

1

THANK YOU, A FEW THOUGHTS FROM STAFF

e-News for Dec. 16 2020: New home for police and fire departments, holiday events, zoning code ch...

E

ENEWS

To citywide

Retention Policy 5 year retention (5 years)

Expires 12/15/2025

Wed 12/16/2020 12:03 PM

Public discussion for proposed changes to Zoning Code for Miracle Mile and the Crafts Section

Miracle Mile zoning code changes

The proposed changes to the Zoning Code regarding Miracle Mile and the Crafts Section have generated much interest. To ensure that all of our residents have the opportunity to participate, the changes will be publicly discussed on Jan. 14 at 6 p.m. and the final vote has been rescheduled for the Feb. 9 City Commission meeting. If you have any questions that you'd like to have addressed at the meeting please email: zoningupdate@coralgables.com. For more information, please click on below button.

[Visit our website](#)

2

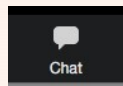
TONIGHT'S VIRTUAL MEETING

1. WHAT IS A ZONING CODE?
2. UPDATE PROCESS
3. CODE REORGANIZATION
4. PROPOSED CODE UPDATES
5. NEXT STEPS
6. QUESTIONS AND STATEMENTS FROM THE PUBLIC

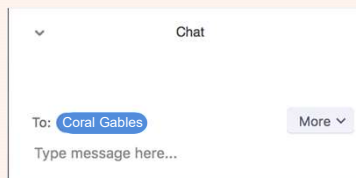
3

HAVE A SPECIFIC QUESTION?

Ask a specific question to be read and answered:



- Click on “**Chat**” at the bottom center of your screen



- Change “**To:**” to “**Coral Gables**” at the bottom of the window on the right side of the screen
- Type in your **specific question** to be read and answered at today’s public meeting

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FREQUENTLY ASKED QUESTIONS

WHAT ARE SOME BENEFITS OF THE ZONING CODE UPDATE FOR THE RESIDENTS?

- BETTER PROCESS (ORGANIZATION)
- SMALLER BUILDINGS
- ENHANCED COMMERCIAL AREAS (ALLOW RESIDENTIAL, ADDITIONAL PEDESTRIAN AREAS, IMPROVE OPEN SPACE)
- DOES NOT AFFECT NEIGHBORHOODS, EXCEPT:
 - POOL REAR SETBACK IS 5 FEET
 - DOCK LANGUAGE WAS CLARIFIED

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FREQUENTLY ASKED QUESTIONS

WHAT IS A ZONING CODE? (UPDATE)

TWO DOCUMENTS:

- A BOOK OF REGULATIONS
- A MAP

WHAT IS A COMPREHENSIVE PLAN? (NO CHANGES)

TWO DOCUMENTS:

- A BOOK OF GOALS, OBJECTIVES AND POLICIES
- A MAP (ALLOWED HEIGHT, DENSITY AND FAR)

WHO IS ZONING FOR, PRIMARILY?

RESIDENTS

- PREDICTABILITY
- TRANSPARENCY

6

FREQUENTLY ASKED QUESTIONS

WHAT IS ZONING?

GUIDANCE FOR QUALITY OF LIFE AND FUTURE DEVELOPMENT
ON TWO TOPICS:

- **DEMOCRACY** (NOTICE, PUBLIC PARTICIPATION, PUBLIC MEETINGS)
- **PROCESS** (POLICY IMPLEMENTATION THROUGH REGULATION, PROCESS AND PROJECT REVIEW)

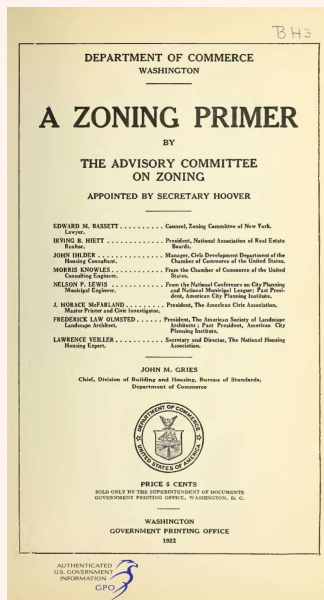
WHEN DID ZONING START?

