



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Giralda Restaurant Row Overlay Zoning Code Text Amendment
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, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Restaurant Row Overlay" to allow for modified requirements with 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.

2. PROPOSED ZONING CODE TEXT AMENDMENTS

The purpose of the Giralda 100 Block Restaurant Row Overlay is to encourage harmonious development by allowing consistent height and floor area ratio (FAR) for both large and small parcels. Within the Giralda 100 Block Restaurant Row Overlay, owners of small parcels will have the opportunity to create vibrant, multi-story, mixed-use buildings.

This Overlay proposes the elimination of minimum parking requirements, eliminating minimum building site standards for taller buildings, and providing for building setbacks that allow for rooftop terraces and balconies overlooking the street. Also importantly, the Overlay will ensure pedestrian comfort on the 100 block of Giralda Avenue by prohibiting driveways and off-street parking areas along the street. Finally, residential uses will be permitted on the upper floors of all buildings, both large and small building sites, through the use of the Mediterranean Bonus.

The proposed zoning code text amendment is provided as Attachment A. The Planning and Zoning analysis that supports the proposed zoning code text amendment is provided as Attachment B.

The Giralda Overlay is prepared as the first step of an overall Downtown Overlay strategy. These Overlay Zoning provisions are prepared in consultation with the Coral Gables Business Improvement District in

an effort to ensure effective development strategies within the Downtown and to coordinate private development regulations with the public Streetscape projects on Miracle Mile and Giralda Avenue, currently underway.

The Giralda Overlay review process has included input from the Business Improvement District, property owners on the 100 Block of Giralda, the City Commission as part of the Zoning-in-Progress Resolution and the Economic Advisory Board.

3. 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 the 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**.

4. 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-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.
- Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.
- Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.
- 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.

5. PUBLIC NOTIFICATION

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

Type	Date
City Commission Zoning-in-Progress Resolution	12.08.15
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
Business Improvement District Meeting	02.01.16
Giralda 100 Block Property Owners Meeting	01.28.16 02.02.16
Economic Advisory Board Meeting	02.03.16
Posted Staff report on City web page	01.08.16 02.05.16

6. STAFF RECOMMENDATION

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

7. ATTACHMENTS

- A. Proposed Giralda “Restaurant Row” Overlay.
- B. Planning and Zoning Analysis supporting proposed Giralda “Restaurant Row” Overlay.
- C. Resolution 2015-310 Giralda 100 Block Zoning-in-Progress.
- D. 12.16.15 Zoning-in-Progress Legal Notice published.
- E. 01.29.16 Giralda Overlay Zoning Code Text Amendment Legal notice published.
- F. 12.31.15 Courtesy notice mailed to all property owners within Giralda 100 Block and within 1,000’.
- G. 01.15.16 Property Owners Meeting Invitation and Mailing List.
- H. 02.02.16 Property Owners Meeting Sign-In Sheet.
- I. 02.10.16 Powerpoint Presentation.

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

Section E - 2. Giralda 100 Block Regulations

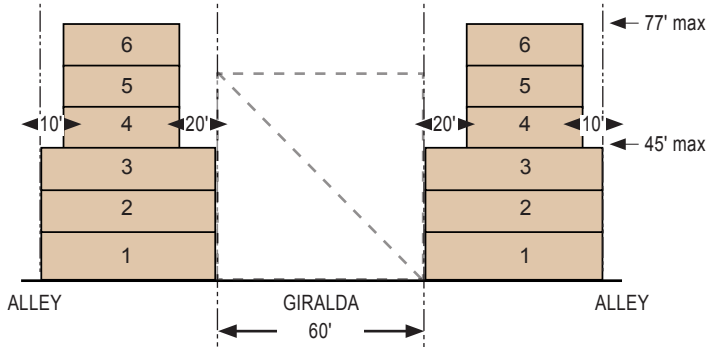
A. Purpose: Encourage harmonious development by allowing consistent height and FAR for both large and small parcels. Create small-scale, engaging urban buildings by eliminating minimum parking requirements and encouraging rooftop terraces and balconies overlooking the street. Ensure pedestrian comfort by prohibiting driveways and off-street parking areas along the street.

B. 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.

C. Development Standards. Development standards for buildings fronting the 100 Block of Giralda Avenue are provided in Section E - 2.D. These development standards are mandatory for all new construction, alterations, expansions, renovations, and similar improvements of existing structures within the area bounded by the alley to the north of Giralda, the alley to the south of Giralda, Ponce de Leon Boulevard to the west, and Galiano Street to the east.

Section E - 2.D. Giralda Avenue Development Standards

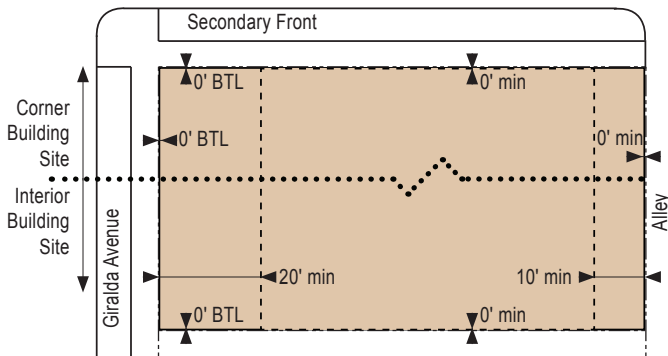
Building Form and Height



Lot Occupation

Building Site Area	2,500 sf min
Building Site Giralda Frontage	25' min
Floor Area Ratio (FAR)	3.0 max 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
Ponce de Leon Blvd Frontage	Vehicular Areas prohibited
Open Space	20% min rooftop terraces and balconies
Density	no limit

Building Setback and Stepback



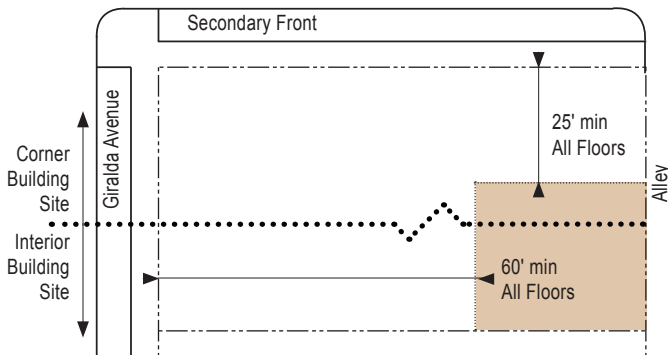
Building Setback

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
Upper Level Balcony Encroachment	6' into Building Stepback

Parking Placement



Parking / Loading

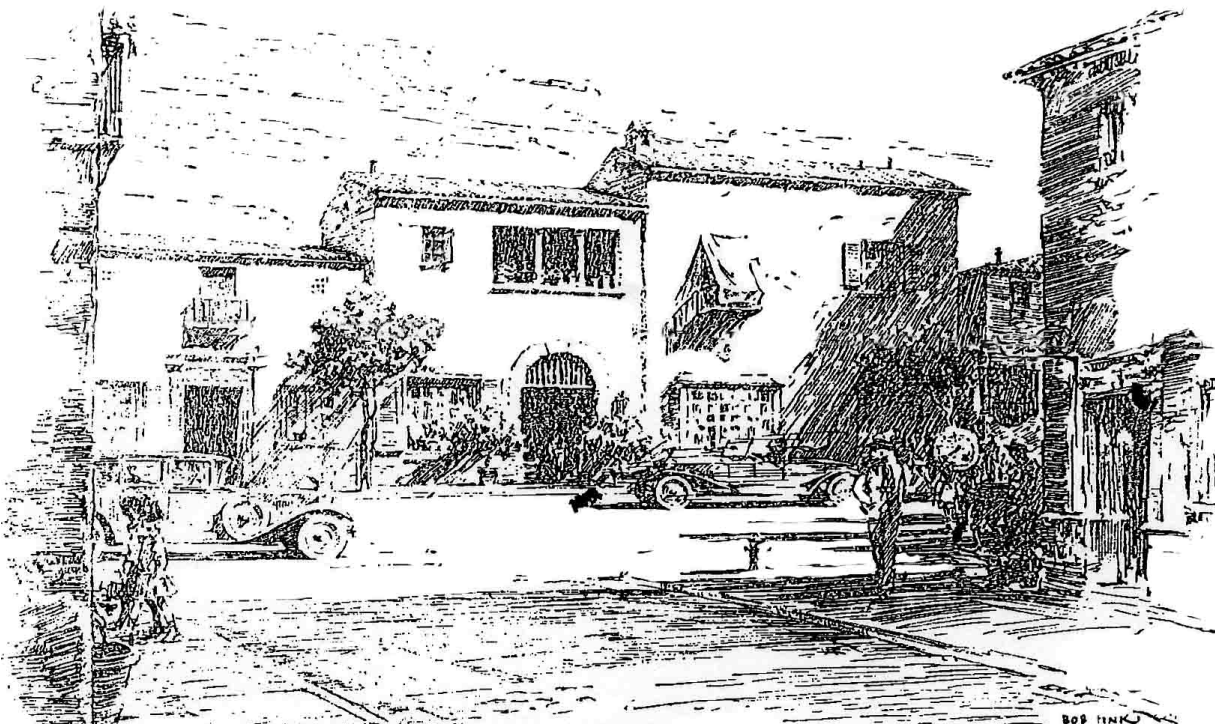
Minimum Required Parking	None
Giralda Avenue Parking Setback	60' min All Floors
Secondary Front Parking Setback	25' min All Floors
Parking Entrance Location	Mandatory Alley Entrance
Required Internal Loading / Service	None
Loading / Service Access	Mandatory Alley Frontage

