

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE PLANNING & ZONING BOARD MEMBERS **DATE:** AUGUST 19, 2020

FROM: STAFF **SUBJECT:** ADDITIONAL UPDATES TO DRAFT ZONING CODE

The July 29, 2020 Planning and Zoning Board Meeting reviewed a proposed update to the Zoning Code. Comments were made during the meetings, and additional feedback was gathered from individual board members and Working Group members after the meeting. Staff recommends that several suggestions should be incorporated in the Code Update.

To facilitate discussion, staff prepared this memorandum and attachments. Suggested changes include minor modifications to provisions on open space, terminology, setbacks, PAD regulations, and regulations related to multi-family and mixed-use development. All new proposed amendments have been reviewed by staff and are consistent with the goals of the current update.

This memorandum lists the topics below, with proposed revisions. In addition, Attachment A summarizes comments from the City consultant (in red).

Most items can be resolved with minor amendments to the text of the proposed Zoning Code, as partially shown in Attachments B and C. Final amendments will be prepared prior to consideration by the City Commission and will incorporate further recommendations that may be discussed during the August 20, 2020 Planning and Zoning Board meeting.

Proposed amendments and clarifications:

A. Ground Area Coverage in MF2 and MF4.

- **Drafted:** Ground area coverage in MF2 and MF4 to apply to all buildings.
- **To be incorporated:** Clarify in Mediterranean Bonus that “lot coverage” and “ground coverage” are the same.

B. Ground floor residential in MF2.

- **Drafted:** 80% of building facades facing streets to be lined with residential space.
- **To be incorporated:** Incentivize ground floor units by exempting from density.

C. Transparency in MF4.

- **Drafted:** 60 – 90% transparency in MF4.
- **To be incorporated:** 40 – 60% transparency.

D. Design District height.

- **Drafted:** 97 feet and 8 stories
- **To be incorporated:** Correct to 97 feet and 10 stories.

E. Ground floor retail height.

- **Drafted:** 17 feet minimum

- **To be incorporated:** 15 feet minimum
- F. **North Ponce Mixed Use Overlay parking setback**
 - **Drafted:** 40 foot parking setback (current)
 - **To be incorporated:** 30 foot parking setback
- G. **PAD floor area regulations:**
 - **Drafted:** FAR conforms to intended uses (current).
 - **To be incorporated:** FAR pursuant to underlying districts.
- H. **PAD density:**
 - **Drafted:** Density of overnight accommodations (current).
 - **To be incorporated:** Remove this language.
- I. **PAD height of buildings.**
 - **Drafted:** Height conforms to underlying zoning district (current)
 - **To be incorporated:** Height also conforms to district overlay.
- J. **PAD transition height.**
 - **Drafted:** Restrict height when adjacent to residentially-zoned land (current).
 - **To be incorporated:** Update ‘residential’ to SFR or MF-1
- K. **PAD requirements:**
 - **Drafted:** No requirements for street frontage, building sites, number of buildings, or lot coverage (current).
 - **To be incorporated:** Include setbacks and stepbacks.
- L. **Office parking minimum.**
 - **Drafted:** 1 space per 300 square feet (current)
 - **To be incorporated:** 1 space per 500 square feet.
- M. **Multifamily parking minimum.**
 - **Drafted:** 1.75 spaces per 2 bedrooms. 2.25 per 3+ bedrooms (current).
 - **To be incorporated:** 1.5 spaces per 2+ bedrooms.
- N. **Bike parking:**
 - **Drafted:** 1 space per unit (current MXD regulation)
 - **To be incorporated:** 1 space per 4 units.
- O. **PAD major amendments:**
 - **Drafted:** Once per year (current)
 - **To be incorporated:** Add unless good cause or public need.
- P. **TDRs in Design & Innovation District:**
 - **Drafted:** TDRs only received in CBD and North Ponce Mixed Use (current).
 - **To be incorporated:** Also allow TDRs in Design & Innovation District.

Other revisions to be incorporated, suggested by staff or City attorney’s office:

1. **TDR process:**
 - a. **Drafted:** TDR transfer process unclear (current).
 - b. **To be incorporated:** TDR transferred via Resolution.
2. **Preservation of existing trees:**
 - a. **Drafted:** Tree preservation unclear.
 - b. **To be incorporated:** Existing trees to be preserved in public spaces as part of community visioning and planning efforts.
3. **Seawall height:**
 - a. **Drafted:** minimum height of 5 feet U.S.E.D. (current).
 - b. **To be incorporated:** Minimum height of 6 ft, and structurally support 7.5 feet

NAVD.

4. **Design & Innovation District.**

- a. **Drafted:** 'Design / Industrial' District Overlay.
- b. **To be incorporated:** 'Design & Innovation' District Overlay.

5. **Townhouse parking**

- a. **Drafted:** 2 spaces per townhouse unit (current).
- b. **To be incorporated:** 1 space per townhouse unit.

Recommendation:

Approval of Zoning Code Update, with additional amendments listed in this memorandum.

Attachments

Attachment A: Comments on Proposed New Coral Gables Zoning Code with DPZCoDesign Responses.

Attachment B: Suggested edits to PAD regulations.

Attachment C: Suggested edits to Parking requirements.

Attachment D: PowerPoint Presentation.

Comments on Proposed New Coral Gables Zoning Code

(Comments Dated August 14, 2020)

DPZ Draft Response (August 18, 2020)

1. Ground Area Coverage maximums of 60% are being introduced for the multifamily apartment zoning districts (MF2 and MF4). Our opinion is that this will prohibit an efficient parking garage layout for the typical Coral Gables development site. Setback and open space requirements, on their own, should be sufficient to achieve the goal of an appropriately scaled building at the ground level. Recommendation: Elimination of the ground area coverage requirement or, alternatively, confirmation that the Mediterranean Design Bonus exemption for “lot coverage” applies to the “ground coverage” requirement. [Sections 2-100, 2-103(D)(6), and 2-105(D)(6)]

DPZ Response → This is a matter that could influence the overall vision for the future redevelopment and ultimate buildout in the North Ponce Neighborhood. The Mediterranean Design Bonus exemption for “lot coverage” does apply to the “ground coverage” requirement (please note that the transfer of the old Mediterranean has many conflicts, which will be incorporated at a later date). Our studies show that parking is not the limiting factor, except in RIR because it provides an increase in density. Please produce design examples for your recommendations.

2. The open space requirements for the multifamily apartment zoning districts (MF2 and MF4) are being increased from 25% to 30%. The existing 25% open space requirement has been very challenging to satisfy on the typical development site especially in light of requirement that all open space be provided at ground level. Recommendation: A 20% open space requirement at ground level and a 5% open space requirement for elevated spaces with properly designed paved surfaces at counting towards the ground level open space requirement. [Section 2-100]

DPZ Response → 25% open space can be allocated within the current setbacks. The additional 5% amounts to an extra 400 square feet (two parking spaces) in a 20,000sf site in MF2. This is part of the suggested response to the Commission request for additional open space. Please produce design examples for your recommendations.

3. The proposed MF4 district requires a 20-foot front setback and 10-foot stepbacks are required in both the MF2 and MF4 districts. We feel that these requirements are too rigid and excessive to be successfully applied to the typical Coral Gables development site. Recommendation: A 10-foot setback would be appropriate for the MF4 district. Stepbacks should be tied to setbacks with the project architect and Board of Architects having discretion over the appropriate balance between the two dimensions.

DPZ Response → This statement is incorrect, only MF4 has a 20-foot front setback, which is consistent with the regulations of former MFSA, which was the predominant zoning district for the Biltmore Way area. However, some of the lots along Biltmore Way were formerly designated as MF2, and for those lots, see excerpts listed under item #6. Most existing lots (now assigned as MF4) on Biltmore Way and Coral Way have a 20ft front setback, and we advise conforming to the prevailing setback.

4. Regulation of height by stories as opposed to just linear feet. Doesn't this have the impact of reducing total floor area (i.e. 8 stories within 97 feet vs. 9 stories within 97 feet)? Does the exemption of parking levels from stories make up for this? The definition of story is a bit confusing. Recommendation. Due to property rights concerns and a preference to have the market regulate "floor to ceiling" heights, we would recommend that maximum height only be regulated by linear feet. [Section 2-100]

DPZ Response → Stories is in the existing code and should not be removed. The definition of stories may be improved, but the main concept remains valid. Parking levels shouldn't be excepted from the maximum/ultimate height of the building.

5. In MF2, the requirement of 80% of each story of a building facing a street having to be lined with habitable residential space does not appear to be feasible for a practical parking garage design on the typical Coral Gables development site. Recommendation: Eliminate or lower this requirement and, instead, require appropriate treatment or screening of parking garage facades. Additionally, incentivizing liner spaces be exempting them from density or floor area calculations may be appropriate. [Section 2-103(8B)(3)]

DPZ Response → A city made of first floor parking garages, no matter how well screened, is an inferior vision. Incentives however may be appropriate.

6. Additional stepbacks are being required above a 45' height for the MF2, and MF4, and MX districts. Are we confident that these stepbacks can be complied with? Recommendation: Elimination or reduction of the stepback requirement or, as mentioned in Item No. 3 above, tying it to the setback requirement. [Sections 2-100 and 2-200]

DPZ Response → The current Code already requires stepbacks in MF2, MFSA and in MX. Upper floors have natural floorplate limits, which garage podiums do not need for access to light and air, and stairs and elevators, so this is not a problem.

Excerpts from Existing Code:

MF2, Section 4-103. Multi-Family 2 (MF2) District.

a. Front setback.

- i. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
- ii. Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty (20) feet from the front property line. Above the second floor the setback shall be twenty (20) feet.

b. Side setbacks.

- i. Interior side and abutting alley side setback. Ten (10) feet or five (5) feet if side property line abuts an alley.
- ii. Abutting a side street.

(a) Buildings with a height of forty-five (45) feet or less. Fifteen (15) feet.

(b) Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty (20) feet from the side street property line. Above the second floor the setback shall be twenty (20) feet.

c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.

Section 4-104. Multi-Family Special Area (MFSA) District.

a. Front setback. The front setback shall also be a build to line for the ground level of any building.

i. Townhouses/row houses with a height of forty-five (45) feet or less. Ten (10) feet.

ii. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.

iii. Buildings with a height greater than forty-five (45) feet. Twenty (20) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

b. Side setbacks.

i. Interior property line and abutting alley side setback.