1926

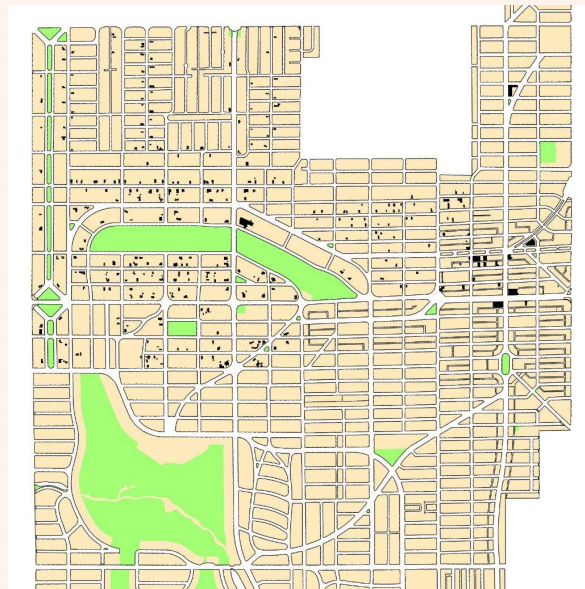
AFTER GEORGE MERRICK FOUNDED CORAL GABLES

7

Euclid vs. Ambler Realty , 1926



Coral Gables, 1926



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FREQUENTLY ASKED QUESTIONS

WHEN DID CORAL GABLES ADOPT A ZONING CODE?

1930

HAS THE ZONING CODE EVER BEEN AMENDED?

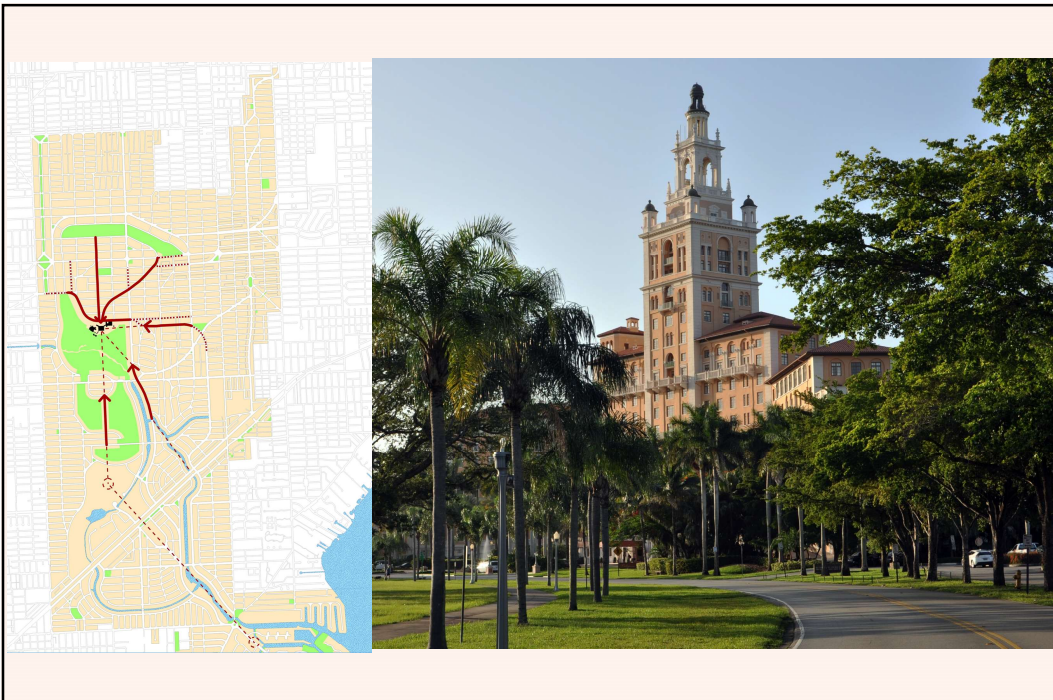
YES

IS ZONING THE **ONLY** TOOL THAT PRESERVES QUALITY OF LIFE?

