



**City of Coral Gables
CITY COMMISSION MEETING
December 5, 2017**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment. 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," adding Section 4-207, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (On 11.08.17 PZB recommended approval with modifications, including raising the maximum height from three (3) stories or forty-five (45) feet to four (4) stories or fifty (50) feet, Vote: 7-0. Staff incorporated all other modifications into the proposed text, however Staff recommends the maximum height for parking exemption to be three (3) stories and forty-five (45) feet, because three stories is less of an impact on the downtown public parking supply.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.08.17 meeting recommended approval of the Zoning Code Text Amendment with modifications (vote: 7 - 0). All modifications have been incorporated into proposed text amendments, except the increase of height.

BRIEF HISTORY:

Purpose

The purpose of the Giralda 100 Block Restaurant Row Overlay is to encourage harmonious development by allowing reinvestment opportunities for both large and small parcels. The Giralda Overlay implements the community's vision, as initiated during the 2002 Coral Gables Charrette, for walkable, mixed-use, economically vibrant Downtown streets and public spaces.

Giralda Plaza Overlay Zoning Code Text Amendments

The 100 Block of Giralda Plaza is designated as a public plaza that is dedicated to outdoor dining and community events. The street is curbsless, and access by cars is not permitted during a two-year pilot project, in order to encourage a more pedestrian-oriented atmosphere. The Giralda Plaza Overlay encourages incremental redevelopment and pedestrian-oriented building design for the 100 Block of Giralda, known as "Restaurant Row."

The Overlay allows for developments that are 3 stories and 45 feet in height or less which conform to additional requirements and development standards to be exempt from parking requirements.

Existing requirements for developments would still apply and any development exceeding the 3-story and 45 foot height threshold would be required to have a minimum building site area of 10,000 square feet and provide adequate parking.

Public Benefits

This Overlay modifies the Commercial Zoning District in order to encourage small-scale, incremental, mixed-use redevelopment that enhances the character of Giralda Plaza.

The Overlay promotes the following public benefits:

- Coordinates public and private investment to implement the public vision for Giralda Plaza.
- Encourages small scale, mixed-use infill buildings, consistent with the public's vision of "Restaurant Row."
- Encourages rooftop terraces and balconies overlooking the street.
- Ensures that no driveways or parking lots will be built along Giralda.
- Ensures screening of parking on all levels of buildings fronting Giralda, so that windows, balconies and terraces will overlook the street, not cars.
- Residential uses will be permitted on the upper floors of all buildings, both large and small building sites.

Review Process

The Giralda Plaza Overlay review process has included input from the Business Improvement District, affected property owners and merchants on the 100 Block of Giralda, Staff Review has included Development Services, Historical Resources and Cultural Arts, Public Works, Economic Development, Parking, Police, and Fire.

At their 11.08.17 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment with modifications (vote: 7 - 0). All recommended modifications have been incorporated, except the increase in height.

Planning and Zoning Board Recommended Modifications

At the November 8, 2017 Planning and Zoning Board meeting, the Board recommended modifications to the draft Giralda Plaza Overlay Zoning Code provisions, including the following:

- Height limit modified from 3 stories and 45 feet to 4 stories and 50 feet
- Building setback above the ground floor modified from 15 feet to 10 feet
- Additional setback of 5 feet on the highest floor
- Modify overlay from mandatory to optional, for parcels 10,000 square feet or less
- Allow office use on upper floors to not require off-street parking

All recommended modifications have been incorporated into the proposed Zoning Code Text Amendments, except the increase of height. Staff recommends limiting the height to 3 stories and 45 feet, as indicated in the proposed text amendments.

The proposed amendments are provided in the draft Giralda Plaza Overlay Ordinance, Exhibit A. The 11.08.17 Planning and Zoning Board Staff report and recommendation are provided as Exhibit B. Excerpts from the 11.09.17 Planning and Zoning Board meeting minutes are provided as Exhibit C. The 12.05.17 City Commission 1st Reading PowerPoint Presentation is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
11.08.17	Planning and Zoning Board	Recommended approval with modifications (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.08.15	City Commission Giralda Overlay Zoning-in-Progress Resolution.
12.16.15	Giralda Overlay Zoning-in-Progress Resolution Legal Advertisement.
12.31.15 01.29.16	Planning and Zoning Board legal advertisement.
12.31.15	Affected property posted.
12.31.15	Courtesy Notice Letters to Property Owners within area and within 1,000 feet.
12.31.15 01.29.16	Planning and Zoning Board agenda posted at City Hall.
01.08.16 02.05.16 11.03.17	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
01.15.16	Invitation to Property Owners Meeting mailed to all affected property owners.
02.01.16 02.26.16	Business Improvement District: Downtown Overlay Committee Meetings.
01.28.16 02.02.16	Giralda 100 Block: Property Owners Meetings.
01.13.16 02.10.16	Planning and Zoning Board Meetings.
02.03.16	Economic Advisory Board Meeting.
03.15.16	City Commission Extension of Zoning in Progress.

05.27.16 07.01.16 07.29.16 10.30.17	Giralda Plaza Overlay Legal advertisement
05.27.16 07.01.16	Giralda Plaza Overlay Courtesy Notice Letters to Property Owners within area and within 1,000 feet
05.27.16 07.01.16 11.01.17	Giralda Plaza Overlay Affected property posted
05.27.16 07.01.16 10.27.17	Posted agenda on City web page/City Hall
06.03.16 07.08.16 11.03.17	Posted Staff report on City web page
06.03.16	Courtesy Notice with Proposed Giralda Plaza Overlay Zoning Regulations mailed to all affected property owners
08.03.16	Courtesy Notice provided to all Merchants on the 100 Block of Giralda Avenue
05.06.16 06.06.16 07.06.16 08.25.17 11.03.17	Meetings with Business Improvement District
06.08.16 07.13.16 08.10.16 11.08.17	Planning and Zoning Board Meetings
09.16.16 11.22.17	Legal Advertisement for Commission 1 st Reading

EXHIBIT(S):

- A. Draft Giralda Plaza Overlay Zoning Code Text Amendment Ordinance.
- B. 11.08.17 Planning and Zoning Board Staff report and recommendation with attachments.
- C. Excerpts of 11.08.17 Planning and Zoning Board meeting minutes.
- D. 12.05.17 Giralda Overlay City Commission Powerpoint.