

**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,” SECTION 4-201, “MIXED USE DISTRICT (MXD),” AMENDING PARKING REQUIREMENTS FOR GROUND FLOOR USES, ADDING SHARED PARKING REDUCTION STANDARD REFERENCE, AND ADDING LEED CERTIFICATION STANDARDS FOR NEW MIXED USE DEVELOPMENTS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to the requirements for Mixed Use District (MXD) developments; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on October 14, 2015, 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, recommended approval (vote: 7-0) of the text amendment; 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: \_\_-\_\_).

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.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows:<sup>1</sup>

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

**Article 4 - Zoning Districts**

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

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

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<i>Table 1.</i>				
<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
F. Design regulations.				
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<u>5.</u>	✓	✓	<u>LEED certification.</u>	<u>All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems:</u> <ul style="list-style-type: none"> <li>• <u>Building Design and Construction (BD+C).</u></li> <li>• <u>Neighborhood Development (ND).</u></li> </ul>
<u>19.</u>	✓	✓	<u>Design regulations.</u>	<u>The Board of Architects may approve minor adjustments for aesthetic purposes to required Mixed Use District design regulations in order to enhance building design.</u>
G. Parking/vehicle storage.				
5.	✓	✓	<del>Nonresidential</del> <u>Ground floor commercial</u> uses.	<del>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet 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.</del>  <del>Restaurants shall require one (1) space per one hundred (100) gross square feet.</del>  <u>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.</u>
<u>6.</u>	✓	✓	<u>Shared Parking.</u>	<u>Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.</u>

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**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