

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

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-1.1.3, "TABLE FLU-4. MIXED-USE LAND USE," 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 "MXOD, MIXED-USE OVERLAY DISTRICTS" LAND USE CLASSIFICATION TO PROVIDE THAT A MIXED-USE OVERLAY DISTRICT MAY BE PERMITTED AS AN OVERLAY IN THE MULTI-FAMILY MEDIUM DENSITY LAND USE; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Comprehensive Plan text amendment allowing for the creation of the North Ponce de Leon Boulevard Mixed-Use Overlay District to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west;

**WHEREAS**, the proposed Overlay District has been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on December 14, 2016, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the text amendment to the Comprehensive Plan, and after due consideration, recommended approval (vote: 5-0) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on January 24, 2017, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the City Commission was presented with a text amendment to the Comprehensive Plan, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0); and,

**WHEREAS**, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the amendment, offered no comments, and requested the City of Coral Gables to adopt the proposed amendment.

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

**SECTION 1.** 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 Comprehensive Plan of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**Future Land Use Element**

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**Policy FLU-1.1.5.** Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

| Classification                                       | Description   |                  |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
|--|---|------------------|------------------|------------------|-------------|----|-----|-------------------|----|-----|--------|----|-----|------------|----|----|
| MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts. | <p>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</p> <p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> <li>• Residential;</li> <li>• Retail/Commercial;</li> <li>• Office;</li> <li>• Industrial; and</li> <li>• Public Open Spaces.</li> </ul> <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.</p> <p>The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Type of Use</th> <th>Minimum % of FAR</th> <th>Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </tbody> </table> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</p> | Type of Use      | Minimum % of FAR | Maximum % of FAR | Residential | 0% | 85% | Retail/Commercial | 8% | 40% | Office | 0% | 85% | Industrial | 0% | 5% |
| Type of Use  | Minimum % of FAR  | Maximum % of FAR |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
| Residential  | 0%  | 85%              |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
| Retail/Commercial                                    | 8%  | 40%              |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
| Office   | 0%  | 85%              |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
| Industrial   | 0%  | 5%               |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |
| MXOD, Mixed-Use Overlay Districts.                   | An MXOD may be permitted as an overlay in the <u>Multi-Family Medium Density</u> , Commercial and Industrial land   |                  |                  |                  |             |    |     |                   |    |     |        |    |     |            |    |    |

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

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|  | <p>use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</p> |
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**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 City Commission that the provisions of this Ordinance shall become and be made a part of the “Comprehensive Plan” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Comprehensive Plan 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 \_\_\_\_\_, 2018.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY