

# **Progress on the Zoning Code Update**

October 16, 2019

At the request of the City Commission, the Zoning Code is currently being updated to be reorganized and streamlined.

The existing Zoning Code has been amended multiple times, and was last reviewed comprehensively a decade ago. On January 23, 2018, the City Commission approved Procurement Division's recommendation to award planning services to update the Zoning Code to DPZ CoDesign, a nationally recognized planning and urban design firm with over 36 years of experience in sustainable placemaking.

## ***Project Overview in Three Parts:***

**Part 1: Table of Contents Reorganization** (No substance changes) - *in adoption, March 26 First Reading*

**Part 2: Technical Corrections** (Inconsistency adjustments) - *in progress, May 8 PZB Discussion, Oct PZB*

**Part 3: Potential Substance Updates** - *in progress*

- Open Space / Downtown - *June 24, 3pm, 427 Biltmore Way, Commission Workshop*
- Multi-Family 2 / North Ponce - *September 4, 3pm, 427 Biltmore Way, Commission Workshop*
- Site Specifics and Miscellaneous

## ***Working Group***

A Working Group was created with individuals from the Coral Gables community that are familiar with the current achievements and inconsistencies in the existing Zoning Code. The Working Group met with the consultants, DPZ, on four occasions: June 1; June 15; August 10, 2018; and April 22, 2019. Feedback was received from the below Working Group members:

- Taciana Amador, Business Improvement (BID)
- Robert Behar, Architect
- Marshall Bellin, Architect
- Judy Carty, Architect
- Mari Gallet, Communications
- Mario Garcia-Serra, Attorney
- Jorge Navarro, Attorney
- Laura Russo, Attorney
- Venny Torre, Builder
- Barbara Tria, Realtor

### ***Staff Committee***

A committee of City Staff was formed to work with the consultants, DPZ, to provide input and review preliminary proposed changes. A Director or representative from City departments was included in the Staff Committee to give feedback from various disciplines. The committee met with the consultants for three workshops: May 14; June 11; and August 6, 2018.

### ***Business Improvement District***

On May 11, 2018, the consultants, DPZ, met with representatives from the downtown Business Improvement District (BID) to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables. Following this meeting, the Giralda Plaza Overlay District was adopted in June as a text amendment to the Zoning Code to maintain the human scale character of Restaurant Row and limit building height, bulk, mass, and intensity of large scale developments.

### ***Assessment and Analysis***

Meetings with the two groups have provided input for and reviewed preliminary results of the consultant's assessment and analysis. It was generally agreed that the Zoning Code Update would focus primarily on those parts of the Code related to open space, mixed-use projects, and various densities of residential, commercial and industrial uses - outside of single-family residential zoning, which already has recent text amendments following a process guided by an advisory panel and adopted in April 2018. The result of the Steering and Staff Committees meetings can be summarized as follows:

- clarify the organization of the Code
  - **Implemented as the re-organized Table of Contents**
- make the Code easier to use
  - **Implemented as the re-organized Table of Contents**
  - **Including a "How to Use This Code" section in the introduction of the Zoning Code for all users**
- address particular Site Specifics
- update MF2, MFSA and Mixed-Use District categories
- clarify height and FAR regulations
- consider parking reductions
- clarify open space requirements
- consider relief for small site development (below 20,000SF)

The first part of the Zoning Code Update is the reorganization of the Table of Contents which was reviewed by the Planning and Zoning Board in February and by the City Commission in March 2019. The new Table of Contents will be adopted at the same Commission meeting as First Reading of the Technical Corrections.

The second part consists of technical corrections to either remove outdated information from the Zoning Code or transfer unnecessary information to the City Code. The proposed Zoning Code text to be transferred and removed was discussed at the May Planning and Zoning Board meeting and deferred at the September meeting.

The third part of the update process will focus on one aspect or topic at a time. Topics of focus will generally include: Open Space, Multi-Family 2, Site Specifics, Mixed-Use, and miscellaneous issues. These topics are currently being presented in various City Commission Workshops and will be brought to the Planning and Zoning Board in sections for review. A draft of the proposed changes to these sections will be ready for review by the end of 2019.

### ***Planning and Zoning Board***

Following initial meetings with the Working Group and Staff Committee, DPZ began to update the Zoning Code by addressing the structure of the Zoning Code, followed by a review of the content. The Planning and Zoning Board discussed the Zoning Code Update at the September 21, 2018, Public Workshop and at the regularly scheduled monthly meeting of October 17, 2018. The Board recommended approval of the reorganization of the Zoning Code on February 13, 2019.

The Board discussed the Zoning Code text to be transferred to the City Code and removed from the Zoning Code at the May Planning and Zoning Board meeting, and deferred the proposed text at the September meeting.

### ***Project Webpage***

All the Zoning Code Update process and background information including meeting/workshop agendas, presentations, public notices, minutes, attendance, etc, have been available for public review on the City webpage at [www.coralgables.com/zoningupdate](http://www.coralgables.com/zoningupdate).

Type of Review	Date
Business Improvement District (BID) meeting	05.11.18
Staff Committee meeting	05.14.18
Steering Committee meeting	06.01.18
Staff Committee meeting	06.11.18
Steering Committee meeting	06.15.18
Staff Committee meeting	08.06.18
Steering Committee meeting	08.10.18
Planning and Zoning Board Public Workshop	09.21.18
Planning and Zoning Board meeting	10.17.18
Planning and Zoning Board meeting (Reorganization)	02.13.19
City Commission meeting (Reorganization – First Reading)	03.26.19
Planning and Zoning Board meeting discussion (Technical Corrections)	05.08.19
City Commission Workshop (Downtown and Open Space)	06.24.19
City Commission Workshop (North Ponce and Multi-Family 2)	09.04.19
Planning and Zoning board meeting (Technical Corrections) - <i>deferred</i>	09.11.19
Planning and Zoning board meeting (Technical Corrections)	10.16.19