

**City of Coral Gables
CITY COMMISSION MEETING
March 15, 2016**

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, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," creating Section 4-206, "Giralda Restaurant Row Overlay" and Appendix E, "Giralda Overlay Development Standards" 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.10.16 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

The Giralda Overlay is prepared as the first step of an overall Downtown Overlay strategy.

In this meeting the Commission will take action only on provisions related to the 100 Block of Giralda Avenue. It is anticipated that additional Downtown provisions will be considered in future meetings.

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.

Future Downtown Overlay Amendments

The Downtown Overlay is proposed to encompass the Central Business District as well as an expanded area around Ponce Circle Park.

The Overlay includes provisions that will apply to all properties within the Overlay Boundary, including pedestrian frontage requirements, residential use options, modifications to parking requirements, and expanded signage options. Additional provisions will apply to Miracle Mile and the 100 Block of Giralda, in consideration of their special character and the upcoming public investment in the streetscape project. These special provisions for Miracle Mile and Giralda include building form, parking, hours of operation, and outdoor dining.

Current Giralda Overlay Amendments

The 100 Block of Giralda Avenue is planned as a public plaza that will be dedicated to outdoor dining and community events. The street is planned to be curbsless, and access by cars will be limited, in order to encourage a more pedestrian-oriented atmosphere. The Giralda Overlay is proposed to ensure that private development fronting this block of Giralda Avenue is in coordination with the vision of a pedestrian-oriented plaza.

The Giralda Overlay includes the following elements:

1. Maximum building height for small parcels will be 77', as allowed by the Comprehensive Plan.
2. Building orientation will be defined to have mandatory pedestrian frontage onto Giralda Avenue.
3. Building setbacks will be established at 0' to encourage continuous building frontages onto Giralda Avenue.
4. Building setbacks will be required at 3 stories and 45' to encourage a pedestrian scale at the sidewalk and to encourage terraces and balconies overlooking the street.
5. A minimum of 20% open space will be required, which can be provided through rooftop terraces and balconies.
6. All buildings will be required to front Giralda Avenue and Ponce de Leon Boulevard with a pedestrian-oriented shopfront frontage, with minimum transparency standards.
7. Residential uses will be permitted in the upper levels of any building through the Mediterranean Bonus Level 2 process.
8. Location of driveways and parking will be limited to alley access only to prevent driveways and parking garage entrances on Giralda Avenue.
9. Minimum parking requirements will be eliminated for small buildings on this block of Giralda in order to encourage pedestrian-oriented redevelopment. Proposed parking will be reviewed during the building permit process for compliance with the development goals for the area.

Giralda Overlay Process

The Giralda Overlay is a first step in the Downtown Overlay Zoning Code Text Amendment process; if the Giralda Overlay is approved, it will be incorporated into the overall Downtown Overlay District at a future date.

The Giralda Overlay has been prepared on an expedited basis in consideration of the public investment in the Giralda Avenue and Miracle Mile Streetscape project, which is expected to break ground in June 2016. Special provisions for building height and pedestrian frontage for Miracle Mile are already part of the Zoning Code, therefore they are not part of this expedited amendment.

Purpose

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.

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.

Zoning in Progress

On December 8, 2015, the City Commission passed Resolution 2015-310, issuing a Zoning-in-Progress for the 100 Block of Giralda, in consideration of the importance of protecting and enhancing the pedestrian character of Restaurant Row. This proposed Giralda Overlay is submitted for Commission consideration at this time in order to comply with the required timeframe of this Zoning-in-Progress Resolution.

Public Benefits

This Overlay modifies the Commercial Zoning District in order to encourage small-scale, incremental, mixed-use redevelopment that enhances the public plaza atmosphere of Giralda's Restaurant Row.

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."
- Allows consistent building heights for all properties, which will result in a more harmonious shaping of Giralda's "outdoor room."
- 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, through the use of the Mediterranean Bonus.

Review Process

The Giralda Overlay review process has included input from the Business Improvement District, affected property owners on the 100 Block of Giralda, the City Commission as part of the Zoning-in-Progress Resolution and the Economic Advisory Board. Staff Review has included Development Services, Historical Resources and Cultural Arts, Public Works, Economic Development, Parking, Police, and Fire.

At their 02.10.16 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendments (vote: 5-0).

An Executive Summary of the proposed Giralda Overlay is provided as Exhibit A. The proposed amendments are provided in the draft Giralda Overlay Ordinance, Exhibit B. The 02.10.16 Planning and Zoning Board Staff report and recommendation is provided as Exhibit C. Excerpts from the 01.13.16 Planning and Zoning Board meeting minutes are provided as Exhibit D. Excerpts from the 02.10.16 Planning and Zoning Board meeting minutes are provided as Exhibit E. The 03.15.16 City Commission 1st Reading PowerPoint Presentation is provided as Exhibit F.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

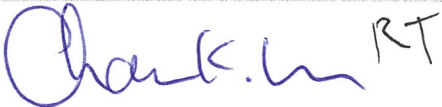
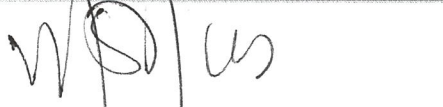
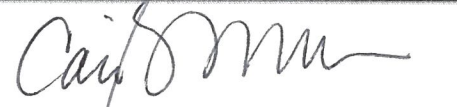
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.10.16	Planning and Zoning Board	Recommended approval (vote: 5-0).

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	Planning and Zoning Board legal advertisement.
01.29.16	
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	Planning and Zoning Board agenda posted at City Hall.
01.29.16	
01.08.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
02.05.16	
01.15.16	Invitation to Property Owners Meeting mailed to all affected property owners.
02.01.16	Business Improvement District: Downtown Overlay Committee Meetings.
02.26.16	
01.28.16	Giralda 100 Block: Property Owners Meetings.
02.02.16	
01.13.16	Planning and Zoning Board Meetings.
02.10.16	
02.03.16	Economic Advisory Board Meeting.
03.04.16	City Commission Legal Advertisement.
03.04.16	Courtesy Notice Letters to Property Owners.
03.04.16	Affected property posted.
03.04.16	City Commission meeting agenda posted on City web page.
03.10.16	City Commission Cover Memo, draft Ordinance, and Exhibits posted on City web page.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager
		

Reviewed by
Special Counsel
Craig Collier

EXHIBIT(S):

- A. Giralda Avenue Executive Summary.
- B. Draft Giralda Overlay Ordinance.
- C. 02.10.16 Giralda Overlay Planning and Zoning Board Staff report and recommendation with attachments.
- D. Excerpts of 01.13.16 Planning and Zoning Board meeting minutes.
- E. Excerpts of 02.10.16 Planning and Zoning Board meeting minutes.
- F. 03.15.16 Giralda Overlay City Commission Powerpoint.