

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 2, “ZONING DISTRICTS,” SECTION 2-403, “GIRALDA PLAZA DISTRICT OVERLAY,” BY ALLOWING A TELEVISION SCREEN ON THE INSIDE OF A WINDOW ON THE PEDESTRIAN STREET OF GIRALDA PLAZA; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the 100 Block of Giralda Avenue is known as the “Restaurant Row” of Downtown Coral Gables and has been promoted as such by the City since before the civic events such as “Giralda Under the Stars;” and

WHEREAS, the City Commission has invested in the Miracle Mile and Giralda Streetscape projects with the intent of Downtown infrastructure enhancing the pedestrian character of Coral Gables; and

WHEREAS, construction of the Giralda Streetscape project was finished in October 2017; and

WHEREAS, current Zoning Code provisions for “Giralda Plaza” on the 100 block of Giralda Avenue were adopted via Ordinance No. 2018-22 and promote the pedestrian-oriented, low-rise character of “Restaurant Row;” and

WHEREAS, private investment and redevelopment on the 100 block of Giralda Avenue should enhance the existing pedestrian-oriented, low-rise character of Restaurant Row; and

WHEREAS, Staff has drafted a Zoning Code text amendment to allow for television screens to be placed on the inside of windows; and

WHEREAS, after notice was duly published and mailed notice was sent within one-thousand (1,000) feet of the 100 block of Giralda, a public hearing was held before the Planning and Zoning Board on October 11, 2023, 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 (vote: 7 to 0) of the text amendment; and

WHEREAS, after notice was duly published, a public hearing was held before the City Commission for First Reading on September 26, 2023, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published and mailed notice was sent within one-thousand (1,000) feet of the 100 block of Giralda, 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 RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

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 Official Zoning Code of the City of Coral Gables is hereby amended as follows¹.

Article 2. Zoning Districts

Section 2-403. Giralda Plaza District Overlay.

A. Purpose and applicability.

1. The purpose of the Giralda Plaza District Overlay is to promote the goals, objectives, and policies of the City’s Comprehensive Plan in accordance with a set of comprehensive standards to be approved for those properties facing Giralda Plaza between Ponce de Leon Boulevard and Galiano Street. These standards are provided for the continuance and enhancement of Restaurant Row as a pedestrian-friendly area, well-suited for restaurants and similar compatible uses.
2. The district is established in order to maintain the following objectives:
 - a. Maintain the human scale and pedestrian-oriented character of Restaurant Row.
 - b. Limit building height, bulk, mass, and intensity of large-scale developments to promote compatibility with the existing low-rise scale of development as it presently exists for those properties facing Giralda Plaza.
 - c. The Giralda Plaza District Overlay applies to the 100 Block of Giralda Plaza, the area legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L.
 - d. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

B. Regulations.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

1. Maximum site area: Ten-thousand (10,000) square feet.
2. Maximum height: Three (3) stories and forty-five (45) feet.
3. A minimum of ninety (90%) percent of the lot front facing Giralda Plaza, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards, and building entrances.
4. Except for pedestrian building entrances and courtyards there shall be a mandatory zero (0) foot setback along the Giralda Plaza frontage and there shall be no side setbacks along Giralda Plaza to ensure a continuous pedestrian scale façade.
5. All uses provided for in the underlying MX District shall be permitted. In addition, residential, boutique hotel (10 – 30 rooms), restaurant, retail, or office shall be permitted above the ground floor.
6. Required parking. Properties that develop pursuant to these regulations shall be exempt from parking requirements.
7. Building design. Mediterranean Architectural Design Level 2 is required in accordance with Section 5- 200 of the Zoning Code, for aesthetic review only. No additional height or floor area ratio (FAR) will be applied.
8. Curb cuts. No curb cuts shall be permitted on Giralda Plaza from Ponce de Leon Boulevard to Galiano Street.
9. Television screens. A business with an approved open-air dining permit may place a maximum of one (1) television screen per twenty-five (25) feet of Giralda street frontage on the inside of a ground floor window. A shorter distance may be reviewed and approved by the Development Review Official (DRO) for compatibility with the adjacent businesses. The television screen shall not exceed the width of the window and the size shall not exceed fifty (50%) percent of the total window area. The hours of operation and noise levels shall comply with Section E.1 of the Zoning Code.
10. Where the designated site or project is subject to multiple ownership as part of the application for site plan review, the City Commission may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Section 14-205.

Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.

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 TWENTY-SEVENTH DAY OF FEBRUARY, A.D., 2024.

(Moved: Castro / Seconded: Fernandez)
(Yeas: Menendez, Castro, Fernandez)
(Nays: Anderson, Lago)
(Majority: 3-2 Vote)
(Agenda Item: E-1)


APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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BILLY Y. URQUIA
CITY CLERK

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY