenda on City web page/City Hall.	12.31.15 01.29.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet.	12.31.15
Affected property posted.	12.31.15
Legal advertisement.	12.31.15 01.29.16
Invitation to Property Owners Meeting mailed to all affected property owners.	01.15.16
Posted Staff report on City web page.	01.08.16 02.05.16

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PUBLIC NOTIFICATION

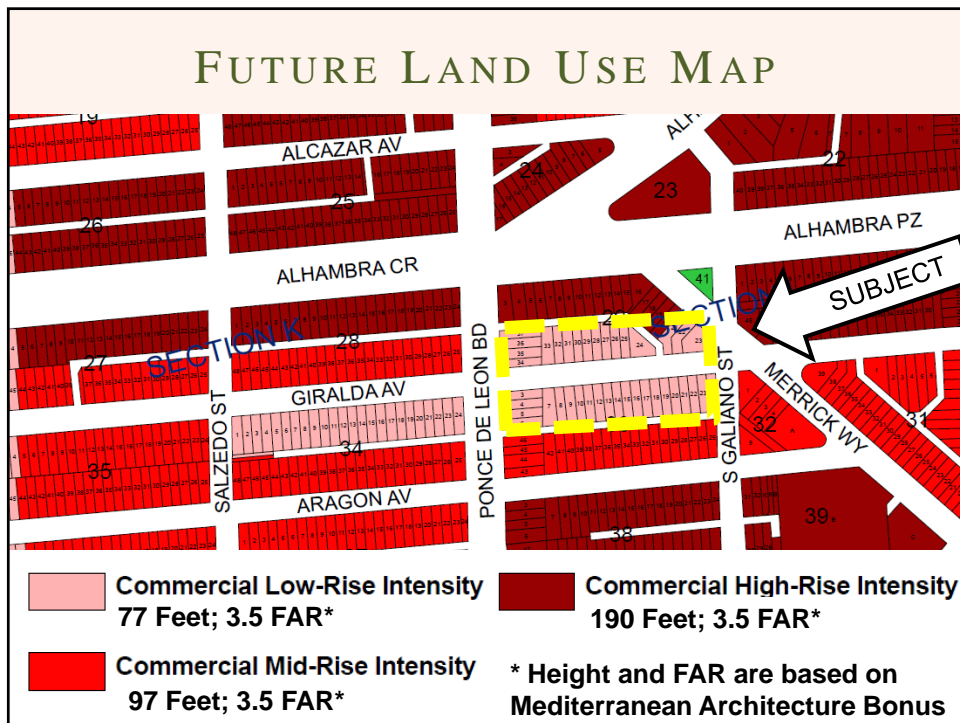
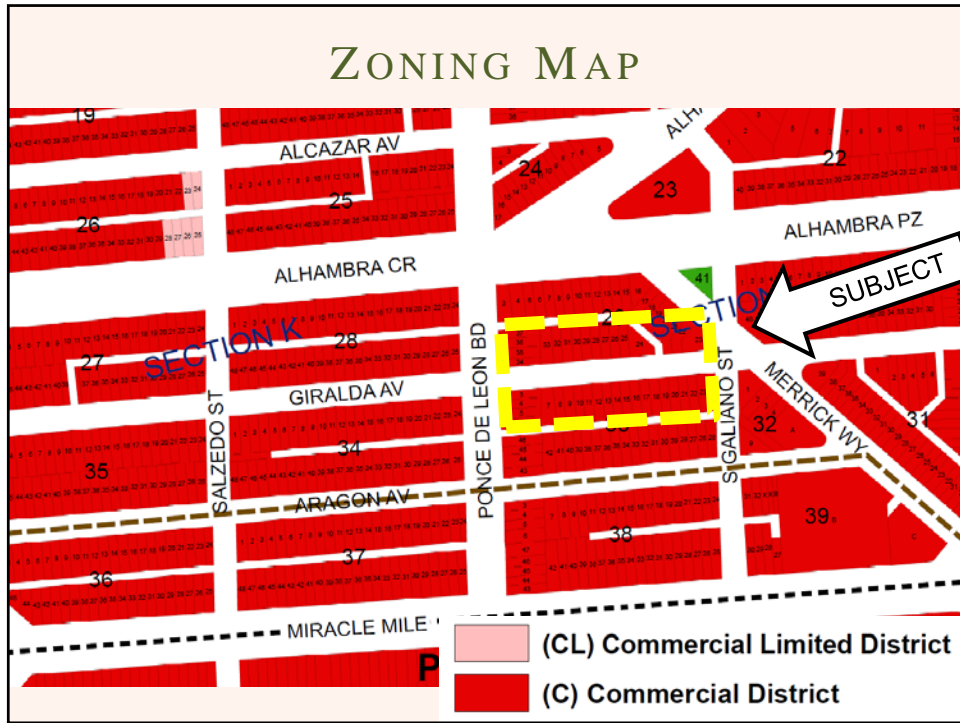
Type	Date
City Commission legal advertisement.	03.04.16
Courtesy Notice to Property Owners.	03.04.16
Affected Property Posted.	03.04.16
City Commission meeting agenda posted on City web page.	03.05.16
City Commission Cover Memo, draft Ordinance, and Exhibits posted on City web page.	03.10.16

