



**City of Coral Gables
CITY COMMISSION MEETING
November 10, 2020**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Reorganization and Text Amendments.

1. An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, deleting floor area ratio requirements in certain districts, and permitting uses in certain zoning districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.29.20 meeting recommended approval of the reorganization of the Zoning Code (vote: 7-0). The Planning and Zoning Board at their 08.20.20 meeting recommended approval the proposed text amendments to the Zoning Code (vote: 7-0). The Planning and Zoning Board at their 09.09.20 meeting reviewed the revised draft of the proposed text amendments to the Zoning Code.

BRIEF HISTORY:

On October 27, 2020, the City Commission directed Staff to update the following:

- **Crafts Section:** Remove any change of zoning of Single-Family Residential properties in the Crafts Section. The proposed Zoning Map has been updated to keep these blocks as Single-Family Residential (SFR). See Exhibit C.
- **Miracle Mile:** Remove proposed changes related to Miracle Mile. Proposed Miracle Mile provisions have been removed. In addition, all current parking standards per the 2007 Zoning Code will apply. Proposed changes that were removed from the overall Zoning Code Update to be considered at a later date include requiring quality storefront design, exempting minimum open space, updating the Downtown Overlay District, prohibiting vehicular access from sidewalk, requiring a build-to-line, requiring remote parking minimum and parking exemptions, and prohibiting TDRs. These may be considered at a future date. See Exhibit D.

Projects in pipeline: Clarify when the adopted regulations apply for projects currently in the approval process. Section 1-108 'Transitional rules' has been updated to allow applications to be vested if applied for a building permit within 6 months after the Zoning Code Update adoption of November 10, 2020. See Exhibit E, page 1-6.

Refinement to the Remote Parking provisions in the proposed Section 10-109 have also been updated in accordance with the Commission's direction as follows:

- Retain existing language related to definitions, changes of uses, application requirements, covenants, remedial plan, renewal, noncompliance, appeals, distance requirements, etc
- Remove proposed remote parking provisions related to TDRs

In addition, use of Remote Parking is proposed to be prohibited on parcels facing Miracle Mile in the proposed Section 10-109.

Also, adjustments to recently adopted changes to dock side setbacks have been incorporated in the proposed Section 3-702.

No other changes have been made to the draft Zoning Code since First Reading.

The proposed updated Zoning Code aligns with the provisions outlined in the Comprehensive Plan - such as height, FAR, density, and mix of uses - to create a more user-friendly and effective regulatory document. Proposed changes are consistent with standards outlined in the Comprehensive Plan. Proposed amendments follow recommendations of the Working Group, incorporate best practices, and improve consistency between the Zoning Code and the Comprehensive Plan.

The updated Zoning Code will require the adoption of two Ordinances. The first Ordinance will reorganize the existing sections and regulations of the current Zoning Code, and the second Ordinance amends the Zoning Map with new districts and makes a number of text amendments to the Zoning Code based on feedback from the Working Group, Staff, Business Improvement District, Planning & Zoning Board, and the Commission. Proposed text amendments generally include:

- Landscaped and urban open space requirements
- Mixed-Use development
- Multi-family residential redevelopment

- Development of small sites
- Miscellaneous changes

The draft Ordinance of the reorganization of the Zoning Code is provided as Exhibit A. The draft Ordinance of the proposed text amendments is provided as Exhibit B. The draft Zoning Code is provided as a separate Exhibit E.

| 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 |

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

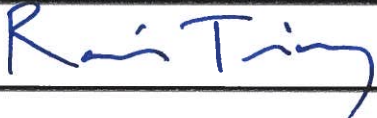
| Date | Board/Committee | Comments (if any) |
|----------|---------------------------|--|
| 02.13.19 | Planning and Zoning Board | Recommended approval of reorganization (vote: 5-0). |
| 07.29.20 | Planning and Zoning Board | Recommended approval of updated reorganization (vote: 7-0). |
| 08.20.20 | Planning and Zoning Board | Recommended approval of Zoning Code 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. |

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| 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). |

APPROVED BY:

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| Asst. Director of Development Services for Planning and Zoning |
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EXHIBIT(S):

- A. Draft Ordinance of Reorganization of Zoning Code.
- B. Draft Ordinance of Updated Zoning Code and Zoning Map amendments.
- C. Memorandum regarding Crafts Section Zoning.
- D. Draft proposed provisions regarding Miracle Mile.
- E. Draft Zoning Code.