



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendment - Shared Parking Reduction Standards
Public Hearing: Planning and Zoning Board
Date & Time: **February 10, 2016; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for repealer provision, severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

City Staff is requesting a Zoning Code text amendment to create provisions allowing for the utilization of shared parking reduction standards for Mixed Use (MXD) and Planned Area Development (PAD) projects.

Under the proposed text amendment MXD and PAD developments that meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or a similar rating agency, would have the option of reducing required parking by utilizing the Urban Land Institute's Shared Parking Methodology, using the proposed shared parking matrix, or by providing a parking study approved by the City that meets specific criteria.

On October 14, 2015, a similar text amendment was proposed which included a shared parking matrix, comparable to the matrix utilized for Miami 21 and the Mediterranean Village. However, it was determined that that matrix did not reduce required parking by a significant amount and was requested to be modified. As requested, City Staff researched shared parking methodologies utilized by other cities and determined that the matrices used by the Cities of Miami Beach (see Attachment A) and North Miami (see Attachment B) would provide the desired level of shared parking reductions. As a result, Staff has replaced the previous shared parking matrix with a new one based on those methodologies.

Staff completed a shared parking reduction analysis (see Attachment C) for previously approved projects that provides examples of the amount of required parking that would be reduced as a result of the proposed amendment.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~strikethrough~~/underline format.

Article 2 - Decision Making and Administrative Bodies

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1410. Shared parking reduction standards.

A. Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of a Mixed Use (MXD) site plan or Planned Area Development (PAD) that meets the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Reductions shall be calculated using an accredited system for calculating shared parking. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as office, residential, retail, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction. A restrictive covenant shall be required stating that the amount of parking required as a result of the shared parking reduction shall not be reserved exclusively for a specific use.

The number of required spaces may be reduced by any one (1) or more of the following methods, as may be required by the City:

1. Urban Land Institute (ULI) Shared Parking Methodology using the City’s parking code requirements. A ULI Shared Parking Methodology and the assumptions in the calculation must be approved by the City.
2. Shared parking matrix. The shared parking matrix provides the method for calculating shared parking for mixed use buildings and planned area developments.
 - a. Methodology. MXD or PAD projects containing two (2) or more uses shall multiply the amount of required parking for each individual use, as provided within Section 5-1409, by the appropriate percentage listed in the table below for each of the designated time periods. Calculate the resulting sum for each of the six (6) vertical columns within the table below. The minimum parking requirement shall be the highest sum resulting from the calculations.

<u>Use</u>	<u>Weekday</u>			<u>Weekend</u>		
	<u>Day; 8am - 5pm</u>	<u>Evening; 5pm - 12am</u>	<u>Night; 12am - 8am</u>	<u>Day; 8am - 5pm</u>	<u>Evening; 5pm - 12am</u>	<u>Night; 12am - 8am</u>
<u>Residential</u>	<u>60%</u>	<u>90%</u>	<u>100%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>
<u>Office</u>	<u>100%</u>	<u>10%</u>	<u>5%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>
<u>Retail</u>	<u>70%</u>	<u>90%</u>	<u>5%</u>	<u>100%</u>	<u>70%</u>	<u>5%</u>
<u>Restaurant</u>	<u>50%</u>	<u>100%</u>	<u>10%</u>	<u>75%</u>	<u>100%</u>	<u>10%</u>
<u>Hotel</u>	<u>80%</u>	<u>100%</u>	<u>80%</u>	<u>80%</u>	<u>100%</u>	<u>75%</u>
<u>Entertainment</u>	<u>40%</u>	<u>100%</u>	<u>10%</u>	<u>80%</u>	<u>100%</u>	<u>10%</u>
<u>Other</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

3. Applicants may provide a parking study completed by a licensed professional engineer, engineering firm or similar, justifying the proposed parking solution as provided below.
 - a. Parking study. A study must be prepared using a professionally appropriate methodology that is approved by the City, detailing land uses in accordance with Institute of Transportation Engineers (ITE) parking generation categories. At a minimum, the methodology must incorporate all of the following considerations, as well as any other data or analyses that the City deems appropriate for the requested reduction:
 - i. Parking characteristics of similar projects and uses. The study must evaluate factors such as the uses, hours of operation, peak parking demands, location, amount and type of off-street parking that is proposed, the proposed impact on nearby on-street parking, and occupancy rates of similar uses and projects in comparison to those of the proposed uses and project.
 - ii. Operational assessment. The study must demonstrate how the project will optimize the parking operations and traffic conditions within a quarter (1/4) mile of the project boundaries, and propose and agree to provide appropriate mechanisms to protect the surrounding neighborhood, including but not limited to appropriate signage and the locations of all ingress and egress points.
 - iii. Transit. The study must analyze the impact of nearby transit services on parking demand for the project, and must also analyze the projected use of other alternative modes of travel such as bicycle and pedestrian. The study must reference and the project must propose to contribute to the enhancement of nearby transit services through expanding routes and lengthening hours of service.
 - iv. Valet plan. If valet services are proposed, the study must reference and the project must propose to provide adequately staffed valet services during the hours of operation of all uses, including an appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet service, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operational modifications to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours.

