

**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," (PAD) TO PROVIDE THAT UPON CITY COMMISSION APPROVAL, THE MAXIMUM NUMBER OF STORIES IN ANY PAD SHALL NOT APPLY; AND TO CREATE A "HEIGHT BONUS TO PAD MINIMUM DEVELOPMENT STANDARDS IN THE CENTRAL BUSINESS DISTRICT (CBD)" PROVIDING ADDITIONAL HEIGHT WITH A LIMIT OF DENSITY FOR QUALIFYING PROPERTIES UPON CITY COMMISSION APPROVAL; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to not limit the maximum number of stories in a Planned Area Development (PAD); 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 text amendment; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public

hearing was held before the Planning and Zoning Board on December 8, 2021, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, deferred the proposed text amendment (vote: 7 to 0) to the January 12, 2022, meeting; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission on January 11, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, on January 11, 2022 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 9, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, gave a tie vote (2-2) and therefore did not have a recommendation of the proposed text amendment; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on March 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval with conditions of the proposed text amendment (vote: 6 to 0) to the March 1, 2022, meeting; and

**WHEREAS**, after notice duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, 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 follows<sup>1</sup>:

## **ARTICLE 2 – ZONING DISTRICTS**

### **Section 2-500. Planned Area Development**

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B. Standards and criteria.

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3. Minimum development standards.

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g. Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district or the district overlay, where applicable. The City Commission may approve additional number of stories beyond that which is provided in the underlying zoning district or with the use of Coral Gables Mediterranean development bonuses when found to be compatible with the existing development standards in proximity to the PAD. The maximum building height shall be consistent with the Comprehensive Plan.

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5. Height Bonus to PAD minimum development standards in the Downtown Core District. In addition to the minimum standards set forth in this Section, any Planned Area Development (PAD) located in the Central Business District may obtain a building height bonus of an additional fifteen (15) feet with City Commission approval for a maximum of two-hundred and five feet and six inches (205.5) for Mixed-Use 3 (MX3) zoning, subject to the following standards:

- a. Density shall be limited to a maximum of one hundred (100) units per acre;
- b. PAD site shall be located within the Central Business District, but shall not face Miracle Mile, LeJeune Road, Douglas Road, Ponce de Leon Boulevard, or Alhambra Circle/Plaza;
- c. Building design shall be Coral Gables Mediterranean as provided for in Sections 5-201 and 5-202, and satisfy all other provisions of this Article; and
- d. PAD site shall provide an additional five percent (5%) ground level open space beyond the

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<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

minimum PAD requirement, seventy-five percent (75%) of which shall be green space.

**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. 2022.

APPROVED:

\_\_\_\_\_  
VINCE LAGO  
MAYOR

ATTEST:

\_\_\_\_\_  
BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
MIRIAM SOLER RAMOS

CITY ATTORNEY

DRAFT