Building Height

Building Height	3 stories, 45' max
Building Height - Med Bonus L2	6 stories, 77' max
Rooftop Architectural Elements	15' max

Giralda Overlay Analysis

Planning Study Supporting
Coral Gables Zoning Code Appendix



*Overlay zoning regulations to enhance and protect
the low-scale, active, pedestrian character of
Giralda Avenue, Coral Gables' "Restaurant Row."*

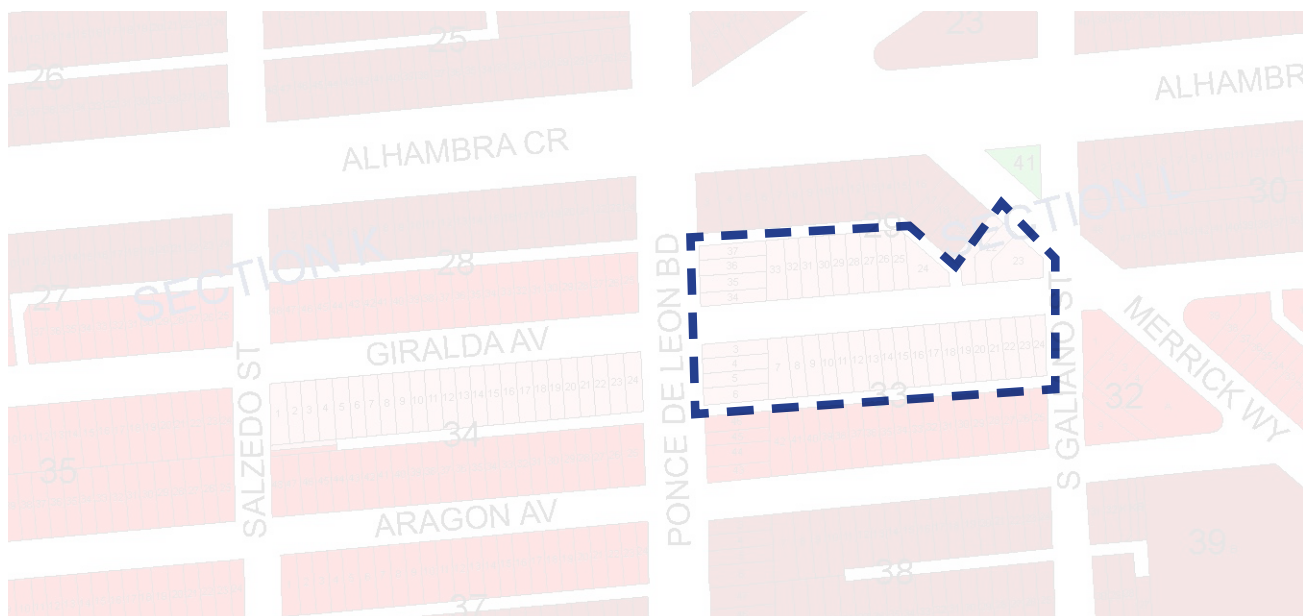
Location

The Giralda Overlay affects a one-block stretch of Giralda that is unique as the only Low-Rise Intensity land use in the Coral Gables Central Business District, with low-scale, pedestrian-oriented buildings. If implemented, the Giralda Overlay would encourage low-scale, pedestrian oriented development that enhances the existing "Restaurant Row" from Ponce de Leon Boulevard to Galiano Street.

The Giralda Overlay affects all properties located between Giralda Avenue and the alleys to the north and south, between Ponce de Leon Boulevard and Galiano Street, as well as Lots 21, 22, and 23 of Block 29, Section L.

The Giralda Overlay affects the following Blocks and Lots:

- Section L, Block 29, Lots 21 - 37; Block 33, Lots 3 - 24



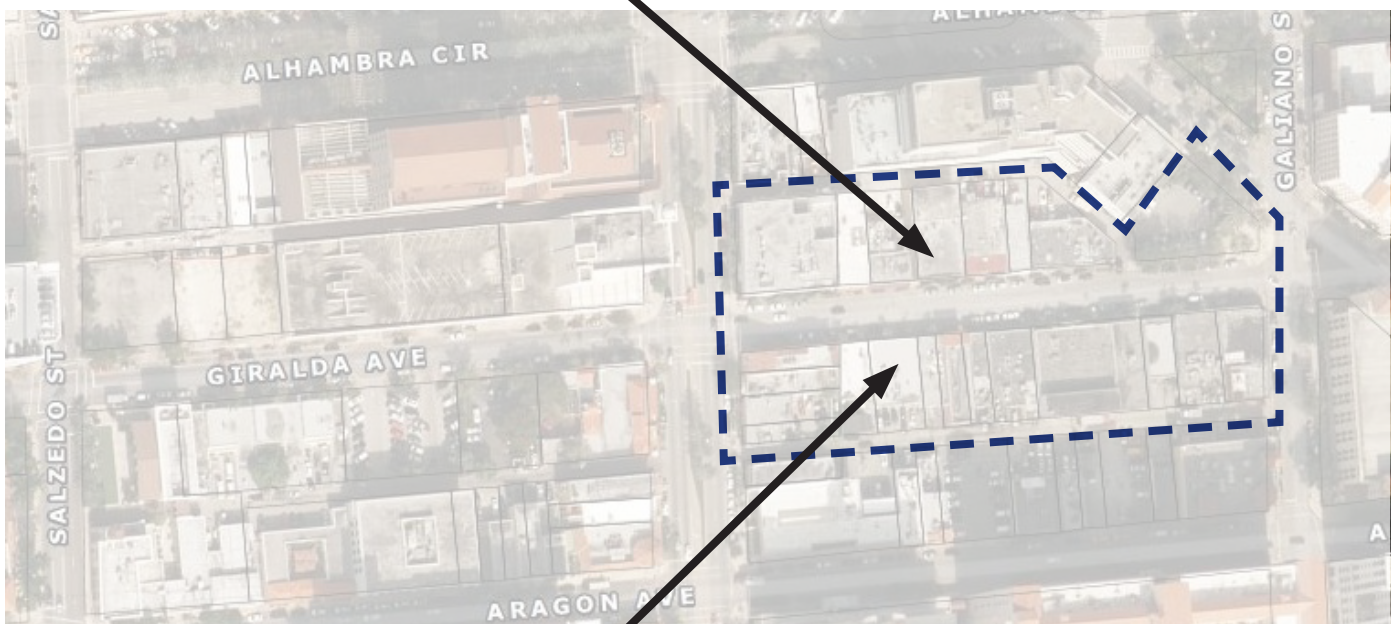
LEGEND

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

Giralda Avenue Existing Land Uses

North Side - Galiano to Ponce

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



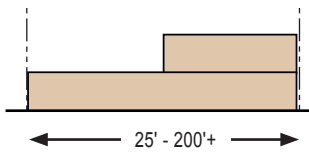
South Side - Galiano to Ponce

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

Redevelopment Scenarios

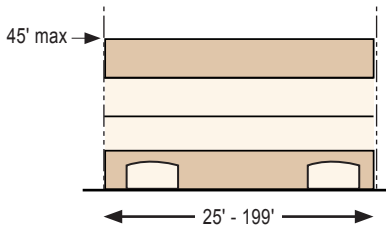
Existing development regulations for small parcels on the 100 block of Giralda Avenue limit the maximum practical build out to 1.45 - 2.0 FAR (scenarios 1 and 2), encouraging large assemblies of land to achieve a higher FAR (scenario 3).

1 Mediterranean Bonus Parking Exemption, 1.45 Maximum FAR



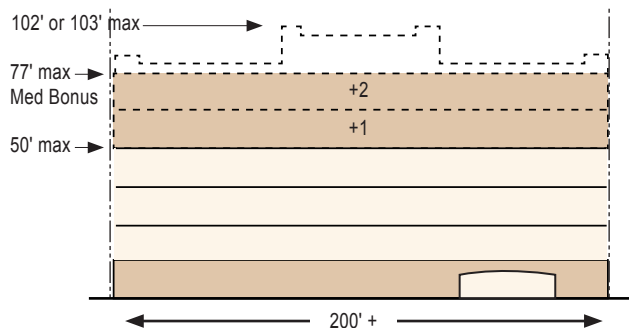
- NO MINIMUM PARCEL SIZE OR STREET FRONTAGE
- APPLIES TO ALL LAND USES
- CAN BE USED FOR ANY PROPERTY IN THE CBD
- MOST COMMONLY USED FOR RESTAURANT CHANGE OF USE
- NO MINIMUM PARKING REQUIREMENT
- MAXIMUM FAR: 1.45

2 Small Parcel Development, 45' Height Limit



- < 200' GIRALDA AVENUE FRONTAGE, < 20,000 SQ FT SITE
- APPLIES TO ALL COMMERCIAL LAND USES CITYWIDE
- 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

3 Large Parcel Redevelopment, 77' Height



- > 200' GIRALDA FRONTAGE, > 20,000 SQ FT SITE
- LOW-RISE LAND USE WITH MEDITERRANEAN BONUS
- NO OPPORTUNITY SITES CURRENTLY
- PARKING / LEASABLE SPACE RATIO: APPROX. 1:1
- MAXIMUM PRACTICAL FAR: 3.0 - 3.5 DEPENDING ON REQUIRED PARKING RATIOS
- MEDITERRANEAN BONUS ENCOURAGES ONE GARAGE ENTRANCE FRONTING GIRALDA; NO LIMITATION ON WIDTH OF DRIVEWAY

LEGEND

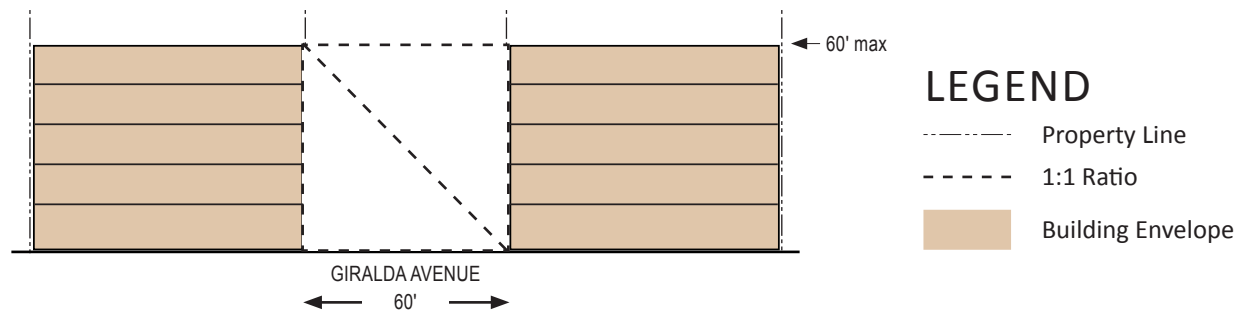
- Property Line
- Leasable Space (FAR)
- Required Parking / Vehicular Area

1930 Zoning Code - Height

The 1930 Coral Gables Zoning Code included many time-tested town planning principles, including building height regulations that relate to the width of the street that the building fronts. This method of regulating building height results in public spaces that have proportions of 1:1 or 1:1.5, which maximizes access to light and air while shaping the street space with buildings of a consistent height. This consistent and continuous building frontage creates the feeling of an outdoor room.

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'.



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 7 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."

Coral Gables Mediterranean Architecture Design

Section 5-605 of the Zoning Code requires that all applications for development approval shall include design elements and architectural styles of eight Coral Gables landmarks, including:

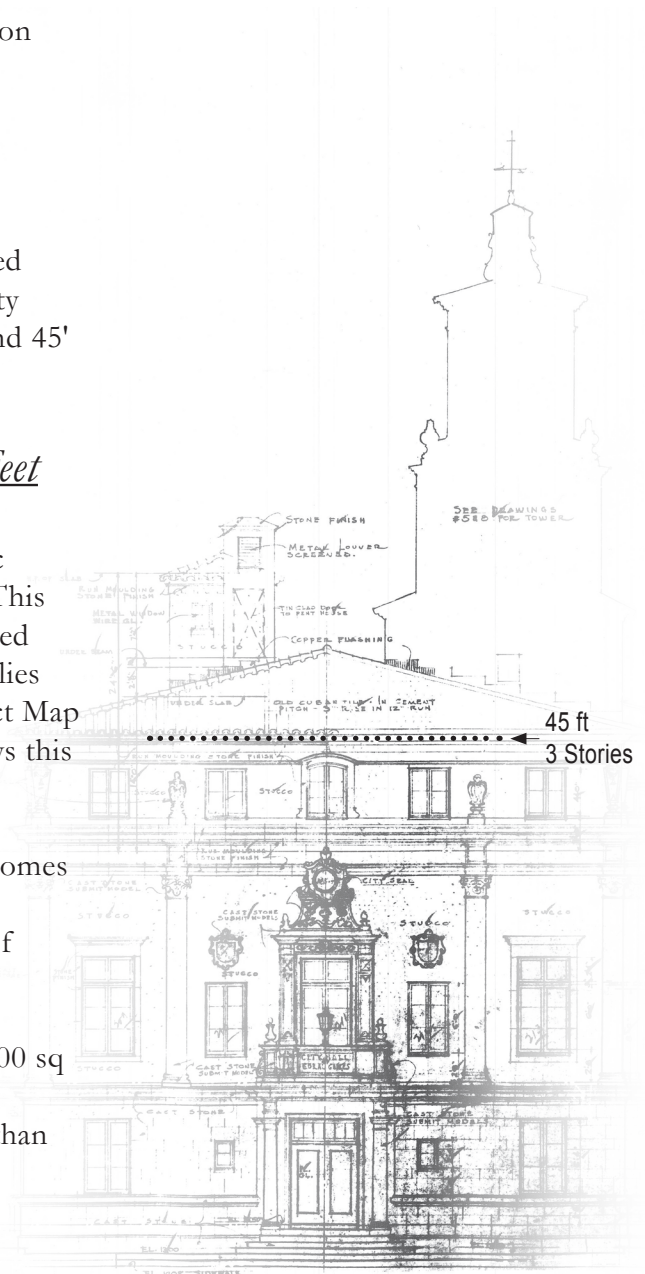
- H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- The Colonnade Building, 169 Miracle Mile.
- Douglas Entrance, 800 Douglas Road.
- Coral Gables Elementary School, 105 Minorca Avenue.
- Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
- San Sebastian Apartments, 333 University Drive.
- Coral Gables City Hall, 405 Biltmore Way.
- Biltmore Hotel, 1200 Anastasia Avenue.

Coral Gables City Hall, one of the precedent buildings listed in the Zoning Code, was designed by Coral Gables' first City Architect, Phineas Paist. The building is three floors tall and 45' to the cornice line.

City Hall Precedent - Three Floors; Forty-five Feet

The three floors 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 floors, 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')



CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2015-310

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA ISSUING A ZONING IN PROGRESS, IN ACCORDANCE WITH ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 7, "MORATORIUM", SECTION 3-703, "ZONING IN PROGRESS REQUEST" AND 3-704, "CITY COMMISSION ZONING IN PROGRESS RESOLUTION REVIEW AND DECISION" FOR THE CONSIDERATION OF ZONING CODE TEXT AMENDMENTS TO PROTECT AND ENHANCE THE CHARACTER OF THE 100 BLOCK OF GIRALDA, KNOWN AS "RESTAURANT ROW," ON THE PROPERTY LEGALLY DESCRIBED AS SECTION L, BLOCK 29, LOTS 21 - 37; BLOCK 33, LOTS 3 - 24, CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager filed a request with the City Commission for a Zoning in Progress Resolution pursuant to Zoning Code Section 3-703 for the 100 block of Giralda Avenue, known as "Restaurant Row" on the property legally described as Section L, Block 29, Lots 21-37; Block 33, Lots 3-24, Coral Gables, Florida; and

WHEREAS, the Zoning in Progress Resolution request requires review, preliminary findings, and approval or denial by the City Commission, pursuant to Zoning Code Section 3-704; and

WHEREAS, the City Commission has approved the Miracle Mile and Giralda Streetscape projects with the intent of investing in Downtown infrastructure that enhances the pedestrian character of Coral Gables; and

WHEREAS, current Zoning Code provisions for the 100 block of Giralda Avenue do not protect the pedestrian-oriented, low-rise character of Restaurant Row; and

WHEREAS, private investment and redevelopment on the 100 block of Giralda Avenue should be directed towards projects that enhance the existing pedestrian-oriented, low-rise character of Restaurant Row; and

WHEREAS, a public hearing was held before the City Commission on December 8, 2015, at which hearing this item was presented; and

WHEREAS, the City Commission on December 8, 2015, approved the Zoning in Progress Resolution (vote: 4-0), for a period not to exceed the first regularly scheduled City Commission meeting after 120 days, and ordered that Staff report to the Planning and Zoning Board and City Commission with a report, proposed Zoning Code Text Amendment, and recommendations related to a potential moratorium, within 90 days, in accordance with Zoning Code Section 3-704; and

WHEREAS, upon adoption of the Zoning in Progress Resolution, the City Clerk shall publish this adopted resolution in a newspaper of general circulation published in the City of Coral Gables, or in Miami-Dade County, Florida, within ten (10) days following the date of adoption, in accordance with Zoning Code Section 3-704;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. Zoning in Progress shall be in effect for the 100 block of Giralda Avenue, on the property legally described as Section L, Block 29, Lots 21-37; Block 33, Lots 3-24, Coral Gables, Florida.