(a) Townhouses with a height of forty-five (45) feet or less. None.

(b) Buildings with a height of forty-five (45) feet or less. Five (5) feet.

(c) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.

ii. Abutting a public street.

(a) Buildings with a height of forty-five (45) feet or less. Ten (10) feet.

(b) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional five (5) feet.

c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.

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

Setback reductions and vertical building setbacks.	<p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:</p> <p>Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none">Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.
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	<ul style="list-style-type: none"> • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. <p>Vertical building setbacks. A vertical building setback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building setbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>
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7. Transparency: 40% to 60% transparency is being required on the ground floor of apartment buildings. Is this achievable? Recommendation: 40% transparency should be required in both MF2 and MF4. [[Section 2-103(D)(9)] [Section 2-105(D)(a)e]

DPZ Response → The updated code reads minimum 40% and maximum 60%, so we agree.

8. In MF2, parking can not be located on any above ground floor with 20 feet of the front setback line. When one factors in the rear and side setback requirements, can a workable parking garage layout still be designed considering the typical 100 foot depth of the standard Coral Gables property? Recommendation: Eliminate this requirement. Proper architectural screening should be required for parking areas within 20 feet of the front setback line and subject to approval by the Board of Architects. [Section 2-103(D)(10)(b)(1)]

DPZ Response → Most lots in the North Ponce neighborhood are deeper than 100ft. The liner should be mandatory at the ground floor and recommended or possibly incentivized for the next two floors. Otherwise, for lots that are shallower a variance can be requested.

9. Curb cuts are being prohibited on East Ponce de Leon, Alhambra Circle, Le Jeune Road, and Douglas Road. If a property only fronts one of these streets, how can it be accessed? Midblock properties need to have access from principal frontages. The 11-foot limit for one-way drive is at odds with the 14-foot width typically required by Public Works. Recommendation: Permit midblock properties on these streets to have access from these streets. Reconcile Planning and PW requirements for lane width. [Section 2-103(D)(10)(c)(iii)]

DPZ Response → Our recommendations are appropriate for these areas. Except for Douglas Road, these streets have alleys. Most blocks along Douglas have their narrow end facing Douglas, so access from a side street is available.

10. In the MXD districts, office buildings would be required to have 15% of their floor area dedicated to retail space. Is that too much? Recommendation: Instead of having percentage requirements

drive amount of retail space, require that the entire ground floor (less common areas and “back of house” spaces) be active commercial or live-work uses. [Section 2-201(B)(3)]

DPZ Response → This is from the existing code. The recommendation is acceptable.

11. In the Design District, maximum height presently permitted is 10 stories / 100 feet. Proposed change is to 8 stories / 97. Loss of two stories is significant. 120 feet is presently permitted in the Northern Design District pursuant to City Commission approval. Recommendation: Height should be regulated only by linear feet and the maximum permitted height should be 120 feet. [Section 2-406(B)(4)(a)]

DPZ Response → This is from the existing code. DPZ recommends maintaining as it is, see Section 2-406(B)(4)(c).

Excerpt from Existing Code:

Section 4-201. Mixed Use District (MXD). – Table 1 – Item 6

North Industrial MXD: which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:

- *The building has no more than ten (10) stories.*
- *The additional building height is for the purpose of providing increased floor to ceiling height in residential units.*
- *The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area.*
- *The additional building height does not result in increased density or floor area.*

12. Minimum height for ground floor retail is 17 feet. Recommendation: Eliminate. Design professional and market should drive appropriate “floor to ceiling” heights. [Section 2-406(B)(4)(b)]

DPZ Response → There should be a minimum, could be as low as 15ft.

13. A rear stepback of over 100 feet is being required in some circumstances within the North Ponce overlay. This seems excessive considering most Coral Gables sites are approximately 100 feet in depth. This appears to have the practical effect of reducing height on North Ponce to 70 feet. Recommendation. Eliminate [Section 2-407(B)(2)(g)]

DPZ Response → This is from the existing code. Assumed to be a result from precedent project/ public hearing decisions.

14. There is a prohibition on setback variances in the North Ponce Overlay. Is this legal? What happens in the case of hardship? Recommendation. Variances should be allowed for cases of hardship. [Section 2-407(B)(2)]

DPZ Response → This is from the existing code.

15. The parking setback for the North Ponce Overlay is 40 feet. This is too much considering other setback requirements. Recommendation: Replace with a requirement for architectural screening and / or certain amount of line space. [Section 2-407(B)(3)(c)]

DPZ Response → This is from the existing code, relates to front setback and liner. Under RIR this becomes 30ft.

16. The floor area regulations for PADs continue to be confusing. Recommendation: Would it not be easier to just state that the underlying FAR applies? [Section 2-500(B)(3)(3)]

DPZ Response → This is from the existing code.

17. The PAD regulations incorrectly state that there is a density limit for hotel units. There is no such density limit in Coral Gables. Recommendation: Modify accordingly. [Section 2-500(B)(3)(4)]

DPZ Response → This is from the existing code.

18. In the PAD regulations, the height should conform with both underlying zoning and any applicable overlay district. Recommendation: Modify accordingly. [Section 2-500(B)(3)(7)]

DPZ Response → This is from the existing code.

19. The height limitation of 3 stories / 45 feet for PAD's within 100 feet of residentially zoned property should be clarified to read within 100 feet of SFR or MF1 as is utilized in the rest of the Zoning Code. Recommendation: Modify accordingly. [Section 2-500(B)(3)(9) Additionally, the currently existing similar restriction in the existing MXD regulations is only a linear foot limitation of 45 feet. The new proposed MXD regulations also include a 3 story limitation. Recommendation: Keep the height limitation strictly to 45 linear feet.

DPZ Response → This is from the existing code. We disagree with removing the stories.

20. In PAD's, it should be clear that there are not minimum requirements for stepbacks and setbacks. Recommendation: Modify accordingly. [Section 2-500(B)(3)(10)]

DPZ Response → This is from the existing code.

21. Has a Bed and Breakfast Establishment ever been approved pursuant to the existing regulations? Recommendation: If not, these regulations need to be reconsidered. [Section 3-205]

DPZ Response → This is from the existing code. If changes are required, we can assist in reconsideration.

22. Why aren't the building setback reduction provisions of the Mediterranean Design Ordinance applicable to residential buildings? [Section 5-201, Table 3]

DPZ Response → This is from the existing code. We agree that this should apply to residential also; a reduction to a minimum setback of 8ft may be applied to MF2 and MF3 (but not MF4).

23. The Historic Preservation regulations continue to give any resident the right to petition that another person's property be designated historic. This is problematic. Recommendation: Right to propose designation should be limited to City staff and property owners within standard 1,000 foot notice radius of property. [Section 8-104(A)(i)]

DPZ Response → This is from the existing code. Why is this problematic? Please explain.

24. Retail parking requirements are being decreased. Why are office parking requirements staying the same? Recommendation: Appropriate parking ratio for office use would be 1 space per 500 square feet. [Section 10-110]

DPZ Response → If Parking Department Director agrees, we will recommend.

25. Recommendation: Parking requirement for multifamily apartments of two or more bedrooms should be 1.5 spaces.

DPZ Response → If Parking Department Director agrees, we will recommend.

26. Recommendation: "Back of house" storage areas also be exempted from parking requirements? [Section 10-110(E)(5)]

DPZ Response → We need more explanation. Back of house is exempted for Residential and Non-residential buildings.

27. A bicycle parking requirement of one bicycle parking space per unit seems high. Recommendation: 1 bicycle parking space for every 10 units. [Section 10-110(G)]

DPZ Response → Recommendation to be considered.

28. Major amendments to PADs are limited to one per year. Recommendation: A waiver for this limit for good cause shown or public need. [Section 14-206.5(B)]

DPZ Response → This is from the existing code. This is a City policy decision.

29. We should make clear that portions of balconies which are recessed within the exterior perimeter walls are still considered part of the balcony and excluded from FAR. Recommendation: If balcony space is exterior and unenclosed it should not count towards FAR. [FAR definition]

DPZ Response → Recommendation to be considered.

30. Why can't there be mezzanine levels within parking garages? Recommendation: As long as the parking mezzanine level is lined by habitable space it should be permitted consistent with the concept that a parking level does not count as a story. [Story definition]

DPZ Response → Recommendation to be considered. 3-stories of habitable space may be equivalent to 4-stories of parking as long as it is lined with 3-stories of habitable space.

31. Have the previous conflicts between site specific regulations and other sections of the Code been resolved?

DPZ Response → We tried to resolve the conflicts.

32. The memo attached as Exhibit D defers several topics for future Code amendments. What type of amendments are anticipated for these topics?

33. The proposed new designations for the CBD look like a patchwork and appear to follow existing land use designations and can, perhaps, be made more uniform. [Zoning Map]

DPZ Response → We agree.

34. Recommendation: The Design District should be a receiver site for TDRs.

DPZ Response → Recommendation to be considered.

35. Recommendation: There should be design bonuses for high quality non-Mediterranean architecture.

DPZ Response → Mediterranean Bonus has established specific criteria for judging quality. Non-Mediterranean lacks specific criteria for judgement.

ARTICLE 2 – ZONING DISTRICTS

Section 2-500. Planned Area Development [formerly Section. 3-501 and Section. 3-502]

A. Purpose and applicability. [formerly Sec. 3-501]

1. Purpose. The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore, it is the purpose of the PAD to:
 - a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.
 - b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
 - c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.
 - d. Encourage ~~harmonious~~ compatible and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.
 - e. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.
2. Applicability. A PAD may be approved as a conditional use in any zoning district, except single family residential, in accordance with the standards and criteria ~~of this Division herein~~, the procedures of Section 14-203 Article 3, Division 4 and other applicable regulations.

B. Standards and criteria. [formerly Sec. 3-502]

The City Commission may approve a conditional use for the construction of a PAD subject to compliance with the development criteria and minimum development standards set out in this Division.