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STAKEHOLDER MEETINGS

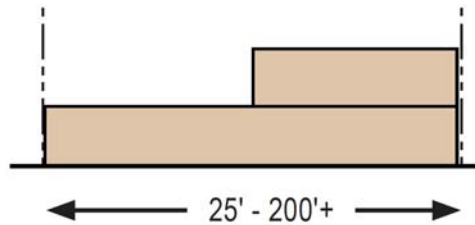
	Type	Date
1	City Commission Zoning-in-Progress Resolution	12.08.15
2	Planning and Zoning Board Review – Zoning Code Text Amendment	01.13.16
3	Giralda 100 Block Property Owner Meeting	01.28.16
4	Business Improvement District Review Meeting	02.01.16
5	Giralda 100 Block Property Owners Meeting	02.02.16
6	Economic Advisory Board Meeting	02.03.16
7	Planning and Zoning Board Review – Zoning Code Text Amendment	02.10.16
8	City Commission – Zoning Code Text Amendment First Reading	03.15.16

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REDEVELOPMENT SCENARIO #1

Parking Exemption, 1.45 FAR Limit

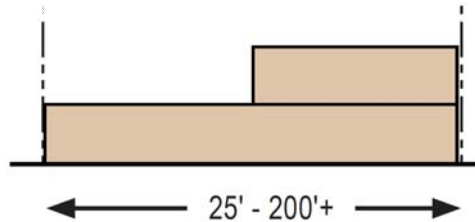


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REDEVELOPMENT SCENARIO #1

Parking Exemption, 1.45 FAR Limit

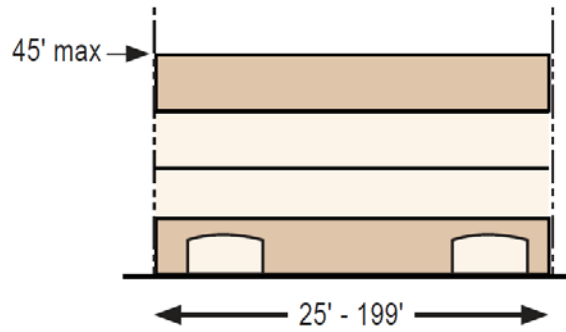
- No minimum parcel size or street frontage
- Applies to all land uses
- Can be used for any property in the CBD
- Most commonly used for restaurant change of use
- No minimum parking requirement
- Maximum FAR: 1.45