SECTION 3. During the period of time that the Planning and Zoning Board and City Commission are considering a moratorium ordinance, no permit(s) or development order(s) of any kind shall be issued if issuance would result in the nonconforming or unlawful use of the subject property should the moratorium or text amendment or zoning district change be finally enacted by the City Commission, in accordance with Zoning Code Article 3, Division 7.

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS EIGHTH DAY OF DECEMBER, A.D., 2015.

(Moved: Quesada / Seconded: Slesnick)

(Yeas: Quesada, Slesnick, Keon, Cason)

(Majority: (4-0) Vote)

(Absent: Lago)

(Agenda Item: H-4)

APPROVED:



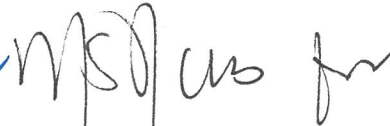
JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

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 OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, 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

THE CITY OF CORAL GABLES - NOTICE : PASSAGE OF RESOLUTION NO. 2015-310

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

12/16/2015

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
16 day of DECEMBER, A.D. 2015

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**THE CITY OF CORAL GABLES
NOTICE: PASSAGE OF RESOLUTION
NO. 2015-310**

Notice is hereby given that at its regular meeting of Tuesday, December 8, 2015, the City of Coral Gables Commission passed the herein below referenced Resolution:

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA ISSUING A ZONING IN PROGRESS IN ACCORDANCE WITH ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 7, "MORATORIUM", SECTION 3-703, "ZONING IN PROGRESS REQUEST" AND 3-704, "CITY COMMISSION ZONING IN PROGRESS RESOLUTION REVIEW AND DECISION" FOR THE CONSIDERATION OF ZONING CODE TEXT AMENDMENTS TO PROTECT AND ENHANCE THE CHARACTER OF THE 100 BLOCK OF GIRALDA KNOWN AS "RESTAURANT ROW," ON THE PROPERTY LEGALLY DESCRIBED AS SECTION L, BLOCK 29, LOTS 21-37; BLOCK 33, LOTS 3-24, CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.



WALTER J. FOEMAN
CITY CLERK

12/16

15-112/0000059944M

MIAMI DAILY BUSINESS REVIEW

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

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

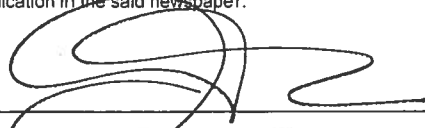
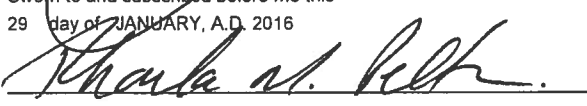
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that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


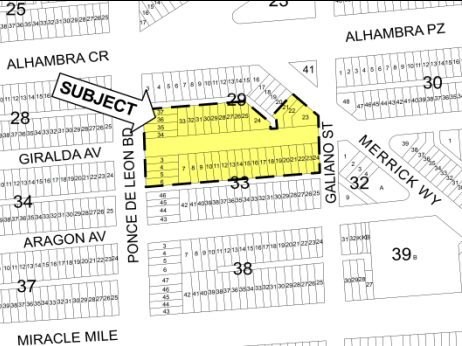
3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional 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.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">December 31, 2015</p>	
Applicant:	City of Coral Gables	
Application:	Zoning Code Text Amendment	
Property:	100 Block of Giralda Avenue	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board January 13, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

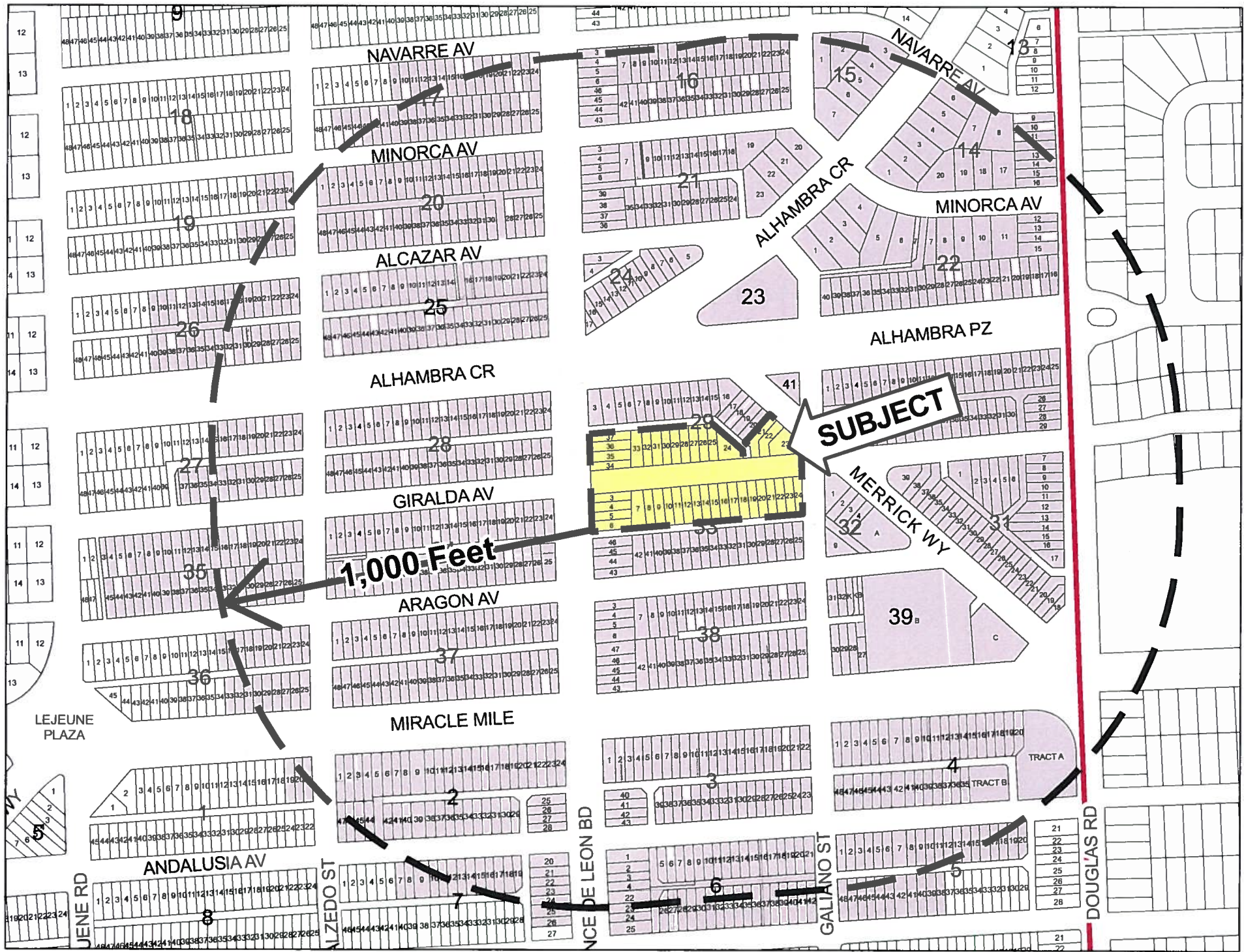
PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on January 13, 2016 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application 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. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida



NAVARRE AV

MINORCA AV

ALCAZAR AV

ALHAMBRA CR

GIRALDA AV

ARAGON AV

MIRACLE MILE

ANDALUSIA AV

NAVARRE AV

MINORCA AV

ALHAMBRA PZ

SUBJECT

MERRICK WY

39B

TRACT A

TRACT B

LEJEUNE PLAZA

JENE RD

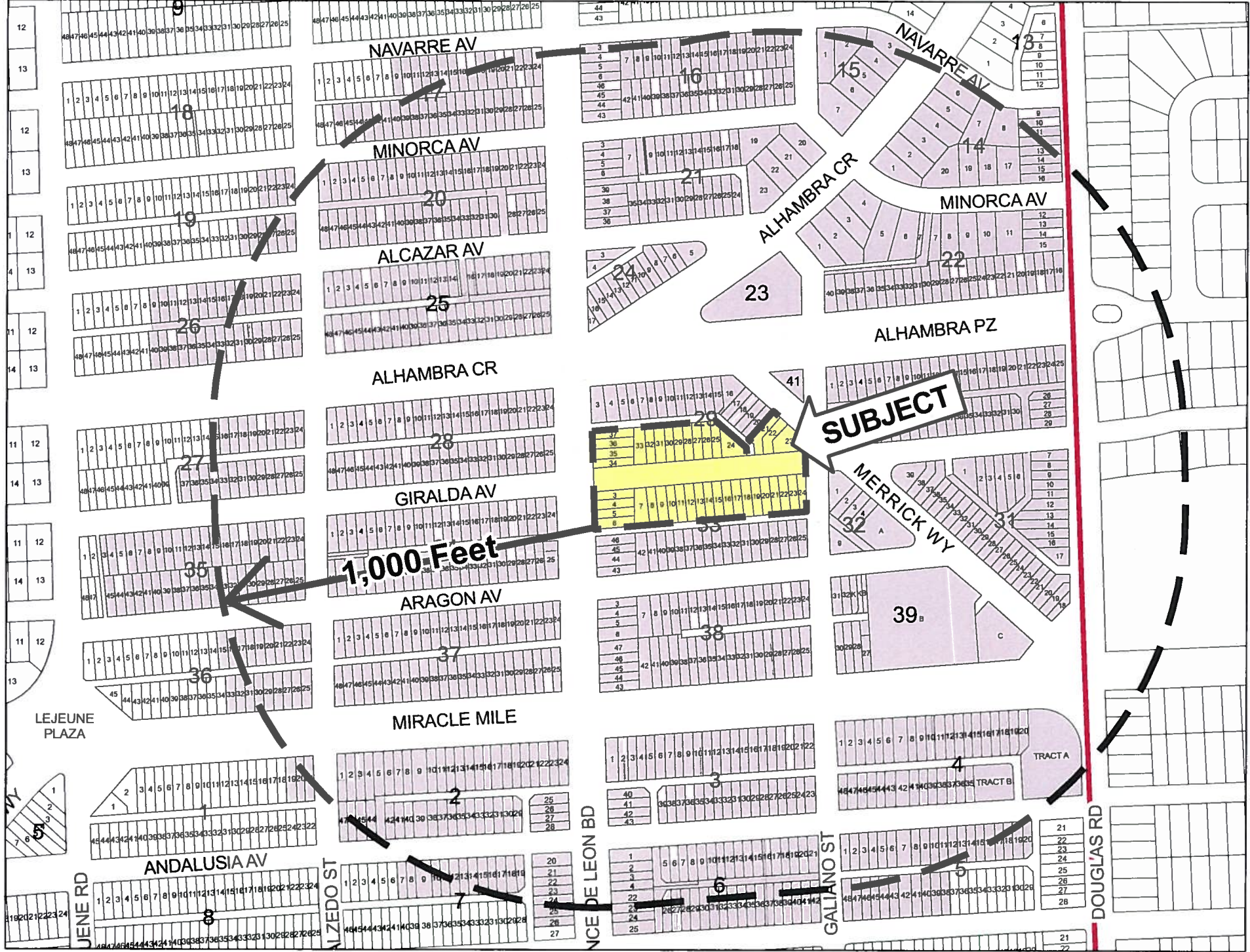
ALZEDO ST

NCE DE LEON BD

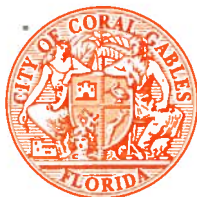
GALLIANO ST

DOUGLAS RD

1,500-Feet



sent 01/15/2016



The City of Coral Gables

Planning and Zoning Division

427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

Re: *Property Owner Meeting regarding proposed Giralda Avenue 100 Block Zoning Code Changes*

Dear Property Owner,

The City of Coral Gables invites you to attend an important community meeting relating to your property on the 100 block of Giralda Avenue, often referred to as "Restaurant Row."

We want to ensure that you provide input and comments to enhance zoning regulations along Giralda Avenue.

We also welcome ideas for improvements to the area in light of the upcoming streetscape project on Giralda Avenue.

The meeting will take place on Tuesday, February 2nd from 10 – 11am at 427 Biltmore Way, Suite 201, Coral Gables. The meeting will be held in the Planning and Zoning Division Conference Room.

Should you need further information or if you are unable to attend this meeting and would like to schedule an individual meeting, please feel free to contact the Planning and Zoning Division at 305-460-5211 or email us at planning@coralgables.com.

As a property owner of an affected property, your input is very valuable and we look forward to your participation in this effort.

Sincerely,

A handwritten signature in black ink that reads "Ramon Trias".

Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning

Cc: Cathy Swanson Rivenbark, City Manager
Charles Wu, Assistant Development Services Director
Craig Leen, City Attorney
Craig Collier, Coral Gables Special Land Use Counsel

CARA AL SOL LLC

7950 NW 53 ST STE#118

MIAMI, FL 33166

JSK ARCHITECTURAL GROUP LLC

137 GIRALDA AVE

CORAL GABLES, FL 33134

NEELS CO NV

1172 S DIXIE HWY #360

CORAL GABLES, FL 33146

BLANCK TRUST LIMITED PARTNERSHIP

5730 SW 74 ST STE #700

MIAMI, FL 33143-5320

GAIL S ACKERMANN TRS

11098 MARIN STREET

CORAL GABLES, FL 33156

PONCE DE LEON PROPERTIES L C

% SOSTCHIN & PESSIN

12 NE 3RD ST

MIAMI, FL 33132

CYNTHIA L MCNEILL TRS

4741 SW 74 ST

CORAL GABLES, FL 33143

EL VALLE INC

2305 PONCE DE LEON BLVD

CORAL GABLES, FL 33134-5407

PONCE REAL EST INVESTMENTS LLC

2631 PONCE DE LEON BLVD

CORAL GABLES, FL 33134

GIRALDA PARTNERS INC

4035 MALAGA AVE

COCONUT GROVE, FL 33133-6322

YOLANDA L YARUR TR

C/O KERDYK REAL ESTATE INC TRUST

2631 PONCE DE LEON BLVD

CORAL GABLES, FL 33134-6002

ECUA INVT INC

154 GIRALDA AVE

CORAL GABLES, FL 33134-5209

EPSON DERBY LLC

1600 PONCE DE LEON BLVD #1025

CORAL GABLES, FL 33134

142 GIRALDA LLC

C/O ALBERTO ETTEDGUI

1600 PONCE DE LEON BLVD STE#1025

CORAL GABLES, FL 33134

CHURCH OF SCIENTOLOGY OF FL INC

120 GIRALDA AVE

CORAL GABLES, FL 33134-5209

THEODORE ROUX &W BETTY

116 GIRALDA AVE

CORAL GABLES, FL 33134-5209


Sign in Sheet
February 2, 2016

	Name	Email	Phone	Address
1	John Guzzo	J.Guzzo@comcast.net		
2	William Colas	WilliamColas@gmail.com	305-446-2586	
3	JORGE ISOPERMAN	J.isoperman@stereohitecture.com	9100 P. CUNY 305-448-1986	137 GIRALDA AV.
4	Barbara Via	barbaratvia.cira@gmail.com	305-790-5055	2309 Force.
5	Charles Wu	cwu@coralgables.com		
6	Burton Hersh	bherstn@burtonherstn.com	305-491-1133	140 Mirada Mile
7	AUER SEARAVANT	searavante@coralgables.com	3/460-5211	2121 Troce (EDD Director)
8	Burl Sostein	bsostein@coralgables.com	3/4984-0401	2299 2299 City Hall Parcel De Leon 1456 W. W.
9	marina foglia	mfoglia@shopperz.com	305-569-0311	220 Mirada Mile #234
10	Ramon Trias	RTRIAS@CORALGABLES.COM		CITY HALL
11	Megan McLaughlin	mmlaughlin@coralgables.com	305-460-5214	City Hall
12				
13				
14				