NO

OTHER TOOLS INCLUDE: PLANNING, BOARD OF ARCHITECTS,
BUILDING PERMITS, HISTORIC PRESERVATION, CAPITAL PROJECTS,
MASTER PLAN FOR PARKS, MOBILITY STRATEGIES ...

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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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CORAL GABLES ZONING CODE HISTORY

1930	●	Ord. No. 153 - Regulate location of uses, height, intensity, Board of Appeals, Supervising Architect
1937	●	Ord. No. 271 - Regulate building and open space sizes, lot coverage, density, districts, permit fees
1956	●	Ord. No. 988 - Incorporate District and Use maps, Zoning Board of Appeals
1957	●	Ord. No. 1005 - Create Zoning Board and Board of Architects
1965	●	Ord. No. 1525 - Incorporate Planning & Zoning Board
1986	●	Ord. No. 2632 - Create Coral Gables Mediterranean Bonus Regulations
2007	●	Ord. No. 2007-1 - Rewrite regulations for Commission and boards, review procedures, Zoning districts, uses, and standards, site specifics
2007 2019	●	123 Ordinances - Art in Public Places, Shared Parking, Electric Vehicles, etc.
2021	●	Ord. No. 2021-??? - Update organization, Mixed-Use regulations, open space, multi-family, small parcels, miscellaneous issues

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FREQUENTLY ASKED QUESTIONS

IN 2021, IS THIS A CODE REWRITE OR AN UPDATE?

AN UPDATE

- BETTER ORGANIZATION
- ENHANCED MIXED-USE AND MULTIFAMILY
- DOES NOT AFFECT NEIGHBORHOODS

DID RESIDENTS AND STAKEHOLDERS PARTICIPATE?

YES. 25 PUBLIC MEETINGS WERE HELD (2018-2020)

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ADOPTION PROCESS

	TYPE OF REVIEW	DATE	NOTICE DATE	MINUTES / MEETING SUMMARY*
1	Business Improvement District (BID) meeting	05.11.18		
2	Staff Committee meeting	05.14.18		Yes
3	Working Group meeting	06.01.18		Yes
4	Staff Committee meeting	06.11.18		Yes
5	Working Group meeting	06.15.18		Yes
6	Staff Committee meeting	08.06.18		Yes
7	Working Group meeting	08.10.18		Yes
8	Planning and Zoning Board Public Workshop	09.21.18	Legal Ad 09.12.18	Yes
9	Planning and Zoning Board meeting	10.17.18	Legal Ad 10.05.18	Yes
10	Planning and Zoning Board meeting	02.13.19	Legal Ad 02.01.19	Yes
11	Working Group meeting	04.22.19		Yes
12	Planning and Zoning Board meeting (Technical Corrections to the Code)	05.08.19	Legal Ad 04.26.19	Yes
13	City Commission Workshop (Downtown / Open Space)	06.24.19	Posted on City Hall & Website	Yes
14	City Commission Workshop (North Ponce / MF-2)	09.04.19	Posted on City Hall & Website	Yes
15	Planning and Zoning Board meeting	10.16.19	Legal Ad 10.04.19	Yes
16	City Commission Workshop (Updated Code)	03.05.20	Posted on City Hall & Website	Yes
17	Planning and Zoning Board meeting	07.29.20	Legal Ad 07.17.20	Yes
18	Planning and Zoning Board meeting	08.20.20	Legal Ad 08.10.20	Yes
19	Planning and Zoning Board meeting	09.09.20	Legal Ad 08.28.20	Yes
20	City Commission Meeting First Reading (Reorganization)	09.15.20	Posted on City Hall & Website	Yes
21	City Commission Workshop	10.19.20	Posted on City Hall & Website	Yes
22	City Commission Meeting First Reading (Updated Provisions)	10.27.20	Posted on City Hall & Website	Yes
23	City Commission Meeting Second Reading (Reorganization)	11.10.20	Legal Ad 10.30.20	Yes
24	City Commission Workshop (Miracle Mile, Crafts Section, FAR)	11.30.20	Posted on City Hall & Website	
25	City Commission Meeting Second Reading (Updated Provisions)	12.08.20	Legal Ad 11.27.20	