4. FINDINGS OF FACT

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 these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. 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.
- D. 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 the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

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

5. COMPREHENSIVE PLAN CONSISTENCY

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 overall, particularly with the following Goals, Objectives and Policies:

- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.
- Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

- Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.
- Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.
- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.
- Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.
- Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.
- Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.
- Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.
- Objective MOB-3.1. Provide efficient use, availability and notification of parking within the City.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Posted agenda on City web page/City Hall	01.29.16
Legal advertisement	01.29.16
Posted Staff report on City web page	02.05.16

7. STAFF RECOMMENDATION

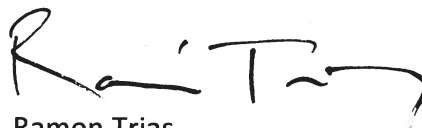
The Planning and Zoning Division recommends **approval**.

8. ATTACHMENTS

- A. City of Miami Beach Shared Parking provisions.
- B. City of North Miami Shared Parking provisions.
- C. Shared Parking Reduction Analysis.
- D. 12.31.15 Legal notice published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
 Director of Planning and Zoning
 City of Coral Gables, Florida

City of Miami Beach Shared Parking provisions

ARTICLE VIII. - SHARED PARKING
 Sec. 130-221. - Requirements.

Two or more uses shall be permitted to share the same required off-street parking spaces in a common parking facility on the same lot if the hours or days of peak parking for the uses are so different that a lower total will provide an adequate number of spaces for all uses served by the facility, according to the following table.

	Weekdays		Weekends		
	Daytime (6:00 a.m.— 6:00 p.m.) (percent)	Evening (6:00 p.m.— 6:00 a.m.) (percent)	Daytime (6:00 a.m.— 6:00 p.m.) (percent)	Evening (6:00 p.m.— midnight) (percent)	Nighttime (midnight— 6:00 a.m.) (percent)
Office or banks	<u>100</u>	5	10	5	5
Retail	<u>60</u>	20	<u>80</u>	<u>60</u>	5
Hotels	50	<u>60</u>	<u>60</u>	<u>100</u>	<u>75</u>
Restaurant	50	<u>75</u>	<u>75</u>	<u>90</u>	10
Theatre	10	70	20	<u>90</u>	10
Nightclubs	5	50	5	<u>100</u>	<u>90</u>
Other uses	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

(1) Method of calculation:

- a. Step 1: For each of the five time periods, multiply the minimum number of parking spaces required by sections 130-32, 130-33 and 130-34.
- b. Step 2: Add the results of each column. The required number of parking spaces shall equal the highest column total.

(2) The land uses served by the shared parking facility shall be in single ownership or unity of title or long term lease.

(Ord. No. 89-2665, § 7-10, eff. 10-1-89)

Secs. 130-222—130-250. - Reserved.

City of North Miami Shared Parking provisions

Sec. 5-1403. - Shared parking.

A. *General.* Shared parking shall be encouraged to permit a reduction in the total number of required parking spaces when a development is occupied by two (2) or more uses which typically do not experience peak parking demands at the same time. Parking spaces serving uses possessing divergent operating hours, may share parking spaces with another use on the same site or within six hundred (600) feet of the proposed use, provided that the area where the sharing occurs is not heavily impacted by a parking shortage. Such shared parking may be approved administratively unless the use otherwise requires approval as a special exception or conditional use.

B. *Methodology.*

1. When any site or building is used for two (2) or more uses, as listed below, the minimum total number of required parking spaces shall be determined by the following calculation:

a. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals, by the appropriate percentage listed in the table below for each of the designated time periods. Add the resulting sum for each of the five (5) vertical columns for the table. The minimum parking requirement is the highest sum resulting from the foregoing addition.

	WEEKDAY			WEEKEND	
	Night	Day	Evening	Day	Evening
	Midnight— 6:00 a.m.	9:00 a.m.— 4:00 p.m.	6:00 p.m.— Midnight	9:00 a.m.— 4:00 p.m.	6:00 p.m.— Midnight
USE					
Residential	100%	60%	90%	80%	90%
Office	5%	100%	10%	10%	5%
Retail	5%	70%	90%	100%	70%
Hotel	80%	80%	100%	80%	100%
Restaurant	10%	50%	100%	50%	100%
Entertainment	10%	40%	100%	80%	100%
Others	100%	100%	100%	100%	100%

2. An applicant for shared parking approval may submit an alternative calculation based on another established methodology for review and approval by the city.

(Ord. No. 1278, § 1(exh. 1), 4-28-09)

Gables Gateway (4585 Ponce de Leon)

Required Off-Street Parking when approved

Use	Sq. Ft./Units	ZC Parking Requirement	Parking Spaces Required/Provided
Residential	230 units	1.75 spaces/unit	403
Office	794 sf	1/300 sf	3
Retail	29,055 sf	1/250 sf	116
Restaurant	8,000 sf	1/100 sf	80
Back of House/Other	11,707 sf	1/250 sf	47
Total			649/655

Proposed Shared Parking Matrix

Use	Weekday			Weekend		
	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	70%	5%
Restaurant	50%	100%	10%	75%	100%	10%
Hotel	80%	100%	80%	80%	100%	75%
Entertainment	40%	100%	10%	80%	100%	10%
Other	100%	100%	100%	100%	100%	100%

Proposed Shared Parking Matrix applied to Gables Gateway Parking Requirements

Use	Req. Parking without reduction	Weekday			Weekend		
		Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	403	241.8	362.7	403	322.4	362.7	403
Office	3	3	0.3	0.15	0.3	0.15	0.15
Retail	116	81.2	104.4	5.8	116	81.2	5.8
Restaurant	80	40	80	8	60	80	8
Hotel	0	0	0	0	0	0	0
Entertainment	0	0	0	0	0	0	0
Other	47	47	47	47	47	47	47
Total	649	413	594.4*	463.95	545.7	571.05	463.95

*8.3% reduction in required parking (54 spaces)

Shared Parking Reduction Analysis

Gables Ponce II (4535 Ponce de Leon)

Required Off-Street Parking

Use	Sq. Ft./Units	ZC Parking Requirement	Parking Spaces Required/Provided
Residential - 1BD - 2 BD - +3BD	232 units 18 units	1.75 spaces/unit 2.25 spaces/unit	406 41 (447 total)
Office	4,420 sf	1/300 sf	15
Retail	24,220 sf	1/250 sf	97
Restaurant	2,005 sf	12/1,000 sf	24
Fitness Center (other)	3,725 sf	1/300 sf	13
B.O.H. (other)	2,394 sf	1/250 sf	10
Total			606/644

Proposed Shared Parking Matrix

Use	Weekday			Weekend		
	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	70%	5%
Restaurant	50%	100%	10%	75%	100%	10%
Hotel	80%	100%	80%	80%	100%	75%
Entertainment	40%	100%	10%	80%	100%	10%
Other	100%	100%	100%	100%	100%	100%

Proposed Shared Parking Matrix applied to Gables Ponce II Parking Requirements

Use	Req. Parking without reduction	Weekday			Weekend		
		Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	447	268.2	402.3	447	357.6	402.3	447
Office	15	15	1.5	0.75	1.5	0.75	0.75
Retail	97	67.9	87.3	4.85	97	67.9	4.85
Restaurant	24	12	24	2.4	18	24	2.4
Hotel	0	0	0	0	0	0	0
Entertainment	0	0	0	0	0	0	0
Other	23	23	23	23	23	23	23
Total	606	386.1	538.1*	478	497.1	517.95	478

*11.1% reduction in required parking (67 spaces)

Shared Parking Reduction Analysis

Gables Ponce III (363 Granello Avenue)

Required Off-Street Parking

Use	Sq. Ft./Units	ZC Parking Requirement	Parking Spaces Required/Provided
Residential	204 units	1.75 spaces/unit	374
Office	3,519 sf	1/300 sf	12
Retail	3,396 sf	1/250 sf	14
Back of House/Other	3,246 sf	1/250 sf	13
Total			413/421

