

*Design & Innovation District*

COMPREHENSIVE PLAN TEXT  
AND MAP AMENDMENTS

CITY COMMISSION  
SEPTEMBER 8, 2020

SEAL OF CORAL GABLES  
FLORIDA

REVISED PLAN  
**CORAL GABLES**  
INDUSTRIAL SECTION

1

BIRD RD

LAGUNA ST

SALZEDO ST

AURORA ST

PONCE DE LEON BD

ALTARA AV

SAN LORENZO AV

SAN LORENZO AV

RUIZ AV

INDUSTRIAL SECTION

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LEJEUNE RD

GRANELLO AV

PONCE DE LEON BD

S DIXIE HWY

FLORIDA AV

OAK AV

BROOKER ST

CORAL GABLES SENIOR HIGH SCHOOL

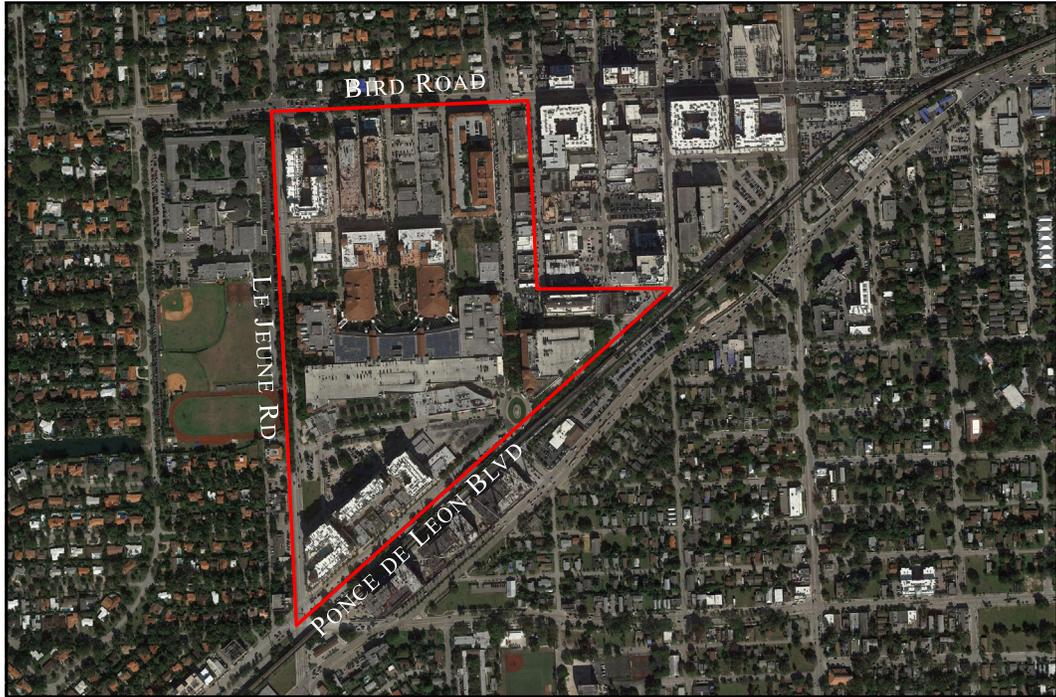
COPSON GROVE WAREHOUSE CENTER

GEORGE ALLEN HWY

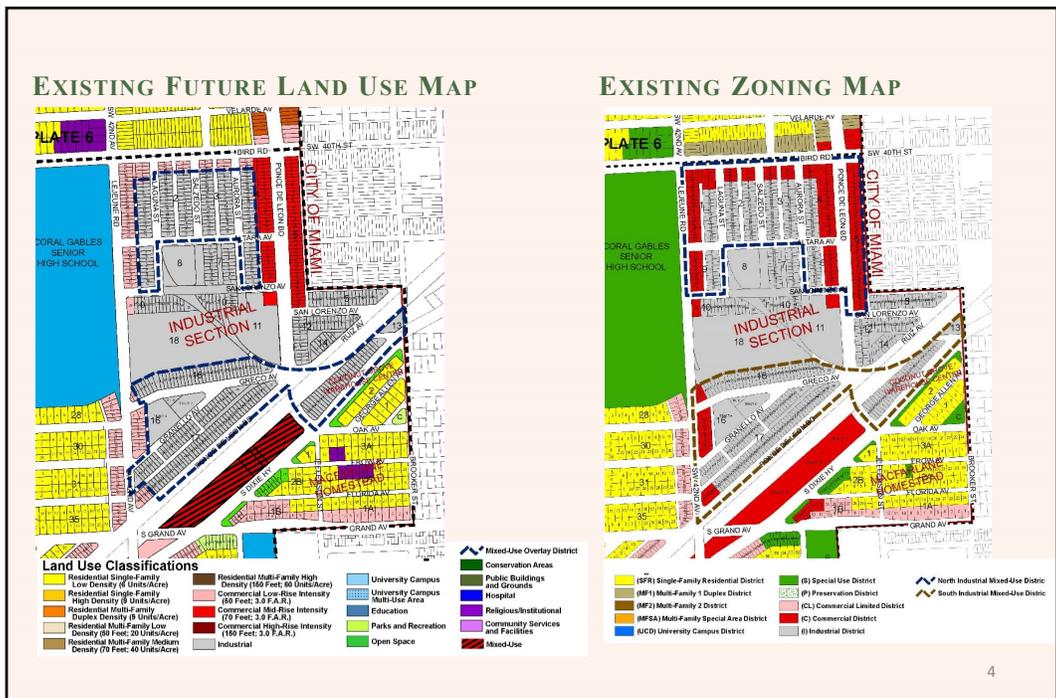
MAZPARLANE HOMESTEAD

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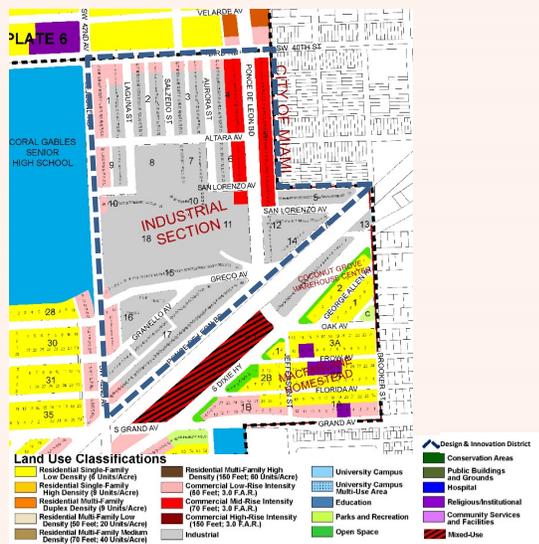
# REQUESTS:

1. MAP AMENDMENT
2. TEXT AMENDMENTS

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## PROPOSED MAP AMENDMENT



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## PROPOSED TEXT AMENDMENTS



- CREATES DESIGN & INNOVATION DISTRICT GOALS, OBJECTIVES, AND POLICIES
- ALLOWS 120 FEET IN DESIGN / INDUSTRIAL DISTRICT\*
- PERMITS UNLIMITED DENSITY IN CBD AND DESIGN / INDUSTRIAL DISTRICT\*
- ALLOWS 125 DU/AC IN MIXED-USE DISTRICTS\*

\*CURRENTLY ALLOWED IN CURRENT ZONING CODE

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## PROPOSED OBJECTIVE AND POLICIES



### POLICY FLU 1.9.4. ESTABLISH AND IMPLEMENT A DESIGN & INNOVATION DISTRICT, WHICH SHOULD INCLUDE:

1. A BOUNDARY FOR THE DISTRICT, ADOPTED IN THE FUTURE LAND USE MAP.