1. Uses permitted. Unless approved as a mixed use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.
2. Relation to general zoning, subdivision, or other regulations. Where there are conflicts between the PAD provisions and general zoning, subdivision or other regulations and requirements, these regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case:

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- a. That the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or
 - b. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.
3. Minimum development standards. Any parcel of land for which a PAD is proposed must conform to the following minimum standards:
1. Minimum site area. The minimum site area required for a PAD shall be not less than one (1) acre for residentially or commercially designated property.
 2. Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and minimum lot depth shall be one hundred (100) feet.
 3. Floor area ratio for a PAD. The maximum F.A.R. pursuant to the applicable underlying zoning district shall apply~~The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts~~; provided, however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.
 4. Density for multi-family dwellings ~~and overnight accommodations~~. The density requirements for multi-family dwellings ~~and overnight accommodations~~ shall be in accordance with the provisions of the applicable zoning district.
 5. Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.
 6. Landscaped open space. The minimum landscaped open space required for a PAD shall be not less than twenty (20%) percent of the PAD site.
 7. Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district and/or the overlay district, where applicable.
 8. Design requirements. All buildings within a PAD shall conform to the following:
 - i. Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade;
 - ii. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.;
 - iii. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street;
 - iv. Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access; and
 - v. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.
 9. Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to ~~residentially-SFR- or MF1-zoned or used~~ land shall be limited to a maximum height of

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forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.

10. Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, ~~or~~ lot coverage, setbacks, or stepbacks.
11. Platting ~~and/or~~ replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.
12. Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.
13. Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building ~~and/or~~ use and such off-street parking spaces shall be allocated proportionately.
14. Boats and recreational vehicle, parking. No boats ~~and/or~~ recreational vehicles shall be parked on the premises of a PAD unless such boats ~~and/or~~ recreational vehicles are located within an enclosed garage.
15. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provisions of Article 5 3, Division 4. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.
16. Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5 11, Division 19.
17. Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.
18. Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a PAD shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.
19. Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:
 - i. Develop the property in accordance with:

ARTICLE 2 – ZONING DISTRICTS

- (a) The final development plan approved by the City Commission for the area.
 - (b) Regulations existing when the PAD ordinance is adopted.
 - (c) Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.
 - ii. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
 - iii. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.
20. Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.
21. Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, ~~but shall not be limited to~~ water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.
22. Installation of utilities. All utilities within a PAD including ~~but not limited to~~ telephone, electrical systems and television cables shall be installed underground.
23. Mixed uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.
24. Common areas for PADs. Any common areas established for the PAD shall be subject to the following:
- i. The applicant shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, and other areas, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.
 - ii. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.
 - iii. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.
 - iv. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.
 - v. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.
 - vi. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.

ARTICLE 2 – ZONING DISTRICTS

- vii. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23 Section 14-205. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.
4. Exemptions to PAD minimum development standards for configuration of land requirements. Exemptions to minimum development standards may be considered for Assisted Living Facilities (ALF) and/or Affordable Housing Facilities that would allow parcels of land to be noncontiguous as prescribed herein. These exemptions shall only be available to PAD developments that satisfy all of the following criteria:
 1. The project demonstrates that it would result in beneficial effects, serve important public interests, and not result in significant adverse impacts to the environment, residential areas, public services and facilities, or the desired character of an area.
 2. A minimum of seventy five (75%) percent of the total gross square footage of all buildings and ancillary ALF support uses (including square footage of recreational areas, support services, mechanical, and other uses etc) is dedicated as an assisted living facility and/or affordable housing facility.
 3. A maximum of two (2) noncontiguous parcels may be combined.
 4. The two (2) noncontiguous properties have the following designations:
 - i. Commercial land use designation(s) and commercial zoning designation(s); or
 - ii. Industrial land use designation and industrial zoning designation.
 5. The proposed noncontiguous parcels are within one hundred and twenty (120) feet of one another. Such distance shall be measured by a straight line between the closest property lines of the properties.

Section 14-206.5. Amendments to the development plan. [formerly 3-507]

- B. Major amendments. Major amendments represent substantial deviations from the development site plan approved by the City Commission. Major amendments shall include, ~~but not be limited to significant changes any increases in~~ floor area, density, ~~lot coverage, and habitable height.~~ Major amendments shall also include significant changes in lot coverage, setbacks, landscaped open space, the location of buildings, or parking, which exceed five twenty (520%) percent of the guidelines contained within this Article specific to that type of development or that which is shown on the approved Development site Pplan by the City Commission at public hearing or changes in the circulation system. Requests for major amendments shall be subject to the review and approval process set forth in Section 14-203 and may be made no more than once (1) per twelve (12) month period, unless the Planning Director determines there is good cause or a public need for the proposed amendment.

ARTICLE 10 - PARKING AND ACCESS

Section 10-110. Amount of required parking. [formerly 5-1409]

A. Exceptions The following are exempt from ~~required~~ parking.

1. Central Business District Overlay:

- a. Ground floor retail, residential, and restaurants that are located within the Central Business District Overlay shall be exempt from the parking requirements.
- b. Buildings that are located within the Central Business District Overlay (CBD) that have a ~~floor-area ratio of 1.25 or less (1.45 or less if Mediterranean bonus is used)~~ maximum lot width of one-hundred (100) feet and a maximum height of forty-five (45) feet and three (3) ~~floors~~ stories are not required to provide off-street parking for any uses ~~except residential units~~.

2. MX-1 fronting Giralda Plaza, and MX-2 facing Miracle Mile:

- a. Buildings that have a maximum lot width of one-hundred (100) feet and of a maximum height of forty-five (45) feet and three (3) ~~floors~~ stories, off-street parking shall not be required.
- b. Buildings exceeding a height of forty-five (45) feet: fifty (50%) percent parking requirement reduction for retail, restaurant, and office use.
- c. Parking requirements may be fulfilled by shared or remote parking, or by payment in lieu, as per Section 10-109, or by shared parking as per Section 10-111.

3. MX2 Design District Overlay:

- a. First-floor showrooms and art galleries shall be exempt from the parking requirements.
- b. Buildings of (4) ~~floors~~ stories or less, off-street parking shall not be required.

4. MF-2 District buildings that have a maximum lot width of one-hundred (100) and a maximum height of forty-five (45) feet, shall not be required to provide off-street parking.

5. Building Alterations.

- a. Any building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.
- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.

ARTICLE 10 - PARKING AND ACCESS

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

Use	Minimum parking requirements
Residential	
Detached Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) <u>or more</u> bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.
Single family.	One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Townhouses.	Two (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage <u>or</u> carport, or porte-cochere.
Non-residential	
Adult uses.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Alcoholic beverage sales.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Animal grooming/boarding.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Assisted living facilities.	One (1) space per full time employee equivalent (FTE), plus two (2) spaces <u>five (5) beds ALF units.</u>
Auto service stations.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Bed and breakfast.	One (1) space, plus one (1) space per <u>three (3)</u> sleeping rooms.
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per four <u>five (45)</u> fixed seats plus one (1) space for each forty <u>thirty (40 30)</u> square feet of floor area used for temporary seating.
Community center.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.

ARTICLE 10 - PARKING AND ACCESS

<i>Use</i>	<i>Minimum parking requirements</i>
Congregate care.	One (1) space per FTE, plus two (2) spaces <u>one (1) space</u> per five <u>four</u> (5 4) beds.
Day care.	Day care for children: One (1) space per one hundred (100) square feet of floor area FTE plus one (1) space for each ten (10) visitors. Day care for adults: One (1) space per three hundred (300) square feet of floor area FTE plus one (1) space for each ten (10) visitors.
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per four <u>five</u> (4 5) fixed seats plus one (1) space for each forty <u>fifty</u> (450) square feet of floor area used for temporary seating.
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per three <u>four</u> (3 4) beds.
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of <u>indoor</u> marina facilities.
Medical clinic.	One (1) space per <u>FTE plus one (1) space</u> per two-hundred (200) square feet of floor area, FTE plus one (1) space per .
Medical Marijuana Retail Center.	One (1) space per 150 square feet of floor area , plus one (1) space per FTE and one (1) space for every two (2) PTEs, <u>plus one (1) space per 150 square feet of floor area</u> .
Mixed use or multi-use.	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Nursing homes.	One (1) space per FTE, plus one (1) space per three <u>four</u> (3 4) beds.
Offices.	One (1) space per three-five hundred (5300) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One and one-eighth (1 1/8) spaces per <u>three (3)</u> sleeping rooms.
Private club.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.

ARTICLE 10 - PARKING AND ACCESS

<i>Use</i>	<i>Minimum parking requirements</i>
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats (not including classrooms); <u>provided however, any more liberal parking requirements for uses authorizing buildings of public assemblage shall be substituted for this provision.</u>
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	Twelve (12) <u>One (1)</u> spaces per one thousand <u>three hundred</u> (1,000 <u>300</u>) square feet of floor area.
Restaurants, fast food.	Twelve (12) <u>One (1)</u> spaces per one thousand <u>three hundred</u> (1,000 <u>300</u>) square feet of floor area.
Retail sales and services.	One (1) space per two three-hundred and fifty (250 <u>300</u>) square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per four <u>five</u> (4 <u>5</u>) students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (10,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
Vehicle sales/displays, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area
Veterinary offices.	One (1) space per two three-hundred and fifty (250 <u>300</u>) square feet of floor area.
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per two three-hundred (200 <u>300</u>) square feet of floor area.

2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded ~~up~~ down to the next whole number.

C. Alternative parking requirements. If a use is not listed in ~~Section 5-1409(B)(1)~~ this Article, then the off-street parking requirement shall be the same as the requirement for a functionally similar use that is listed in ~~Section 5-1409(B)(1)~~ herein, as determined by the Development Review Official.

ARTICLE 10 - PARKING AND ACCESS

- D. Loading spaces. Loading spaces shall be provided for all nonresidential or mixed use buildings that exceed a floor area of one hundred thousand (100,000) square feet of floor area, as follows:

<i>Nonresidential Floor Area</i>	<i>Required Loading Spaces</i>
<100,000 sq. ft.	Zero (0)
100,000 sq. ft. to 199,999 sq. ft.	One (1)
200,000 sq. ft. to 299,999 sq. ft.	Two (2)
300,000 sq. ft. to 399,999 sq. ft.	Three (3)
Each additional 100,000 sq. ft. or fraction thereof	One (1) additional loading space

- E. Calculation of compliance with parking requirement.

