

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 2, "ZONING DISTRICTS" SECTION 2-500 "PLANNED AREA DEVELOPMENT," TO CREATE THE "HEIGHT BONUS TO PAD MINIMUM DEVELOPMENT STANDARDS IN THE CENTRAL BUSINESS DISTRICT (CBD)" TO AWARD ADDITIONAL HEIGHT TO QUALIFYING PROPERTIES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to attract more high-end development to the Central Business District (CBD) that would offer increase ceiling heights and other high-quality features and amenities, and

WHEREAS, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to increase building height in exchange for limiting density in the Central Business District (CBD), and

WHEREAS, there is no current limit on density within the Commercial Business District for properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity on the Future Land Use Map of the Comprehensive Plan, and

WHEREAS, the limit on properties designated Commercial Low-Rise, Mid-Rise, or High Rise Intensity and outside of the Central Business District have a limitation of 125 units per acre, and

WHEREAS, in exchange for a reduction in density, the City will grant a specific height bonus to any property owner developing in compliance with the proposed development standards, and

WHEREAS, the proposed Zoning Code text amendment being submitted concurrently with a proposed Comprehensive Plan map and text amendment; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 2021, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: _ to _) of the text amendment; and

WHEREAS, on (month) (day), 2021 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: _- _); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission at which hearing all interested parties were afforded the opportunity to be heard.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

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

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹:

ARTICLE 2 – ZONING DISTRICTS

Section 2-500. Planned Area Development

5. Height Bonus to PAD minimum development standards in the Downtown Core District. In addition to the minimum standards set forth in this Section, an increased height bonus beyond the maximum height may be awarded. This bonus shall only be available to PAD developments that satisfy all of the following criteria:
 - a. The project demonstrates high-quality design with increased ceiling heights, high-quality materials and finishes, and landscaped open space to enhance the aesthetics of the building and the Central Business District (CBD).
 - b. Applicability. The project shall be located within the Downtown Core District.
 - c. Zoning District applicability. The height bonus shall be limited to properties with Mixed-Use 2 or 3 (MX2 or MX3) zoning districts.
 - d. Floor area ratio. The maximum floor area ratio to receive the height bonus shall be 4.375, including Transfer of Development Rights (TDRs).
 - e. Density. The maximum density shall be one hundred (100) units per acre.

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

- f. Architecture. Section 5-202 Coral Gables Mediterranean Architecture is mandatory to receive the PAD height bonus.
- g. Height of buildings. The City Commission may award the height bonus to a maximum height of two hundred and five (205) feet for a qualifying building zoned Mixed-Use 3 (MX3). The maximum height of any architectural element shall be two hundred and thirty (230) feet. The number of stories shall be limited to sixteen (16) stories per Section 5-202.
- h. Open Space. Additional open space shall be provided on site beyond the minimum PAD requirement.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2021.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

DRAFT