Advisory groups
Planning & Zoning
Commission

*Meeting Minutes and Summary are posted on the website <https://www.coralgables.com/zoningupdate>

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FREQUENTLY ASKED QUESTIONS

**WAS INFORMATION ABOUT THE ZONING UPDATE
PUBLISHED IN E-NEWS?**

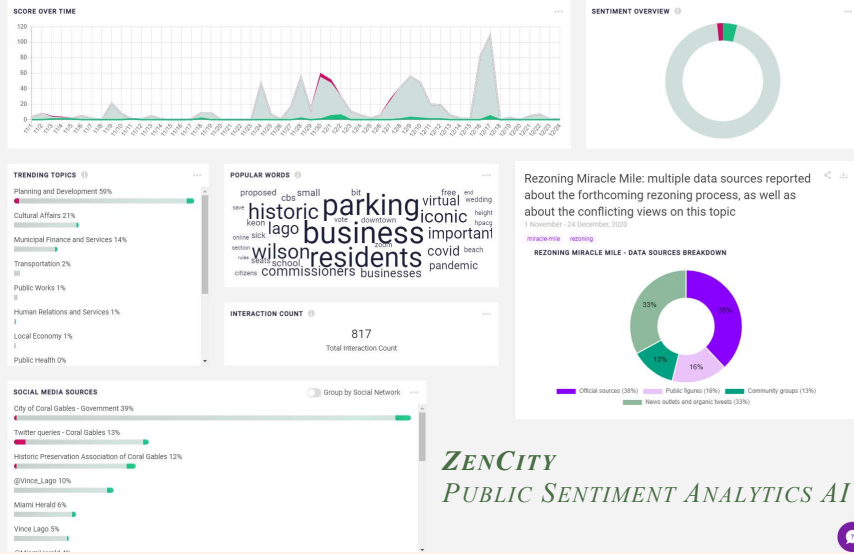
YES

WAS THERE A CITY WEBPAGE WITH THE LATEST INFORMATION?

YES

16

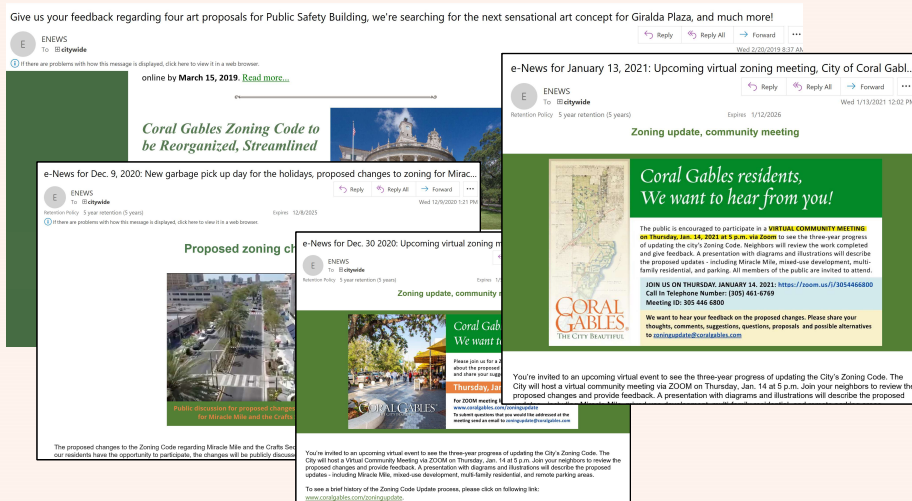
PUBLIC DISCUSSION



ZENCITY
PUBLIC SENTIMENT ANALYTICS AI

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OUTREACH: E-NEWS



FEBRUARY 20, 2019; DECEMBER 9, 16, 23, 30, 2020; JANUARY 6, 13, 2021

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OUTREACH: NEWS



COMMUNITY NEWSPAPER, MARCH 4, 2019; DECEMBER 2020; JANUARY 2021

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OUTREACH: NEWS



MIAMI HERALD LOCAL & STATE AND NEIGHBORS
SUNDAY, JANUARY 10, 2021

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OUTREACH: LEGAL ADVERTISEMENTS