1. Excluded parking spaces. Parking spaces that meet any of the following criteria shall not be counted in determining the amount of parking provided pursuant to this ~~Section 5-1409~~ 10-109:
 - a. Off-street parking spaces that are operated as a commercial parking lot.
 - b. Off-street parking spaces that are provided for residential and overnight accommodation uses and are available only upon payment of a fee.
2. Valet parking spaces. Valet parking spaces for overnight accommodations, restaurants, and minor vehicle sales in any zoning district may comprise up to twenty-five (25%) percent of the required parking spaces for those uses.
3. Remote parking spaces. Remote parking spaces may comprise up to one-hundred (100%) percent of the required parking spaces if approved pursuant to ~~Section 5-1408~~ 10-108.B.
4. Counted parking spaces. All parking and loading spaces that are provided on-site and all parking spaces that are in permitted remote off-street parking facilities count in determining the amount of parking provided pursuant to this ~~Section 5-1408~~ 10-110.B, except as provided in ~~Section 5-1409~~ 10-109.B(1)-(4).
5. Non-residential back-of-house uses exempt from parking requirements. The following back-of-house uses will be exempt from parking requirements for non-residential uses: stairs, elevators, service corridors, loading areas, trash areas, storage areas, electrical rooms / FPL vault room, emergency generator rooms, and fire pump rooms.
6. Residential back-of-house uses exempt from parking requirements. Parking shall only be required for residential units. All other floor area shall be exempt from parking requirements.

- F. Electric Vehicle Charging. Except single-family residences, duplexes, and townhouses, electric vehicle charging stations and infrastructure are required for new construction as provided below.

1. Reserved Electric Vehicle Parking. When twenty (20) or more off-street parking spaces are required, a minimum of two percent (2%) of the required off-street parking spaces shall be reserved for electric vehicle parking, and provide an electric charging station for each space, with a minimum of one (1) space reserved for electric vehicle parking, subject to the following:
 - a. The electric vehicle charging station shall have a minimum charging level of AC Level 2.
 - b. All components of the electric vehicle charging station shall be located entirely within the confines of the building and not visible from outside any portion of the structure.

ARTICLE 10 - PARKING AND ACCESS

- c. All components shall be located above the minimum flood elevation.
 - d. The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
 - e. Signage shall be posted at the charging station stating, "Charging Station." Signs shall have no greater length than eighteen (18) inches.
 - f. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
2. Electric Vehicle Infrastructure Readiness. In addition to subsection F. 1. above, when twenty (20) or more off-street parking spaces are required, a minimum of three percent (3%) of the required off-street parking spaces shall have Electric Vehicle Supply Equipment infrastructure installed for the future installation of Electric Vehicle Charging Stations ("EV-Ready"), subject to the following:
- a. Each required parking space shall include make-ready infrastructure with a minimum of 40-Amps on an independent 240-volt AC circuit for every electric vehicle Space.
 - b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
3. Electric Vehicle Infrastructure Capability. In addition to subsection F. 1. and 2. above, when twenty (20) or more off-street parking spaces are required, a minimum of fifteen percent (15%) of the required off-street parking spaces shall have listed raceway (conduit) and electrical capacity (breaker space) allocated in a local subpanel to accommodate future EVSE installations ("EV-Capable"), subject to the following:
- a. All conduits and subpanels installed throughout the new construction shall be sized to accommodate 60A or 40A breakers for each parking space.
 - b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
- G. Bicycle Parking. Bicycle parking shall be provided at a minimum of one (1) bicycle space per five (5) residential units for the first thirty (30) units, and one (1) bicycle space per ten (10) residential units thereafter; and one (1) bicycle space per twenty thousand (20,000) square feet of non-residential use building area. Bicycle parking location shall be convenient and shall be subject to site plan review.
- H. Boats, recreational vehicles or similar accessory vehicles shall be parked or stored within an enclosed garage or storage area.

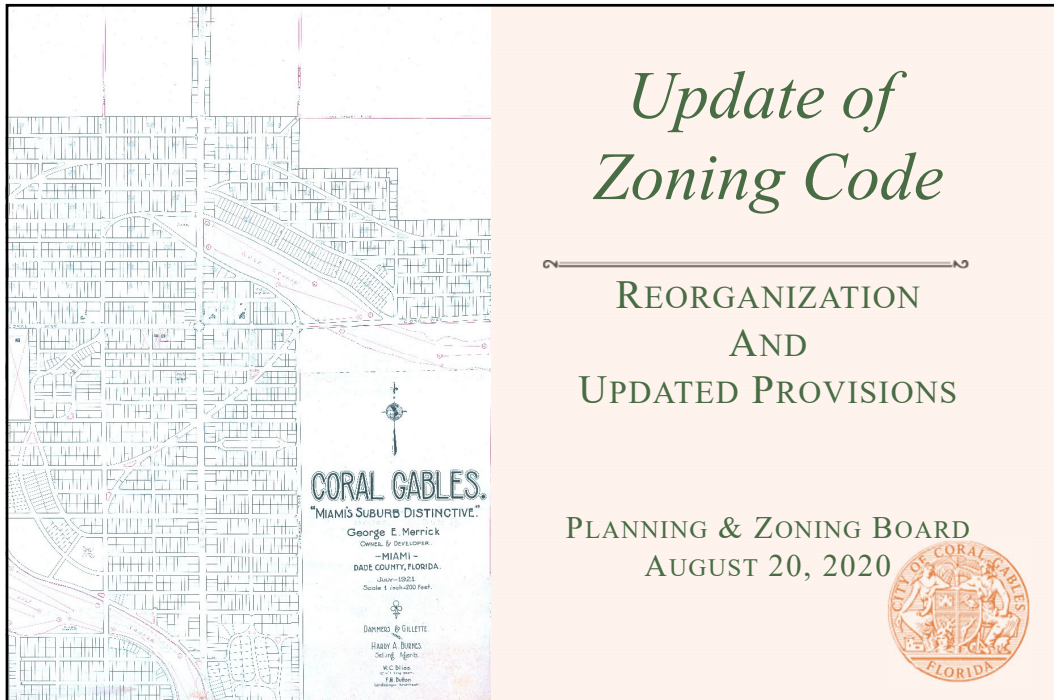
Section 10-111. Shared parking reduction standards. [formerly 5-1410]

- A. Intent and Purpose. The intent and purpose of this section is to recognize the synergy among different uses within a mixed use development such that peak times for parking for one use occurs at a different time from another use. Also, because mixed uses gives the opportunity for persons being able to live and work within the same building, parking requirements are reduced. It is further recognized that the reduction of excessive parking spaces can positively affect the aesthetics of the building design that meets the spirit and intent of **Section 5-602 102, "Design Review Standards"** of the Zoning Code.
- B. Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of a Mixed Use (MXD) site plan or Planned Area Development (PAD) that meets the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Reductions shall be calculated using an accredited system for calculating shared parking. Such reduction shall exclude any and all proposed and anticipated parking

ARTICLE 10 - PARKING AND ACCESS

Story means:

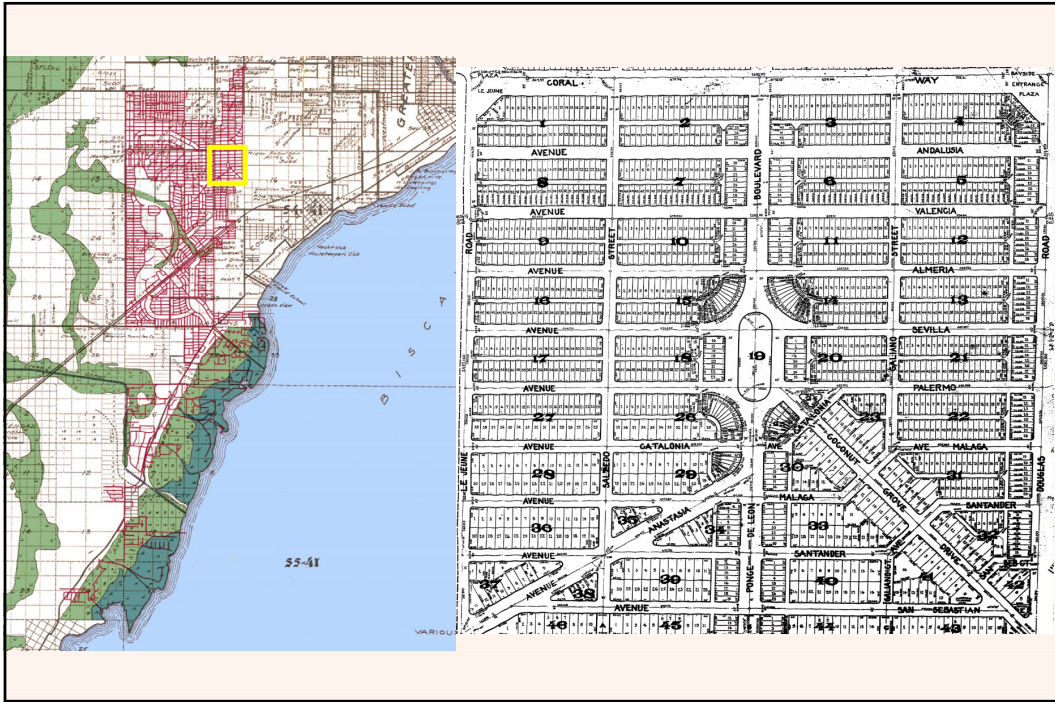
- A. ~~That portion of a building included between the upper surface of any floor and the upper surface of the floor next above or if there is no floor above it, then the space between such floor and the ceiling next above it. Each horizontal division in a building above the ground and below the roof. When habitable space and parking areas are generally located in the same story, the habitable portion of the building will be considered a story. Parking areas and parking levels within a building, which are ancillary to the principal use and are screened with habitable space or with appropriate architectural features and/or artistic treatment as directed by the applicable sections of this Zoning Code shall not be considered a story. Any parking area or level not screened with habitable space shall be defined as a story.~~
- B. A mezzanine which exceeds thirty-three and one-third percent (33-1/3%) of the total floor area ~~in that room or~~ of any story in which the mezzanine floor occurs shall be considered as an additional story. Parking will not be allowed in a mezzanine.
- C. That portion of a building between floor and ceiling which is so located that more than one-half quarter (1/4) of the clear height from floor to ceiling is above grade.