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REDEVELOPMENT SCENARIO #2

Small Parcel Development, 45' Height Limit

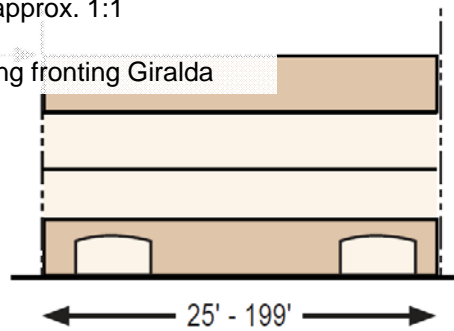


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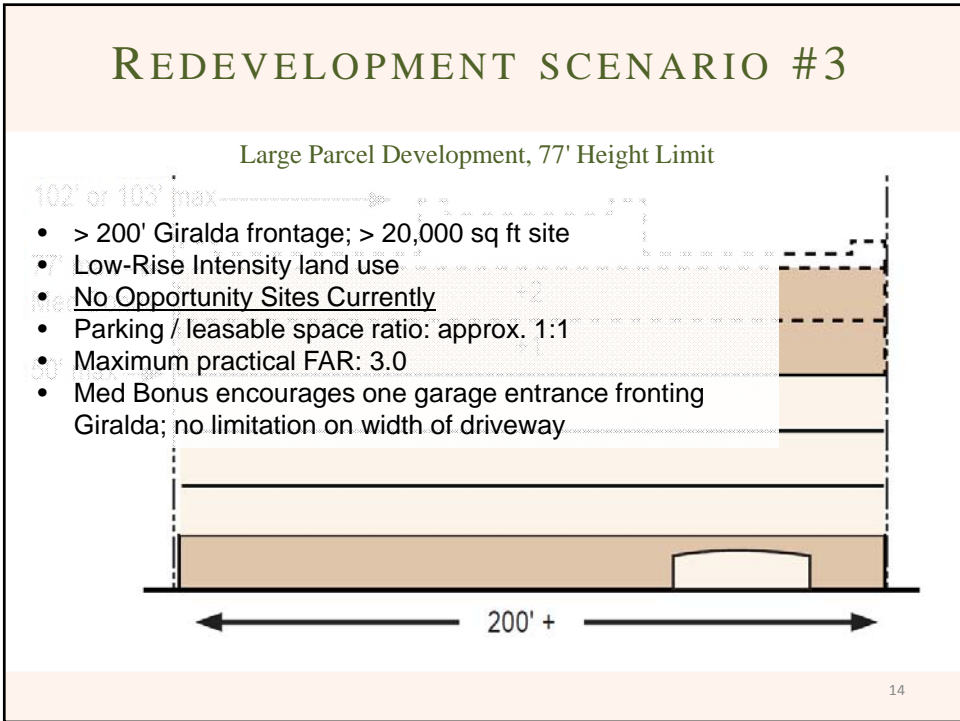
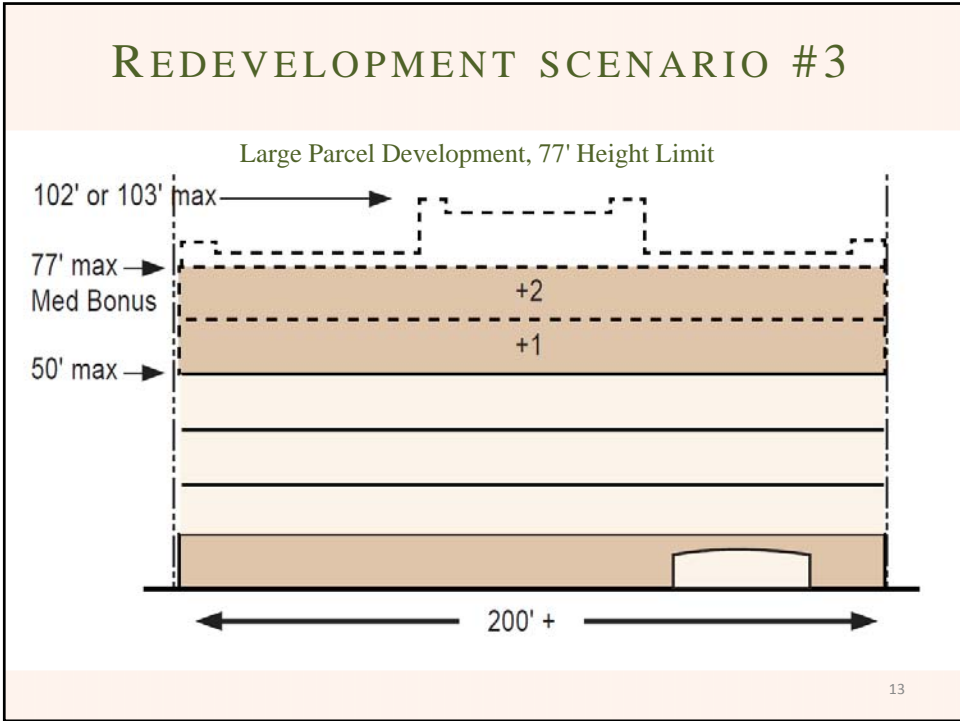
REDEVELOPMENT SCENARIO #2