2. ZONING REGULATIONS THAT WOULD SUPPORT AND ENHANCE SUSTAINABLE RETAIL AND OTHER COMPATIBLE USES SUPPORTIVE OF PEDESTRIAN ACTIVITIES ON THE GROUND LEVEL OF MIXED-USE BUILDINGS.

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## PROPOSED OBJECTIVE AND POLICIES



3. ECONOMIC DEVELOPMENT STRATEGIES THAT PROMOTE RETAIL ACTIVITIES, ART GALLERIES AND OTHER COMPATIBLE USES FOUND IN “INNOVATIVE DISTRICTS,” (I.E. FINANCIAL SERVICES, BIO-MEDICAL, PHARMACEUTICAL, INSTITUTIONAL AND ADVANCE NEW TECHNOLOGICAL FIRMS (I.E. ANALYTICS, ARTIFICIAL INTELLIGENCE, BLOCKCHAIN, AND ROBOTIC PROCESS AUTOMATION)).

4. GENERAL DESIGN STANDARDS TO GUIDE THE DEVELOPMENT OF URBAN REGULATIONS SPECIFICALLY APPLICABLE TO THE DISTRICT.

5. BRANDING STRATEGIES THAT WOULD DEFINE AND PROMOTE THE VISUAL IDENTITY OF THE DISTRICT, THROUGH STANDARDS AND RECOMMENDATIONS FOR SIGNS, STOREFRONT DESIGN AND MERCHANDISING.

## PUBLIC NOTIFICATION



<b>1 TIME</b>	<b>LETTERS TO PROPERTY OWNERS</b> PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> PZB, COMMISSION
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

## REQUEST: COMP PLAN AMENDMENTS

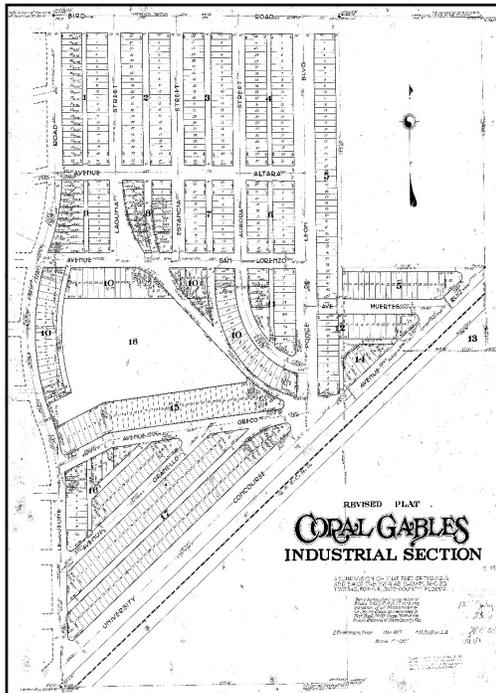
### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-1506 FOR PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT ARE SATISFIED.

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*Design & Innovation District*

COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS

PLANNING AND ZONING BOARD  
SEPTEMBER 8, 2020



REVISED PLAN  
**CORAL GABLES**  
INDUSTRIAL SECTION

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