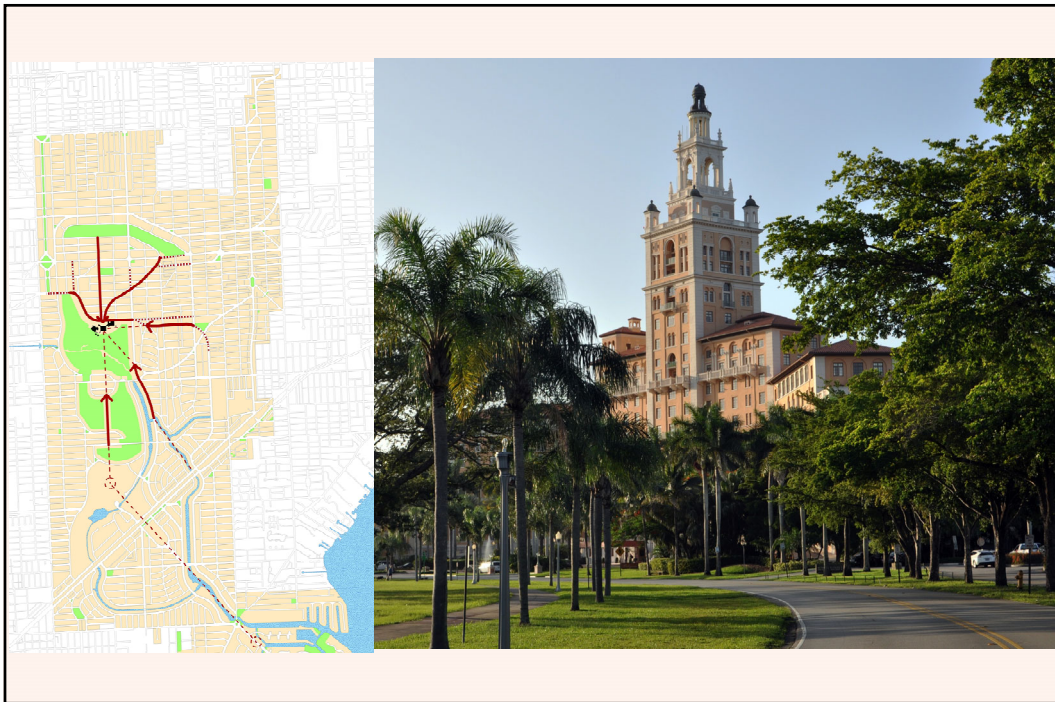
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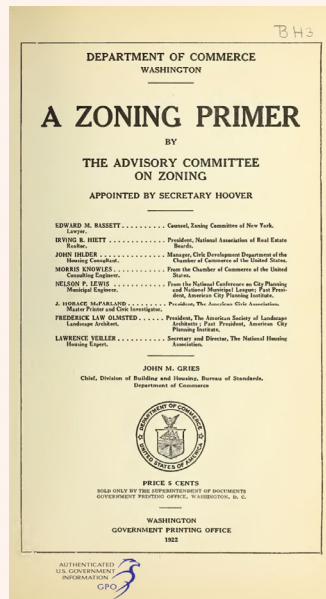


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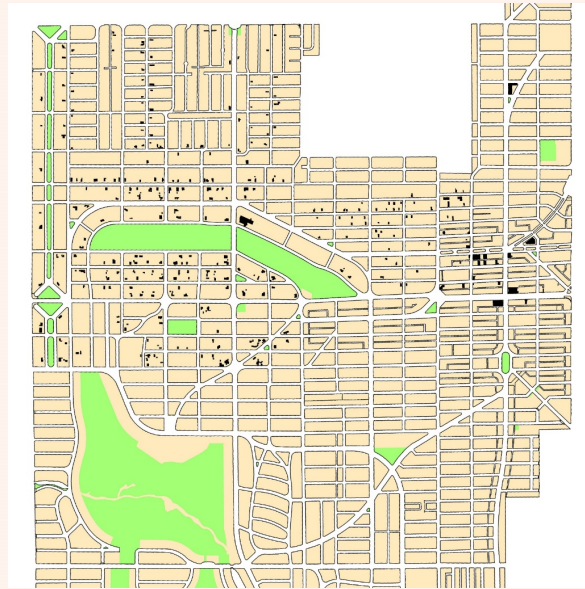


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Euclid vs. Ambler Realty , 1926



Coral Gables, 1926



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First Coral Gables Zoning Ordinance, December 15, 1930

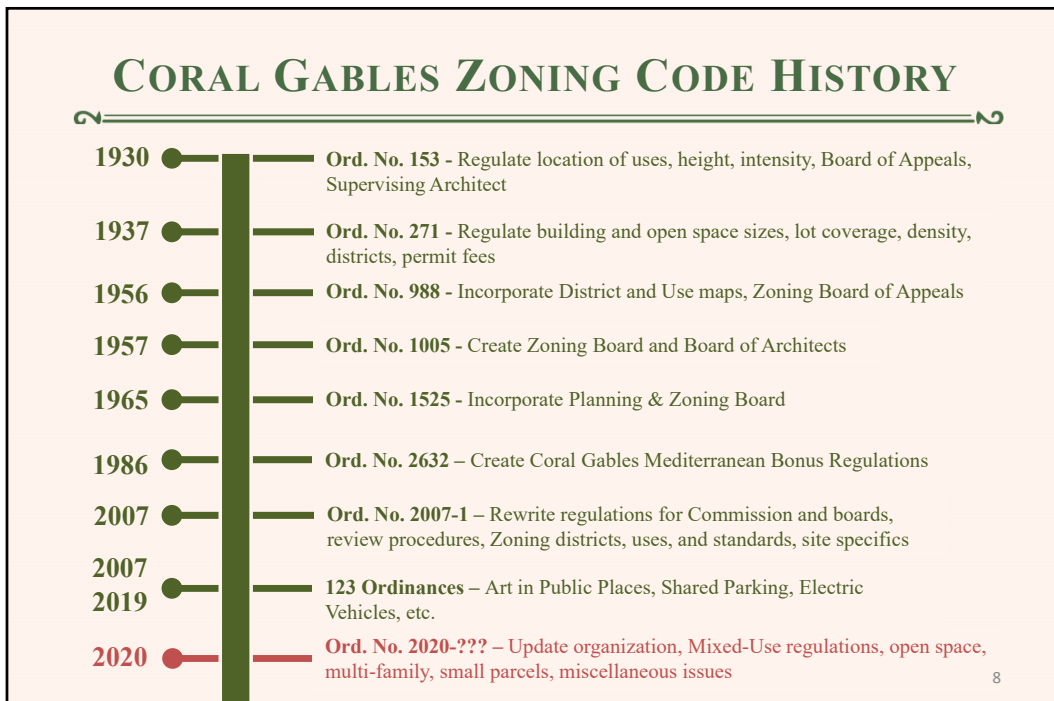
ORDINANCE NO. 153

AN ORDINANCE ESTABLISHING A PLAN FOR DIVIDING THE CITY OF CORAL GABLES INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES, AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT AND SIZE OF THE BUILDINGS, STRUCTURES AND INTENSITY OF USE OF LOT AREAS: FOR DETERMINING BUILDING LINES: FOR CREATING A BOARD OF APPEALS AND DEFINING THE DUTIES AND POWERS THEREOF: FOR CREATING THE OFFICE OF SUPERVISING ARCHITECT, AND DEFINING THE DUTIES THEREOF: - FOR PRESERVING PROPERTY VALUES AND THE GENERAL PROSPERITY THROUGH THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, AND ARCHITECTURAL BEAUTY AND HARMONY: AND PROVIDING METHODS FOR ENFORCEMENT OF THIS ORDINANCE, AND PENALTIES FOR THE VIOLATION THEREOF.