Proposed Shared Parking Matrix

Use	Weekday			Weekend		
	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	70%	5%
Restaurant	50%	100%	10%	75%	100%	10%
Hotel	80%	100%	80%	80%	100%	75%
Entertainment	40%	100%	10%	80%	100%	10%
Other	100%	100%	100%	100%	100%	100%

Proposed Shared Parking Matrix applied to Gables Ponce III Parking Requirements

Use	Req. Parking without reduction	Weekday			Weekend		
		Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	374	224.4	336.6	374	299.2	336.6	374
Office	12	12	1.2	0.6	1.2	0.6	0.6
Retail	14	9.8	12.6	0.7	14	9.8	0.7
Restaurant	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0
Entertainment	0	0	0	0	0	0	0
Other	13	13	13	13	13	13	13
Total	413	259.2	363.4	388.3*	327.4	360	388.3*

*5.8% reduction in required parking (24 spaces)

Shared Parking Reduction Analysis

Paseo de la Riviera (1350 South Dixie Highway)

Required Off-Street Parking based on 08.12.15 PZB Staff Report

Use	Sq. Ft./Units	ZC Parking Requirement	Parking Spaces Required/Provided
Residential - total	234 units		429
Res. 1 and 2 bedroom	195 units	1.75/unit	---
Res. 3 bedroom	39 units	2.25/unit	---
Retail	14,853 sq ft	1/250 sq ft	60
Restaurant	4,364 sq ft	12/1,000 sq ft	53
Hotel	252 rooms	1.125/room	284
Total			826

Proposed Shared Parking Matrix

Use	Weekday			Weekend		
	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	60%	90%	100%	80%	90%	100%
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	70%	5%
Restaurant	50%	100%	10%	75%	100%	10%
Hotel	80%	100%	80%	80%	100%	75%
Entertainment	40%	100%	10%	80%	100%	10%
Other	100%	100%	100%	100%	100%	100%

Proposed Shared Parking Matrix applied to Paseo de la Riviera Parking Requirements

Use	Req. Parking without reduction	Weekday			Weekend		
		Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am	Day; 8am - 5pm	Evening; 5pm - 12am	Night; 12am - 8am
Residential	429	257.4	386.1	429	343.2	386.1	429
Office	0	0	0	0	0	0	0
Retail	60	42	54	3	60	42	3
Restaurant	53	26.5	53	5.3	39.75	53	5.3
Hotel	284	227.2	284	227.2	227.2	284	213
Entertainment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	826	553.1	777.1*	664.5	670.15	765.1	650.3

*5.8% reduction in required parking (48 spaces)

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**


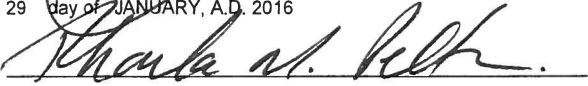
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES, FLORIDA - LOCAL PLANNING
AGENCY / PLANNING AND ZONING BOARD - FEB. 10, 2016**

in the XXXX Court,
was published in said newspaper in the issues of

01/29/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Sworn to and subscribed before me this
29 day of JANUARY, A.D. 2016


(SEAL)
MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

**CITY PUBLIC HEARING
DATES / TIMES** LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD WEDNESDAY, FEB
RUARY 10, 2016, 6:00 - 9:00 P. M.

LOCATION CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY, COR
AL GABLES, FLORIDA, 3313 4

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

- Items 1 through 3 are related.
1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family Medium Density" Land Use Classifications to provide a maximum 100 units/acre density and a maximum 120' height for towers for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review) (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
 2. 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," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)

3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for repealer provision, severability clause, codification, and providing for an effective date. (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)
5. 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 4-206, "Giralda Restaurant Row Overlay" to allow for modified requirements with form-based development standards that modify and supplement the existing Commercial District standards and criteria for the 100 block of Giralda Avenue, legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L, to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building, site determination"; and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; providing for repealer provision, severability clause, codification, and providing for an effective date.
7. 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 2, "Decision Making and Administrative Bodies"; Article 3, "Development Review"; Article 4, "Zoning Districts"; Article 5, "Development Standards"; and, Article 8, "Definitions" to address tie vote, Transfer of Development Rights, garage facades, restaurant walk-up windows, parking and bay windows; providing for repealer provision, severability clause, codification, and providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by adding Article 5, "Development Standards", Division 13 "Miscellaneous Construction Requirements", Section 5-1302, "Sustainability Standards", to incorporate "green" building standards on certain new construction projects in excess of 20,000 square feet; providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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