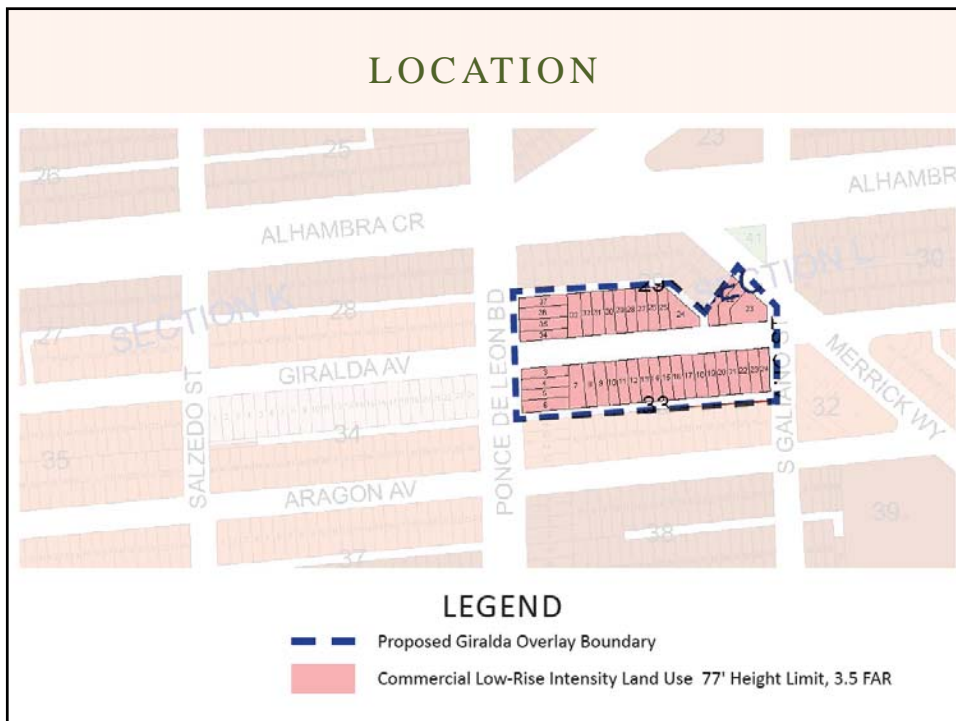

Giralda Avenue 100 Block
Zoning Code Overlay
Property Owner's Meeting





Giralda Overlay

ZONING CODE TEXT AMENDMENT
PLANNING AND ZONING BOARD
FEBRUARY 10, 2016



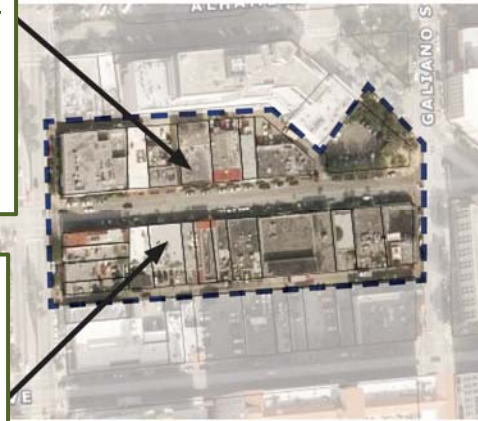
EXISTING CONDITIONS

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



3

PUBLIC NOTIFICATION

Type	Date
City Commission Zoning-in-Progress Resolution	12.08.15
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

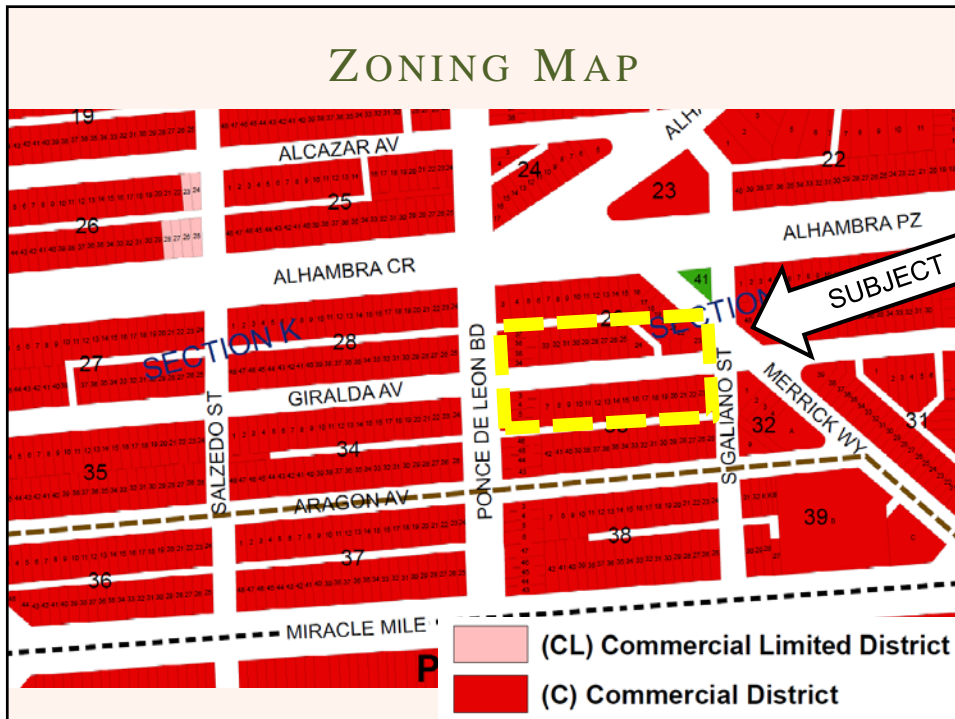
4

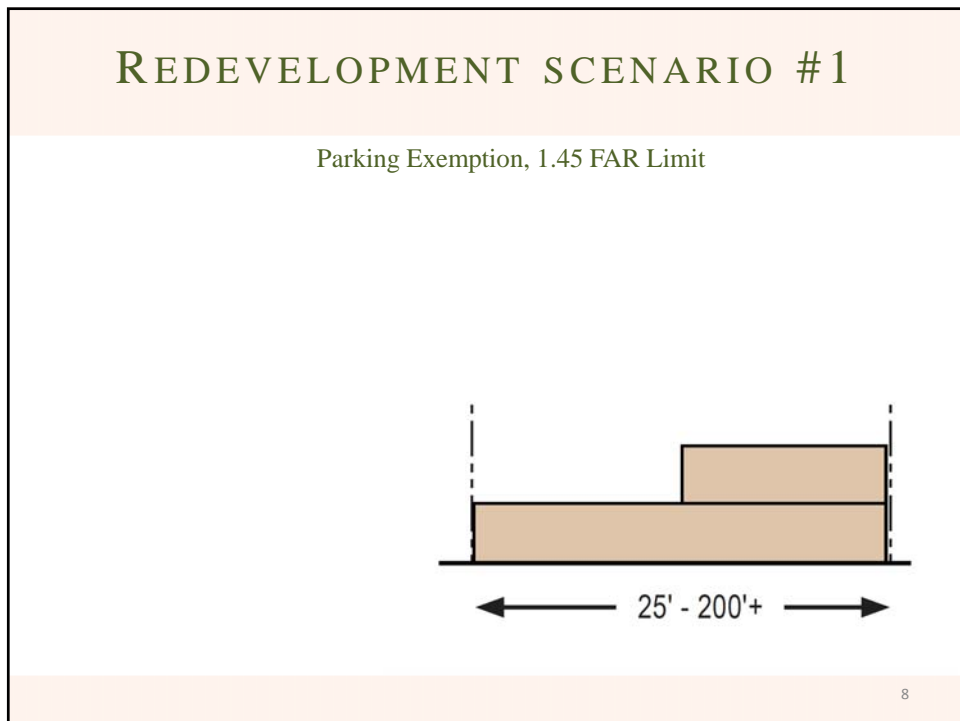
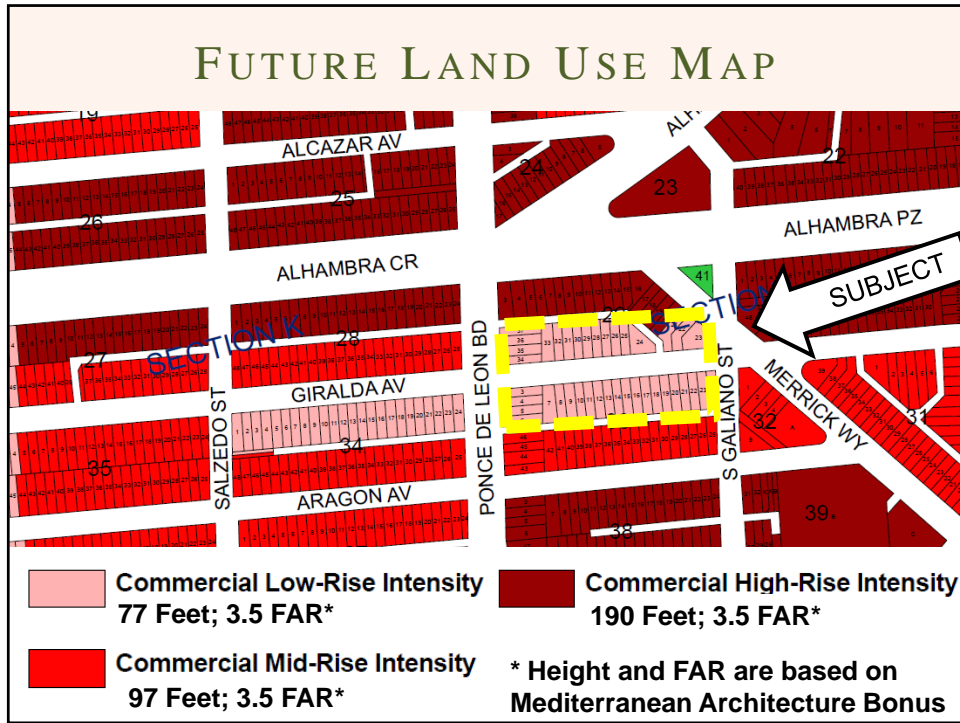
STAKEHOLDER MEETINGS

	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

5

ZONING MAP

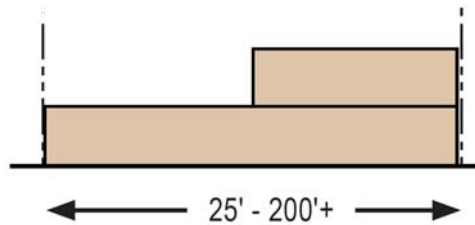




REDEVELOPMENT SCENARIO #1

Parking Exemption, 1.45 FAR Limit

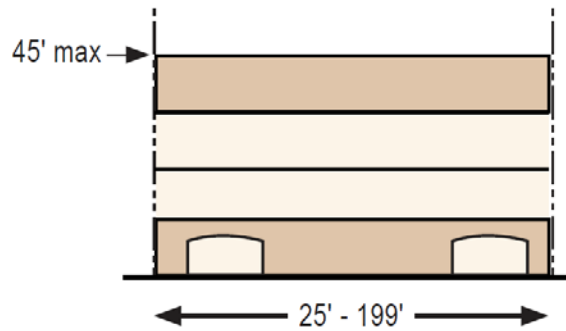
- No minimum parcel size or street frontage
- Applies to all land uses
- Can be used for any property in the CBD
- Most commonly used for restaurant change of use
- No minimum parking requirement
- Maximum FAR: 1.45



9

REDEVELOPMENT SCENARIO #2

Small Parcel Development, 45' Height Limit

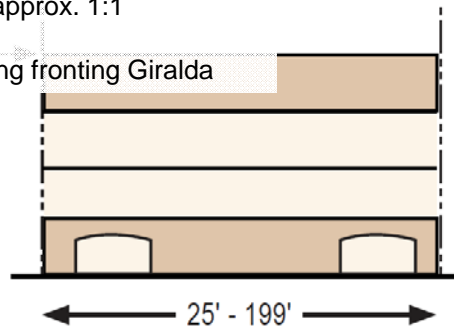


10

REDEVELOPMENT SCENARIO #2

Small Parcel Development, 45' Height Limit

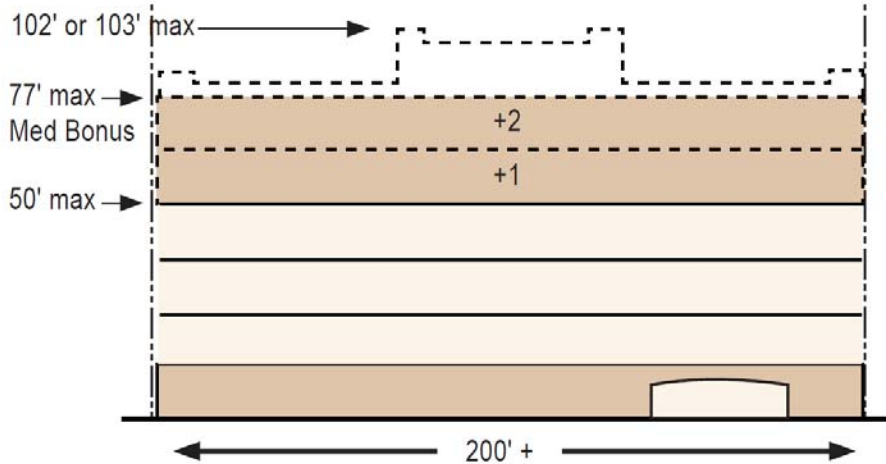
- < 200' Giralda avenue frontage; < 20,000 sq ft site
- Applies to all Land Uses
- Most common development opportunity; over 20 sites
- Parking / leasable space ratio: approx. 1:1
- Maximum practical FAR: 2.0
- No limit on driveways and loading fronting Giralda



11

REDEVELOPMENT SCENARIO #3

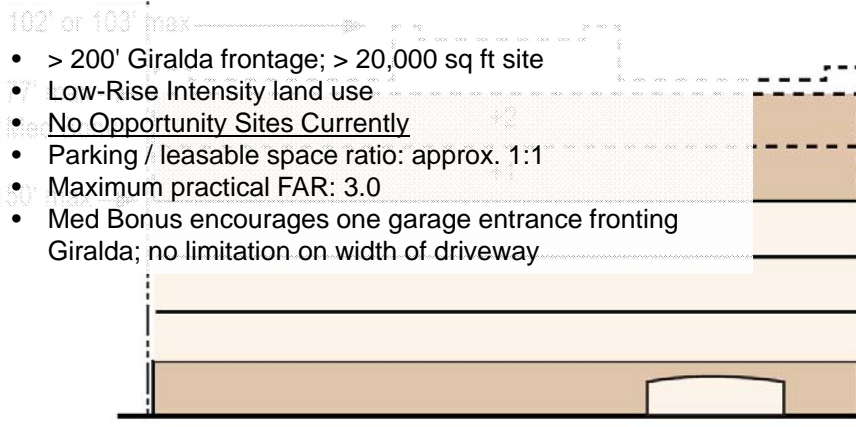
Large Parcel Development, 77' Height Limit



12

REDEVELOPMENT SCENARIO #3

Large Parcel Development, 77' Height Limit



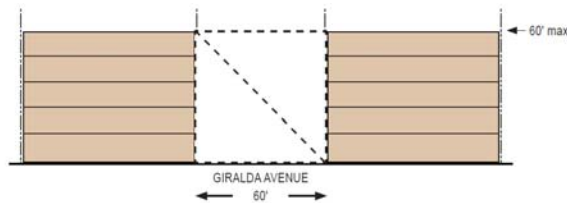
- > 200' Giralda frontage; > 20,000 sq ft site
- Low-Rise Intensity land use
- No Opportunity Sites Currently
- Parking / leasable space ratio: approx. 1:1
- Maximum practical FAR: 3.0
- Med Bonus encourages one garage entrance fronting Giralda; no limitation on width of driveway

13

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'.



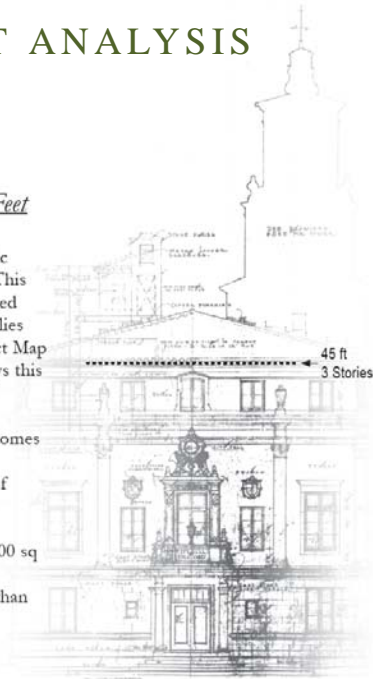
14

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 MFSAs (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')



15

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."

16

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 and encouraging rooftop terraces and balconies overlooking the street. Ensure pedestrian comfort by prohibiting driveways and parking areas along Giralda Avenue.