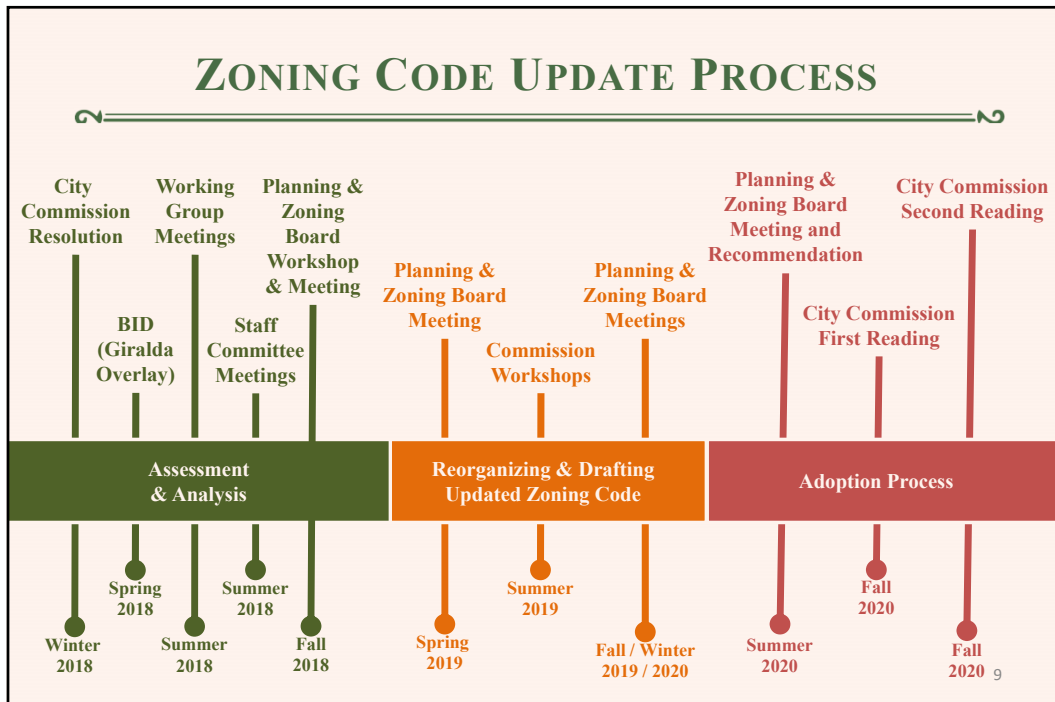
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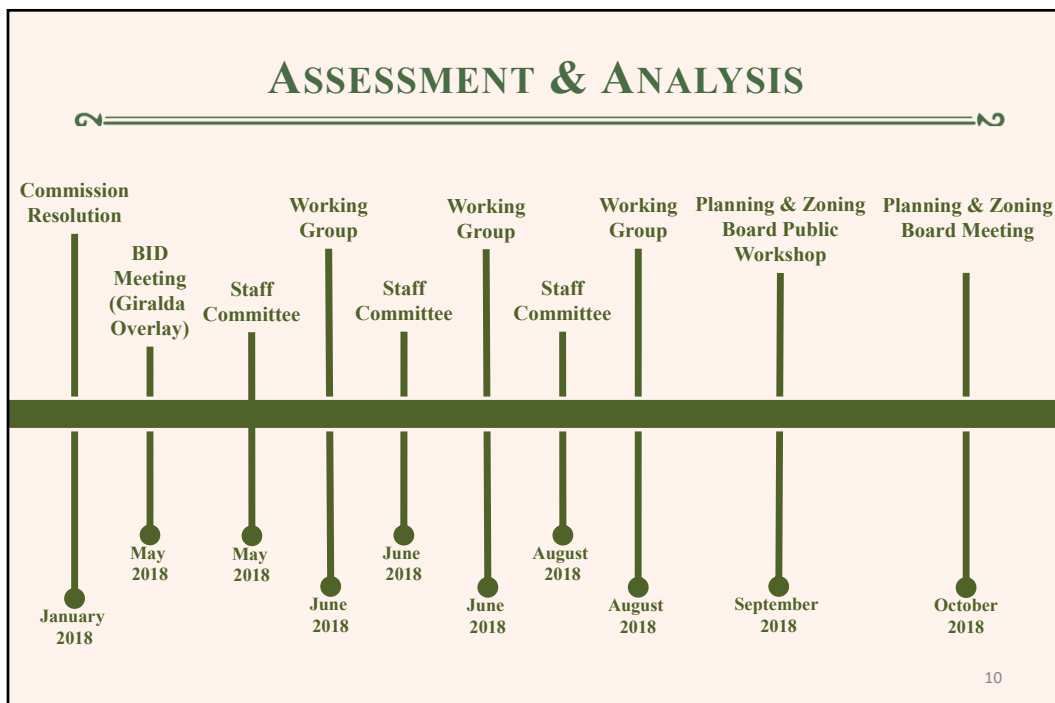
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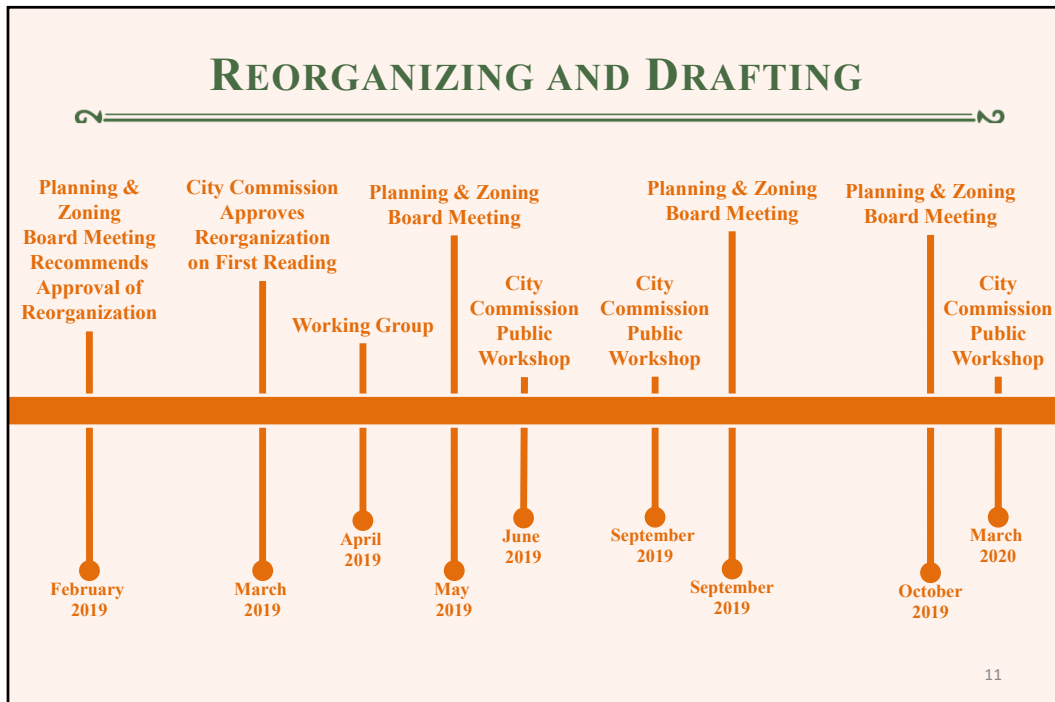
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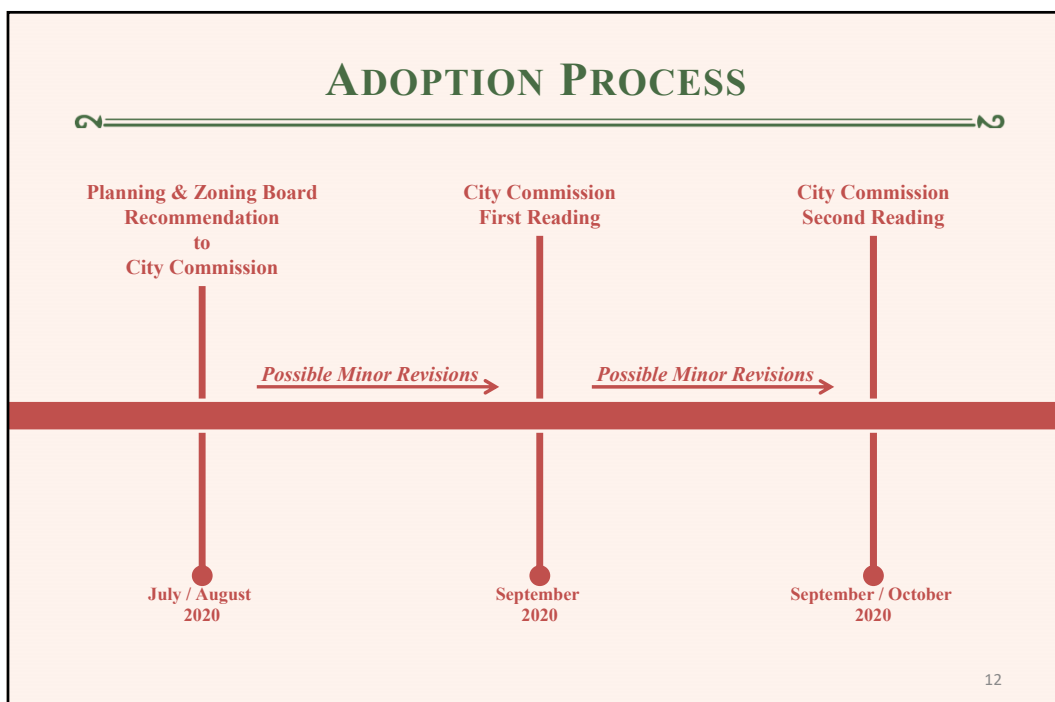
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UPDATED PROVISIONS

1. AMENDING THE ZONING MAP WITH NEW ZONING DISTRICTS TO BE CONSISTENT WITH THE FUTURE LAND USE MAP

2. AMENDING TEXT IN THE FOLLOWING NEW ARTICLES:

- ART 1: REPLACING MFSA, CL, C, I, MXD, AND NORTH/SOUTH INDUSTRIAL OVERLAYS WITH NEW ZONING DISTRICTS MF3, MF4, MX1, MX2, MX3, AND DESIGN/INDUSTRIAL DISTRICT OVERLAY
- ART 2: ADDING REGULATIONS FOR NEW ZONING DISTRICTS
- ART 3: ALLOWING USES IN NEW ZONING DISTRICTS
- ART 4: REFINING PUBLIC REALM REQUIREMENTS
- ART 5: UPDATING WITH NEW ZONING DISTRICTS
- ART 6: INCREASING OPEN SPACE REQUIREMENTS
- ART 10: UPDATING PARKING REQUIREMENTS
- ART 14: REVISING AND CLARIFYING ZONING PROCESSES
- ART 16: UPDATING AND ADDING NEW DEFINITIONS

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13

ZONING DISTRICTS & MAP CHANGES

Transitioning from MFSA, CL, C, and I to MF-3, MF-4, MX-1, MX-2, and MX-3

Current Zoning Designations

Multi-Family Special Area (MFSA)

- Multi-Family Low Density Land Use (50')
- Multi-Family High Rise Land Use (150')

Commercial Limited (CL)

- Commercial Low-Rise Land Use (50')
- Commercial Mid-Rise Land Use (70')

Industrial (I) (70')

Commercial (C)

- Commercial Mid-Rise Land Use (70')
- Commercial High-Rise Land Use (150')

Proposed Zoning Designations

MF-3

MF-4

MX-1

MX-2

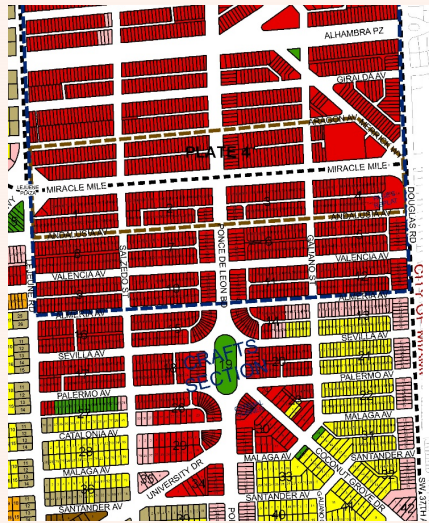
MX-3

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ZONING DISTRICTS & MAP CHANGES

2007



- MF2 - Multi-Family 2
[formerly MFSA]
- MF3 - Multi-Family 3
[formerly MFSA and MF2]
- MF4 - Multi-Family 4
[formerly MFSA and MF2]
- S - Special Use
[formerly SFR and C]
- MX1 - Mixed-Use 1
[formerly CL, C, and S]
- MX2 - Mixed-Use 2
[formerly CL, C, and I]
- MX3 - Mixed-Use 3
[formerly C]

2020



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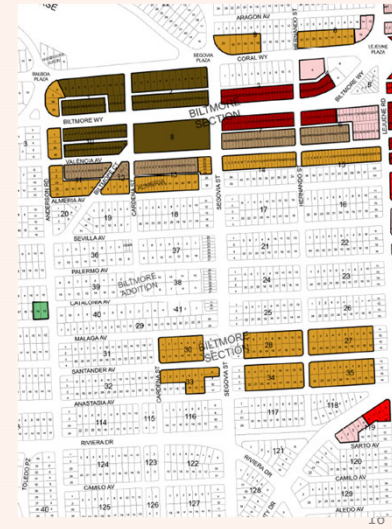
ZONING DISTRICTS & MAP CHANGES

2007



- MF2 - Multi-Family 2
[formerly MFSA]
- MF3 - Multi-Family 3
[formerly MFSA and MF2]
- MF4 - Multi-Family 4
[formerly MFSA and MF2]
- S - Special Use
[formerly SFR and C]
- MX1 - Mixed-Use 1
[formerly CL, C, and S]
- MX2 - Mixed-Use 2
[formerly CL, C, and I]
- MX3 - Mixed-Use 3
[formerly C]

2020



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ZONING DISTRICTS & REGULATIONS

2-100 Residential Districts Table								
Use categories	SFR	MF-1	MF-2	MF-3	MF-4			
A Lot occupation								
1 Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000	
2 Building Site Width Minimum (feet)	50	50	50	100	50	100	100	
3 Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%	
4 Open Space Minimum	40%	40%	30%	30%	25%	25%	30%	
B Density								
1 Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60	
2 Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75	
3 Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400	
4 Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA	
C Setback minimums (feet)								
1 Principal Front	25	25	10	10	10	10	20	
2 Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10	
3 Side Street	15	15	10	10	10	10	10	
4 Rear	10	10	10	10	10	10	10	
5 Rear at Alley	5	5	5	5	5	5	5	
6 Waterway	35 ft	35	35	35	35	35	35	
D Stepback (feet)								
1 Stepback Front	0	0	0	10	0	0	0	
2 Stepback Side	0	0	0	10	0	0	10	
3 Stepback Side Street	0	0	0	10	0	0	10	
4 Stepback Rear	0	0	0	10	0	0	10	
5 Stepback Rear at Alley	0	0	0	10	0	0	10	
E Building height maximums (stories/feet)								
1 Principal Building	2 stories / 25	2 stories / 25/30	3 stories / 45	6 stories / 70	3 stories / 45	3 stories / 45	13 stories / 150	
2 Accessory Building	1 story	1 story	NA	NA	2 stories	2 stories	NA	
3 Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5	
4 Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5	

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ZONING DISTRICTS & REGULATIONS

Section 2-200 Mixed Use Districts Table									
Use categories	MX1	MX2	MX3						
A Lot occupation									
1 Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	2,500		
2 Building Site Width Minimum (feet)	25	100	25	100	25	100	25		
3 Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA		
4 Open Space Minimum	10%	10%	10%	10%	5%	10%	10%		
B Density									
1 Density (DU/Acre)	125	125	125	125	115	125	115		
2 Unit Size Minimum (square feet)	400	400	400	400	400	400	400		
3 Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
4 FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2		
5 FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5		
C Setback minimums (feet)									
1 Principal Front	0	0	0	0	0	0	0		
2 Side Interior	0	0	0	0	0	0	0		
3 Side Street	0	0	0	0	0	0	0		
4 Rear	10	10	10	10	10	10	10		
5 Rear at Alley	5	5	0	0	0	0	0		
6 Waterway	35	35	35	35	35	35	35		
D Stepback minimums (feet)									
1 Stepback Front	NA	10	10	10	10	10	10		
2 Stepback Side	NA	15	15	15	15	15	15		
3 Stepback Side Street	NA	10	10	10	10	10	10		
4 Stepback Rear	NA	10	10	10	10	10	10		
5 Stepback Rear at Alley	NA	3	3	3	3	3	3		
E Building height maximums (stories/feet)									
1 Principal Building	3 stories / 45	3 stories / 45	3 stories / 45	6 stories / 70	3 stories / 45	6 stories / 70	11 stories / 150		
2 Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5	11 stories / 150.5		
3 Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97	11 stories / 150.5		

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SELECT OPEN SPACE CHANGES IN MFs

2007

Required 25% landscaped open space

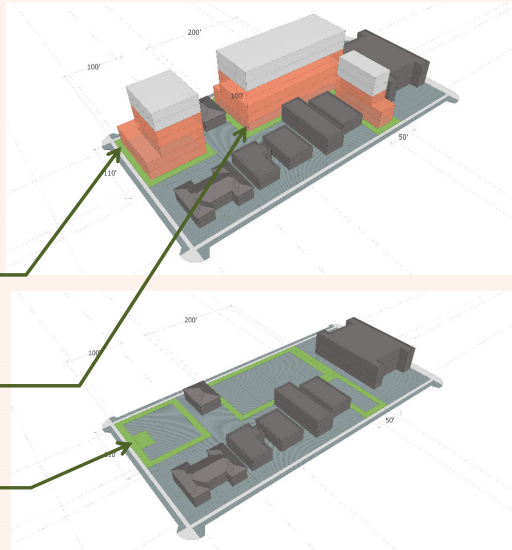
Required ground coverage maximum
for small lots only

2020

Increasing landscaped open space for
certain multi-family to 30%

Requiring a ground coverage
maximum to apply for all multi-
family lots

Expanding the front yard landscaped
open space requirement and
encouraging to be open



19

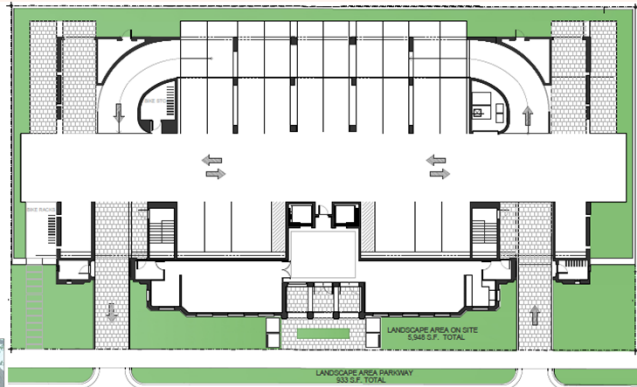
SELECT OPEN SPACE CHANGES IN MFs

2007

Allowed open space
requirements on upper
stories and other private
areas

2020

Requiring ground level
landscaped



20

20

SELECT OPEN SPACE

2007

Allowed open space to be on upper stories

Required 25% open space

2020

Requiring landscape to be on the ground level and open to the sky

Increasing landscaped open space for certain multi-family from 25% to 30%



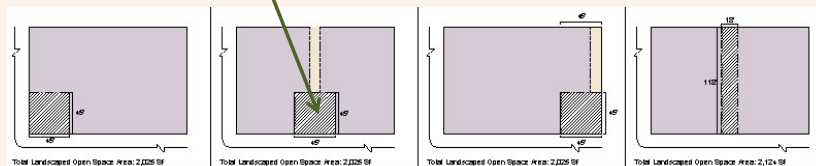
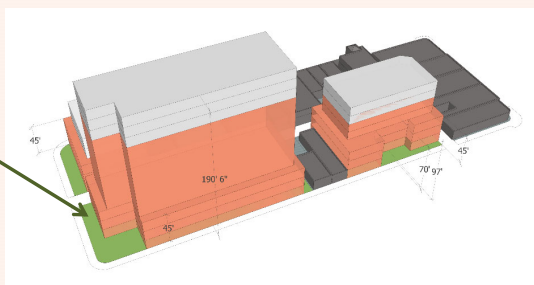
21

21

SELECT OPEN SPACE CHANGES IN MXs

Requiring urban open space to be accessible and visible to the public

Adding required proportions to usable urban open space



22

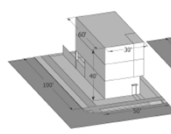
22

RESIDENTIAL DISTRICTS

REQUIREMENTS:

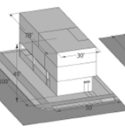
- Lot Coverage: 60% maximum
- Open Space: 30% minimum
- Setbacks - All Sides: 10'
- Cantilevers: 5' maximum not included in lot coverage
- Stepback: 10' minimum at 45' height
- Liners facing principal street

Note: Lots in the MF2 District range from 100' to 120' in depth. The most conservative lot sizes (100' in depth) are diagrammed here. Lots 100' depth minimum facilitate parking on site.



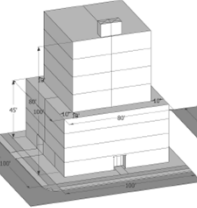
50' X 100' (5,000 S.F.) LOT

- 3 units (shown above)
 - 3 Br (2 units @ 1,600 s.f.)
 - 2 Br (1 unit @ 1,000 s.f.)
- 5 parking spaces on surface lot partially under building
 - Uncovered parking paved with pervious material
- Total Building Area = 4,730 s.f.
- Open space: 3,380 s.f. = 68%
- Lot coverage: 1,620 s.f. = 32%



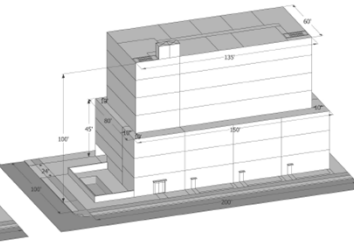
50' X 100' (5,000 S.F.) LOT

- 5 units (shown above)
 - 3 Br (2 units @ 1,100 s.f.)
 - 1 Br (3 units @ 670 s.f.)
- 8 parking spaces on surface lot partially under building
 - Uncovered parking paved with pervious material
- Total Building Area = 5,080 s.f.
- Open space: 2,890 s.f. = 58%
- Lot coverage: 2,110 s.f. = 42%



100' X 100' (10,000 S.F.) LOT

- 16 units (shown above—more, if additional parking is located off-site)
 - 3 Br (16 units @ 1,800 s.f.)
- 16 parking spaces in building at ground level
- Total Building Area = 33,600 s.f.
- Open space: 4,000 s.f. = 40%
- Lot coverage: 6,000 s.f. = 60%
- Ground level liner: Lobby



200' X 100' (20,000 S.F.) LOT

- 33 units (shown above—more, if additional parking is located off-site)
 - 1 Br (8 units @ 650 s.f.)
 - 2 Br (24 units @ 970 s.f.)
 - 3 Br Townhouses (3 units @ 1,800 s.f.)
- 50 spaces in parking structure (4 levels). Screened by liner townhouses.
- Total Building Area = 67,200 s.f.
- Open space: 8,000 s.f. = 40%
- Lot coverage: 8,000 s.f. = 60%
- Three level liner: Lobby and Units

