

City of Coral Gables
CITY COMMISSION MEETING
December 8, 2015

ITEM TITLE:

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 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; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BACKGROUND:

The City of Coral Gables and the Coral Gables Business Improvement District (BID) have been working together on initiatives that improve quality of life and the economic success of Downtown Coral Gables. Most notably, the City, in partnership with the BID, is about to break ground on the Miracle Mile and Giralda Streetscape project, a significant investment in Downtown infrastructure. One goal of the project is to enhance Downtown Coral Gables' standing as one of South Florida's premier shopping, dining, and entertainment destinations, as well as a great place to live and work.

Giralda Zoning Overlay

In coordination with the Streetscape infrastructure investment, City Staff and the BID are re-examining Zoning Code regulations for the Central Business District. At this time, Staff is examining in particular the 100 block of Giralda Avenue, known as Coral Gables' "Restaurant Row."

Staff will propose a Zoning Overlay at a future date that will encourage development compatible with the Streetscape project and that is consistent with the overall vision for Downtown.

Current Downtown Development Pattern

The current development pattern in Downtown Coral Gables includes:

- One-and two-story, pre-1960 commercial buildings (built without on-site parking before parking requirements were introduced into the Zoning Code in 1964). These buildings are generally built on lots of 2,500 to 10,000 sq ft with an FAR of 0.5 – 1.5.

- Large-scale, 8-16 story buildings and large parking garages, built after parking requirements were introduced into the Zoning Code. These large buildings are built on parcels of at least 20,000 sq ft, and often half a block or more, in order to achieve the maximum allowable Floor Area Ratio (FAR) of 3.0 – 4.375.

The two contrasting scales of building types do not promote harmonious development which would optimize pedestrian activity at the ground level. As high quality urbanism for pedestrian life is the primary goal of the Miracle Mile and Giralda streetscape projects, more targeted zoning regulations would be advisable.

Current Zoning Code Provisions

Currently, Zoning Code regulations for Downtown include high parking ratios (approximately 1:1 for leasable commercial space to required parking area; and 1:4 for leasable restaurant space to required parking area). In addition, there is a 45' height limit for small parcels of less than 20,000 square feet (the majority of Downtown parcels have this height limit). By default, these two regulations result in a maximum achievable floor area ratio (FAR) of 2.0 or less, which is similar to the existing pre-1960s buildings in place. This discourages small-scale, incremental redevelopment, and encourages property owners to either maintain their existing small, pre-1960s buildings or to assemble large development sites to construct large buildings. Building sites that are larger than 20,000 square feet have a height limit of 77' within the Low-Rise Commercial Land Use, which is the land use on the 100 block of Giralda Avenue.

Proposed Zoning Code Text Amendments

City Staff has prepared a preliminary draft Giralda Overlay based on the analysis above, with the intent of preserving and enhancing the Restaurant Row character that has inspired the Streetscape Project investment. The preliminary draft Giralda Overlay is included as Exhibit A. This Overlay is consistent with discussions about the Downtown Overlay process that have taken place to date.

Zoning in Progress: Next Steps

Based on this analysis, Staff recommends that the City Commission adopt a Resolution declaring Zoning in Progress for Giralda Avenue.

As part of the Resolution, the Commission shall establish a time frame not to exceed 90 days, in which Staff will prepare a staff report, proposed Zoning Code text amendment ordinance, and a potential Moratorium ordinance, and will bring these materials forward to the Planning and Zoning Board and the City Commission for review.

The Zoning in Progress resolution shall be in effect until the first City Commission meeting after one hundred twenty (120) days. This time period may be extended by the City Commission.

During the period of time that the Planning and Zoning Board and the City Commission are considering a moratorium ordinance, no permits or development orders shall be issued that would conflict with the zoning amendments under consideration.

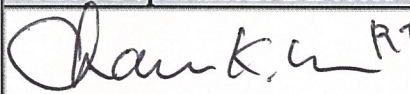
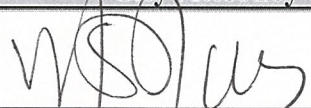
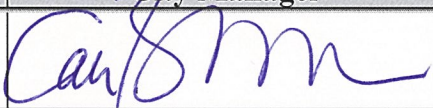
BOARD ACTION(S):

| Date | Comments (if any) |
|------|-------------------|
| | N/A |

PUBLIC NOTIFICATION(S):

| Date | Form of Notification |
|------|----------------------|
| | N/A |

APPROVED BY:

| Asst. Department Director | City Attorney | City Manager |
|--|---|---|
|  RT |  |  |

EXHIBIT(S):

- A. Resolution – Giralda Avenue Zoning in Progress
- B. Giralda Avenue “Restaurant Row” Preliminary Draft Overlay District