Small Parcel Development, 45' Height Limit

- < 200' Giralda avenue frontage; < 20,000 sq ft site
- Applies to all Land Uses
- Most common development opportunity; over 20 sites
- Parking / leasable space ratio: approx. 1:1
- Maximum practical FAR: 2.0
- No limit on driveways and loading fronting Giralda



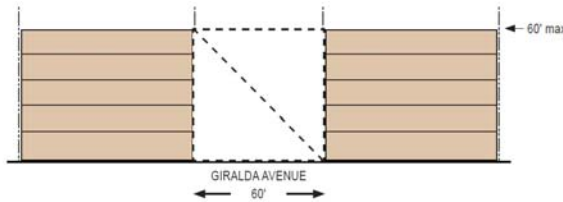
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PRECEDENT ANALYSIS

1930 Height District Map Precedent - Giralda Avenue

The 1930 Zoning Code Height District Map indicates that Giralda Avenue in the Central Business District was a "Second Height District" street. The Second Height District, as described in the Zoning Code text, was regulated by a maximum height of 1:1 with the width of the street that the building fronts. Giralda Avenue is 60' wide, therefore in 1930, the maximum height for buildings fronting Giralda was 60'.



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PRECEDENT ANALYSIS

City Hall Precedent - Three Stories; Forty-five Feet

The three stories and 45' height limit is a very special metric that is found throughout the Coral Gables Zoning Code. This height limit is used to promote low-scale, pedestrian-oriented urbanism. It is important to note that this height limit applies even when the Future Land Use Map or the Zoning District Map may indicate a larger maximum height. Some of the ways this height limit is used include:

- All buildings constructed within 100' of single-family homes or duplexes (3 - 3.5 stories, 45')
- MF2 parcels that are smaller than 20,000 sq ft or 100' of street frontage (45')
- Certain MFSA parcels (45')
- Commercial or MXD parcels that are smaller than 20,000 sq ft or 200' of street frontage (45')
- North-South Industrial MXD parcels that are smaller than 10,000 sq ft or 100' of street frontage (45')
- Commercial Zoning District: 10' Stepback (40')
- Mixed-Use Overlay District: 10' Stepback (45')



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ANALYSIS OF EXISTING CONDITIONS AND PLANNING PRECEDENTS

Observations - Current Building Height Regulations

- Current height limits in the Zoning Code do not relate to the width of the street.
- Potential maximum building heights can vary from 2 stories to 6 stories on the same street (see "Current Regulations - Three Scenarios" page).
- Current regulations result in streetscapes of varying building heights, as seen on Alhambra Circle in the Central Business District.
- Varying building height regulations and heights that do not relate to the width of the street make it difficult to shape public space through private development, and does not result in the feeling of an "outdoor room."

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GIRALDA "RESTAURANT ROW" OVERLAY

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 parking areas along Giralda Avenue.

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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.

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GIRALDA “RESTAURANT ROW” OVERLAY

Article 4 - Zoning Districts

Division 2. Overlay and Special Purpose Districts

Section 4-206. Giralda Restaurant Row Overlay

- 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.