17

GIRALDA “RESTAURANT ROW” OVERLAY

E-2.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 and encouraging rooftop terraces and balconies overlooking the street. Ensure pedestrian comfort by prohibiting driveways and off-street parking areas along the street.*

E-2.B. 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.*

E-2.C. Development Standards. *Development standards for buildings fronting the 100 Block of Giralda Avenue are provided in Section E - 2.D. These development standards are mandatory for all new construction, alterations, expansions, renovations, and similar improvements of existing structures within the area bounded by the alley to the north of Giralda, the alley to the south of Giralda, Ponce de Leon Boulevard to the west, and Galiano Street to the east.*

18

Section E - 2.D. Giralda Avenue Development Standards

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
Floor Area Ratio (FAR)	3.0 max 3.5 max - Mediterranean Bonus 4.375 max - Purchase of Development Rights from Historic Properties
Principal Frontage	Giralda Avenue
Giralda Avenue Frontage	50% min Shopfront
Ponce de Leon Blvd Frontage	Vehicular Areas prohibited
Open Space	20% min rooftop terraces and balconies
Density	no limit

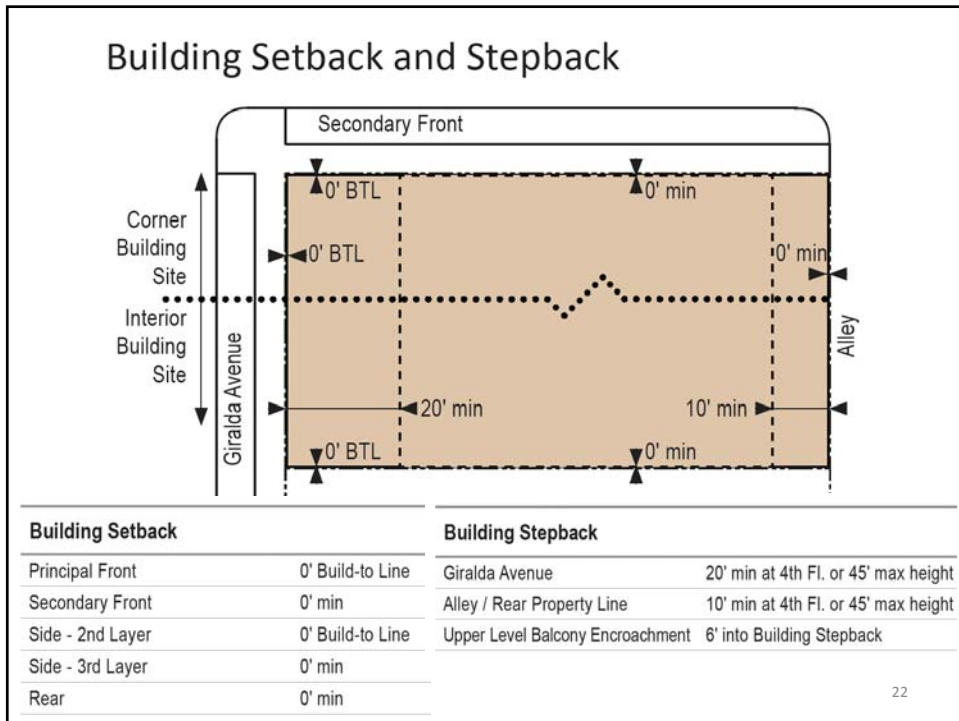
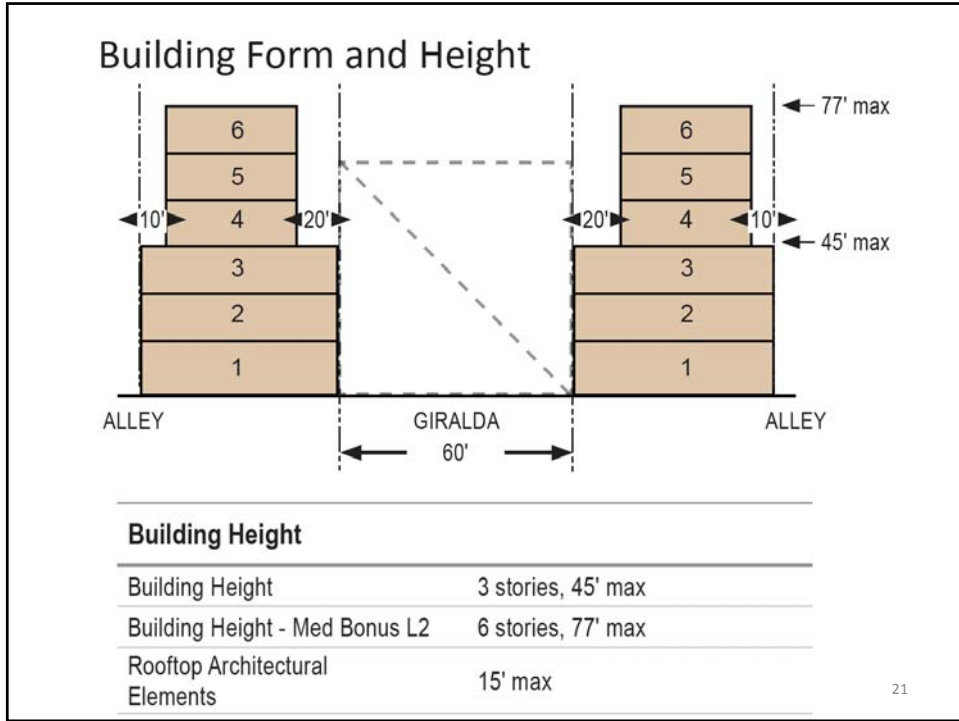
Building Setback	
Principal Front	0' Build-to-Line
Secondary Front	0' min
Side - 2nd Layer	0' Build-to-Line
Side - 3rd Layer	0' min
Rear	0' min

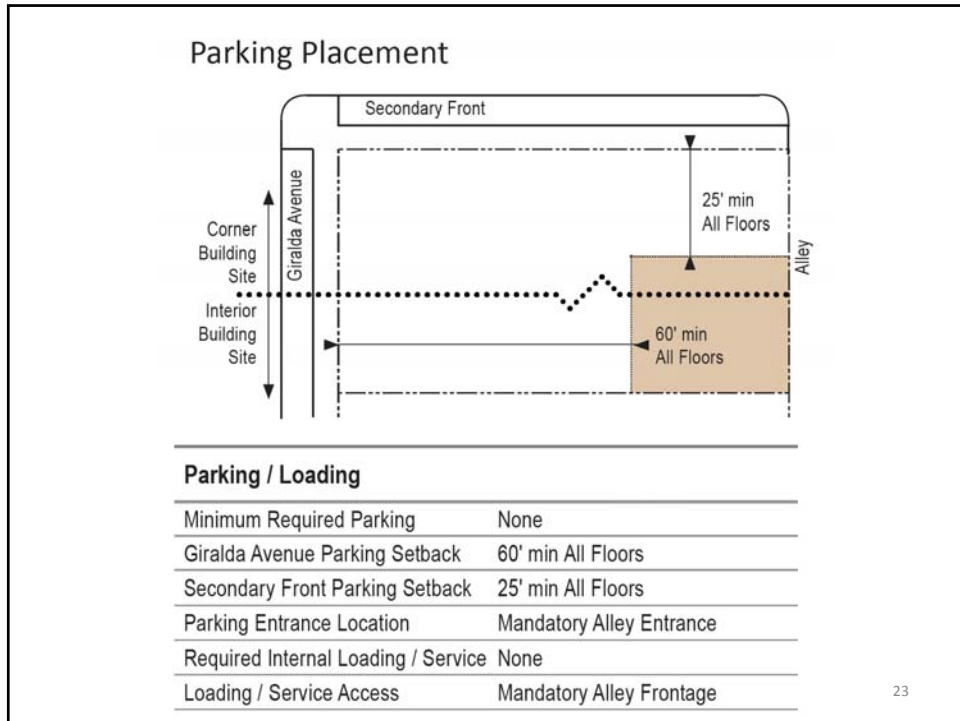
Building Stepback	
Giralda Avenue	20' min at 4th Fl. or 45' max height
Alley / Rear Property Line	10' min at 4th Fl. or 45' max height
Upper Level Balcony Encroachment	0' into Building Stepback

Parking / Loading	
Minimum Required Parking	None
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 - Med Bonus L2	6 stories, 77' max
Rooftop Architectural Elements	10' max

Lot Occupation	
Building Site Area	2,500 sf min
Building Site Giralda Frontage	25' min
Floor Area Ratio (FAR)	3.0 max 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
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 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.

25

STAFF RECOMMENDATION

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

26



Giralda Overlay

ZONING CODE TEXT AMENDMENT
PLANNING AND ZONING BOARD
FEBRUARY 10, 2016

