CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS," DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS," SECTION 4-201, "MIXED USE DISTRICT (MXD)," AMENDING PARKING REQUIREMENTS FOR MXD PROJECTS LESS THAN FORTY-FIVE (45) FEET IN HEIGHT; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to allow mixed-use projects less than forty-five feet in height to be exempt from parking requirements;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 14, 2018, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, 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 (Month) (Day), 2018, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved/denied the amendment on First Reading (vote:).

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

<u>**SECTION 1.**</u>   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.

<u>**SECTION 2.**</u> The Official Zoning Code of the City of Coral Gables is hereby amended as follows[1]:

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[1] Deletions are indicated by ~~strikethrough~~. Insertions are indicated by <u>underline</u>.

ARTICLE 4 – ZONING DISTRICTS

Division 2.   Overlay and Special Purpose Districts

Section 4-201. Mixed Use District (MXD).

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Reference	Individual building(s)	Overlay District	Type	Requirements
Table 1.				
D. Performance standards.				
3.	✔		Minimum site area for an MXD project/building within a Mixed-Use Overlay District as defined on the Official Zoning Map.	North and South Industrial MXD: Greater than forty-five (45) feet in height: ~~shall provide a minimum of one hundred (100) feet of primary street frontage and~~ a minimum site area of ten-thousand (10,000) square feet <u>and one-hundred (100) linear feet of street frontage shall provide off-street as required per Code.</u> <u>Less than forty-five (45) feet in height: a minimum site area of two-thousand five hundred (2,500) square feet but no more than ten thousand (10,000) square feet are exempt from parking requirements.</u> North Ponce de Leon Boulevard MXD: Greater than forty-five (45) feet in height shall provide a minimum of one hundred and fifty (150) feet of frontage on Ponce de Leon Boulevard and a minimum site area of twenty thousand (20,000) square feet.
E. Building regulations.				
14.	✔	✔	Setbacks (buildings).	Individual Buildings and the North and South Industrial MXD: • Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet • Side: Interior side: None. Side street: <u>Up to forty-five (45) feet in height: none. Greater than forty-five (45) feet in height: Fifteen (15) feet.</u> ***
G. Parking/vehicle storage.				
1.	✔	✔	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) <u>bicycle parking space</u> ~~ten (10) foot bicycle rack~~ for ~~each two hundred and fifty (250) parking spaces~~ <u>every five (5) bedrooms</u> or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.
5.	✔	✔	Ground floor uses.	<u>Greater than forty-five (45) feet in height,</u> ~~O~~<u>o</u>ff-street parking requirements for ground floor commercial uses (i.e. offices, restaurants, retail, or similar uses) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area. Requests for change of use shall be reviewed and approved by the

Reference	Individual building(s)	Overlay District	Type	Requirements
				Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking. Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.
10.	✓	✓	Residential uses.	Greater than forty-five (45) feet in height, ~~O~~off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14. Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.

Table 1.

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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 Ordinance No. 2007-01 as amended and known as the "Zoning Code" 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 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 _____, 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