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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

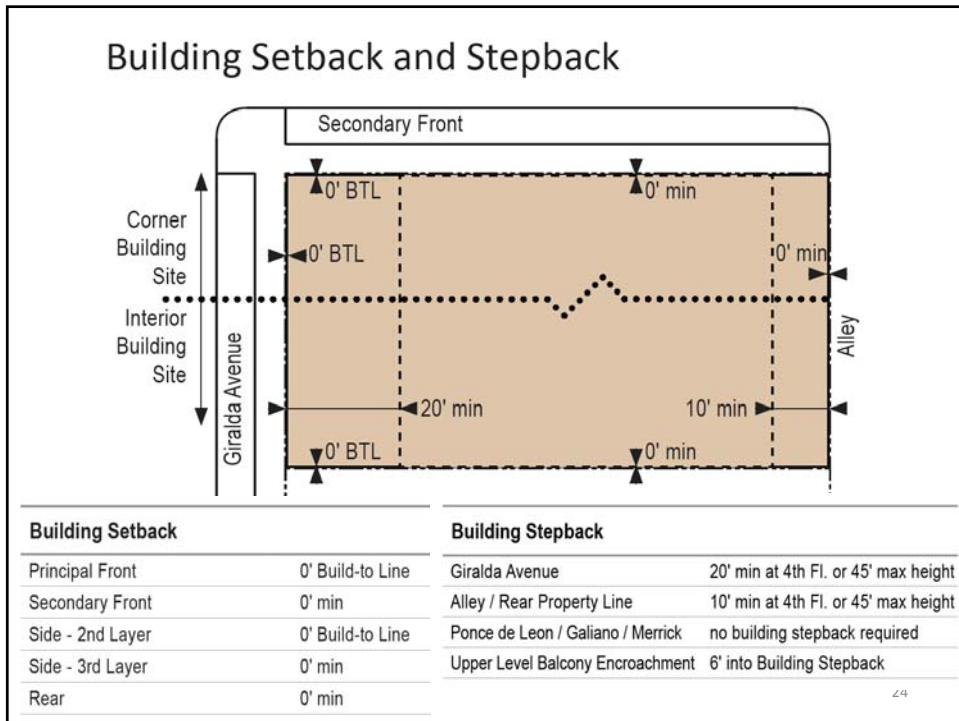
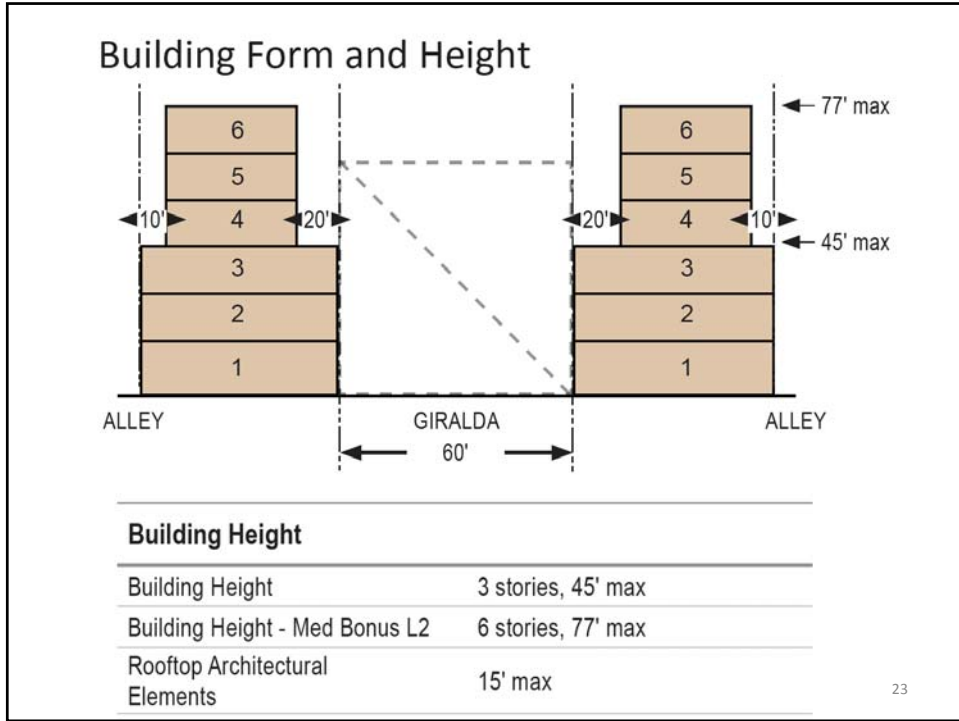
Building Setback	
Principal Front	0' Build-to-Line
Secondary Front	0' min
Side - 2nd Layer	0' Build-to-Line
Side - 3rd Layer	0' min
Rear	0' min

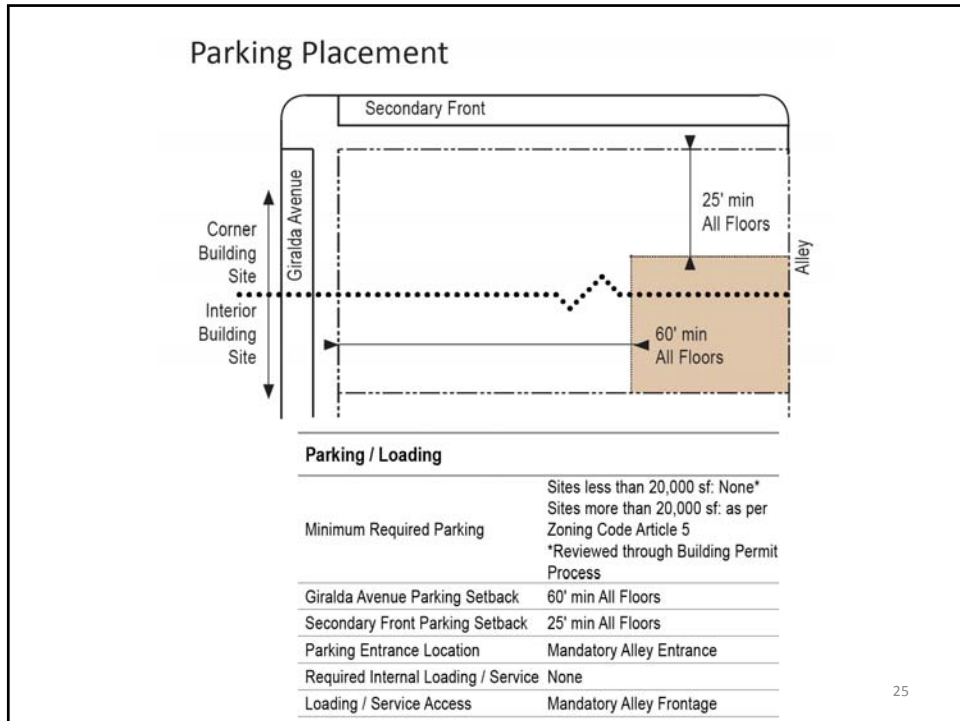
Building Stepback	
Giralda Avenue	20' min at 4th Fl or 45' max height
Alley / Rear Property Line	10' min at 4th Fl or 45' max height
Ponce de Leon / Calano / Merrick	no building setback required
Upper Level Balcony Encroachment	0' into Building Stepback

Parking / Loading	
Minimum Required Parking	Sites less than 20,000 sf: None* Sites more than 20,000 sf: as per Zoning Code Article 5 *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

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
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Ponce de Leon Blvd Frontage	Vehicular Areas prohibited
Open Space	20% min (rooftop terraces and balconies)
Density	no limit





STAFF ANALYSIS

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 the Zoning Code unless the text amendment:

1. Promotes the public health, safety, and welfare.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
3. 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.
4. 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 than the minimum requirements of the Comprehensive Plan.
5. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

STAFF ANALYSIS

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.

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STAFF RECOMMENDATION

The Planning and Zoning Division recommends **Approval**.

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Giralda Overlay

ZONING CODE TEXT AMENDMENT
CITY COMMISSION 1ST READING
MARCH 15, 2016