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23

SELECT MIXED USE CHANGES

2007 Mixed-Use District Matrix

ARTICLE 4 - ZONING DISTRICTS			
Table 1			
Reference	Reference	Type	Requirements
		Design	
1.	✓	Enrollments of bridges over rights-of-way	Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.
2.	✓	Enrollments for basements, airrings, etc.	Subject to applicable regulations
3.	✓	Four area lots	North and South Industrial Architectural Design bonus North Ponce de Leon Boulevard Architectural Design bonus Multi-Family 2 District Architectural Design bonus
4.	✓	Floors	No minimum or maximum required
5.	✓	Floor-to-floor height	The minimum floor-to-floor height shall be permitted as regulated per the following:
6.	✓	Height	North and South Industrial MXD The maximum allowable building height for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one hundred (100) feet. • Industrial District: Up to and including one hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. North Industrial MXD: which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria: • The building has no more than ten (10) stories. • The additional building height is for the purpose of providing increased floor-to-ceiling height in residential units. • The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area. • The additional building height does not result in increased density or floor area. North Ponce de Leon Boulevard MXD: The maximum allowable building height for the following underlying zoning designations and uses may be granted as follows: • Commercial District: As per the underlying zoning designation. • Multi-Family 2 District: Up to and including one hundred (100) feet. • The maximum allowable height of the building shall be regulated per the underlying zoning designation. Conditional Uses, of architectural

2020 District Overlay Sections

ARTICLE 2 - ZONING DISTRICTS

ARTICLE 2. ZONING DISTRICTS¹

- 2-100. Residential Districts
- 2-100. Residential Districts Table
- 2-101. Single-Family Residential (SFR) District
- 2-102. Multi-Family 1 (Duplex) (MF1) District
- 2-103. Multi-Family 2 (MF2) District
- 2-104. Multi-Family 3 (MF3) District
- 2-105. Multi-Family 4 (MF4) District
- 2-106. Multi-Family 5 (MF5) District
- 2-107. Multi-Family 6 (MF6) District
- 2-108. Multi-Family 7 (MF7) District
- 2-109. Multi-Family 8 (MF8) District
- 2-110. Multi-Family 9 (MF9) District
- 2-111. Multi-Family 10 (MF10) District
- 2-112. Multi-Family 11 (MF11) District
- 2-113. Multi-Family 12 (MF12) District
- 2-114. Multi-Family 13 (MF13) District
- 2-115. Multi-Family 14 (MF14) District
- 2-116. Multi-Family 15 (MF15) District
- 2-117. Multi-Family 16 (MF16) District
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- 2-469. Multi-Family 368 (MF368) District
- 2-470. Multi-Family 369 (MF369) District
- 2-471. Multi-Family 370 (MF370) District
- 2-472. Multi-Family 371 (MF371) District
- 2-4

SELECT MULTI-FAMILY CHANGES

2007

- Combined low-rise and high-rise buildings in same zoning districts
- Allowed townhouse development on in MFSA
- Encouraged large units and buildings with large minimum unit size

2020

- Separating MFSA into MF3 for low-rise and MF4 for high-rise buildings
- Allowing townhouse development in multiple zoning districts
- Allowing density bonus for MF3 (townhouses)
- Updating minimum unit size for multi-family

2007 Zoning Designation

Multi-Family Special Area (MFSA)

- Multi-Family Low Density Land Use (50') → MF-3
- Multi-Family High Rise Land Use (150') → MF-4

2020 Zoning Designations

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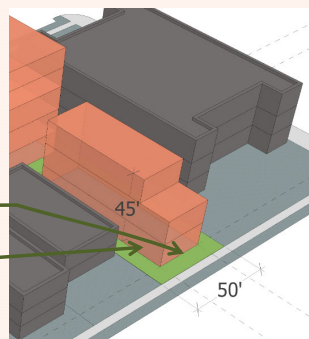
SMALL SITE CHANGES

2007

- Required deeper setback for small sites
- Enlarged buildings with large minimum units

2020

- Relaxing setback requirements for low-rise MF
- Allowing smaller unit sizes
- Providing parking exemptions for low-rise MF



Small site incremental development in MX:

- Allowing less open space requirements for low-rise mixed-use buildings
- Streamlining approval process for small mixed-use buildings
- Providing parking exemptions for low-rise mixed-use buildings within the CBD, Giralda, and Miracle Mile

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PARKING

2007

2020

Exempted parking for 1-story buildings

Exempted parking for historic buildings

Encouraged accumulation of lots to meet parking requirements

Discouraged redevelopment of small parcels with off-street parking requirements

REDUCTIONS

- Residential Districts – same
- Commercial – from 1/250sf. to 1/300sf.
- Overnight Accommodations – .8 /room to .6 /room

PARKING EXEMPTIONS

- CBD – first floor = 0
- Giralda + Miracle Mile – up to 45' and 3 stories = 0
- Giralda + Miracle Mile – above 45' and 3 stories: floors 2 and 3 (-50%) retail /rest. only
- Design District – up to 45' and 3 stories = 0
- Design District – above 45' and 3 stories:
 - 1st floor galleries and showrooms = 0
 - 1st floor other uses = 1 / 300sf.
 - Floors above as per code
- MF2 – up to 45' and 3 stories + lot width max 100ft = 0

OTHER

- Remote Parking
- Payment in Lieu

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AMENDMENT TO PAD

2007

2020

Allowed multiple changes to approved site plans

Allowing 5% change to approved site plans

Permitted changes up to 20%

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To be forwarded to City Commission with PZB Recommendation:

A. Ground Area Coverage in MF2 and MF4.

- **Drafted:** Ground area coverage in MF2 and MF4 to apply to all buildings.
- **To be incorporated:** Clarify in Mediterranean Bonus that “lot coverage” and “ground coverage” are the same.

B. Ground floor residential in MF2.

- **Drafted:** 80% of building facades facing streets to be lined with residential space.
- **To be incorporated:** Incentivize ground floor units by exempting from density.

C. Transparency in MF4.

- **Drafted:** 60 – 90% transparency in MF4.
- **To be incorporated:** 40 – 60% transparency.

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ADDITIONAL UPDATES TO CITY COMMISSION

D. Design District height.

- **Drafted:** 97 feet and 8 stories
- **To be incorporated:** Correct to 97 feet and 10 stories.

E. Ground floor retail height.

- **Drafted:** 17 feet minimum
- **To be incorporated:** 15 feet minimum

F. North Ponce Mixed Use Overlay parking setback

- **Drafted:** 40 foot parking setback (current)
- **To be incorporated:** 30 foot parking setback

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ADDITIONAL UPDATES TO CITY COMMISSION

G. PAD floor area regulations:

- **Drafted:** FAR conforms to intended uses (current).
- **To be incorporated:** FAR pursuant to underlying districts.

H. PAD density:

- **Drafted:** Density of overnight accommodations (current).
- **To be incorporated:** Remove this language.

I. PAD height of buildings.

- **Drafted:** Height conforms to underlying zoning district (current)
- **To be incorporated:** Height also conforms to district overlay.

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ADDITIONAL UPDATES TO CITY COMMISSION

J. PAD transition height.

- **Drafted:** Restrict height when adjacent to residentially-zoned land (current).
- **To be incorporated:** Update ‘residential’ to SFR or MF-1

K. PAD requirements:

- **Drafted:** No requirements for street frontage, building sites, number of buildings, or lot coverage (current).
- **To be incorporated:** Include setbacks and stepbacks.

L. Office parking minimum.

- **Drafted:** 1 space per 300 square feet (current)
- **To be incorporated:** 1 space per 500 square feet.

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ADDITIONAL UPDATES TO CITY COMMISSION

M. Multifamily parking minimum.

- **Drafted:** 1.75 spaces per 2 bedrooms. 2.25 per 3+ bedrooms (current).
- **To be incorporated:** 1.5 spaces per 2+ bedrooms.

N. Bike parking:

- **Drafted:** 1 space per unit (current MXD regulation)
- **To be incorporated:** 1 space per 4 units.

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ADDITIONAL UPDATES TO CITY COMMISSION

O. PAD major amendments:

- **Drafted:** Once per year (current)
- **To be incorporated:** Add unless good cause or public need.

P. TDRs in Design & Innovation District:

- **Drafted:** TDRs only received in CBD and North Ponce Mixed Use (current).
- **To be incorporated:** Also allow TDRs in Design & Innovation District.

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ADDITIONAL UPDATES TO CITY COMMISSION

Miscellaneous Changes:

1. TDR process:

- a. **Drafted:** TDR transfer process unclear (current).
- b. **To be incorporated:** TDR transferred via Resolution.

2. Preservation of existing trees:

- a. **Drafted:** Tree preservation unclear.
- b. **To be incorporated:** Existing trees to be preserved in public spaces as part of community visioning and planning efforts.

3. Seawall height:

- a. **Drafted:** minimum height of 5 feet U.S.E.D. (current).
- b. **To be incorporated:** Minimum height of 6 ft, and structurally support 7.5 feet NAVD.

4. Design & Innovation District.

- a. **Drafted:** 'Design / Industrial' District Overlay.
- b. **To be incorporated:** 'Design & Innovation' District Overlay.

5. Townhouse parking

- a. **Drafted:** 2 spaces per townhouse unit (current).
- b. **To be incorporated:** 1 space per townhouse unit.

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PUBLIC NOTIFICATION	
10 TIMES	WEBSITE POSTING PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; COMMISSION WORKSHOP JUNE 2019; COMMISSION WORKSHOP 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; COMMISSION WORKSHOP 2020; PZB JULY 2020; PZB AUGUST
9 TIMES	NEWSPAPER ADVERTISEMENT PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019; PZB SEPTEMBER 2019; PZB OCTOBER 2019; PZB JULY 2020; PZB AUGUST

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REQUEST: TEXT & MAP AMENDMENTS
<u>STAFF RECOMMENDATION:</u> STAFF RECOMMENDS <u>APPROVAL</u> OF THE PROPOSED TEXT AND MAP AMENDMENTS OF THE ZONING CODE. THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-1407 FOR ZONING CODE TEXT AND MAP AMENDMENTS ARE <u>SATISFIED</u> .

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