CITY OF CORAL GABLES, FLORIDA NOTICE TO THE PUBLIC VIRTUAL COMMUNITY MEETING

IN ACCORDANCE WITH CHAPTER 236.011, FLORIDA STATUTES, A VIRTUAL COMMUNITY MEETING WILL TAKE PLACE ON THURSDAY, JANUARY 14, 2021 BEGINNING 5:00 P.M. FOR A PROGRESS UPDATE ON THE CITY'S ZONING CODE REWRITE. A PRESENTATION WILL DESCRIBE THE PROPOSED UPDATES - INCLUDING MIRACLE MILE, MIXED-USE DEVELOPMENT, MULTI-FAMILY RESIDENTIAL, AND PARKING.

TO SEE A BRIEF HISTORY OF THE ZONING CODE UPDATE PROCESS, PLEASE VISIT WWW.CORALGABLES.COM/ZONINGUPDATE.

<https://zoom.us/j/3054466800>

Call in Telephone Number: (305) 461-6769

Meeting ID: 305 446 6800

THE MEETING MAY BE ATTENDED BY MULTIPLE MEMBERS OF THE CORAL GABLES CITY COMMISSION, BY CITY STAFF AND REPRESENTATIVES. THE MEETING IS OPEN TO ATTENDANCE BY MEMBERS OF THE PUBLIC. MINUTES WILL BE TAKEN AND MADE PUBLICLY AVAILABLE.



BILLY Y. URRUTIA
CITY CLERK

ADA Notice: The City welcomes individuals with disabilities. To request a modification to a policy, practice or procedure or to request an auxiliary aid or service (such as a sign language interpreter) in order to participate in a City program, activity or event, please contact the City's ADA Coordinator Reginal Englebarrieta or the Director of the sponsoring department at least three (3) business days in advance. ADA Coordinator Reginal Englebarrieta may be reached by email: reginalbarrieta@coralgables.com, or by telephone: 305-722-8688 (voice) or 305-442-1609 (TTY/ID).

MIAMI DAILY BUSINESS REVIEW Published Daily except Saturdays, Sundays and Legal Holidays Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared GUILERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices in the Miami Daily Business Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida, that the attached copy of advertisement, being a Legal Advertisement of notice in the matter of:

CITY OF CORAL GABLES - VIRTUAL COMMUNITY MEETING
- JAN. 14, 2021

In the XXXX Court,
was published in said newspaper in the issues of
12/01/2020

Advert further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and advert further says that he or she has neither paid nor promised any person, firm or corporation any amount, value, consideration or reward for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia
Sworn Subscribed before me this
31st day of DECEMBER, A.D. 2020
C. Ramirez
(REAL)
GUILERMO GARCIA personally known to me



CHRISTINE L. LINDENHUTH
Commissioner of State
Notarization # 0227771
Expiring November 19, 2022
Notary Public for the State of Florida

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OUTREACH: SOCIAL MEDIA

Coral Gables residents
We want to hear from you!

Please join us for a Zoom Public Meeting to learn about the proposed changes to the zoning code and share your suggestions and thoughts.

Thursday, Jan. 14 at 5 p.m.

For ZOOM meeting link and more information visit



January 8 at 10:01 AM

You're invited to an upcoming virtual event to see the 3-year progress of updating the city's Zoning Code. The City will host a Community Meeting via Zoom on Thursday Jan. 14 at 5pm. Join your neighbors to review the work completed to date and give feedback. To see a brief history of the Zoning Code Update process, please visit: www.coralgables.com/zoningupdate. If you have any questions that you'd like to have addressed at the meeting please email: zoningupdate@coralgables.com.



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Call in Telephone Number: (305) 461-6769
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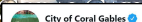
FACEBOOK

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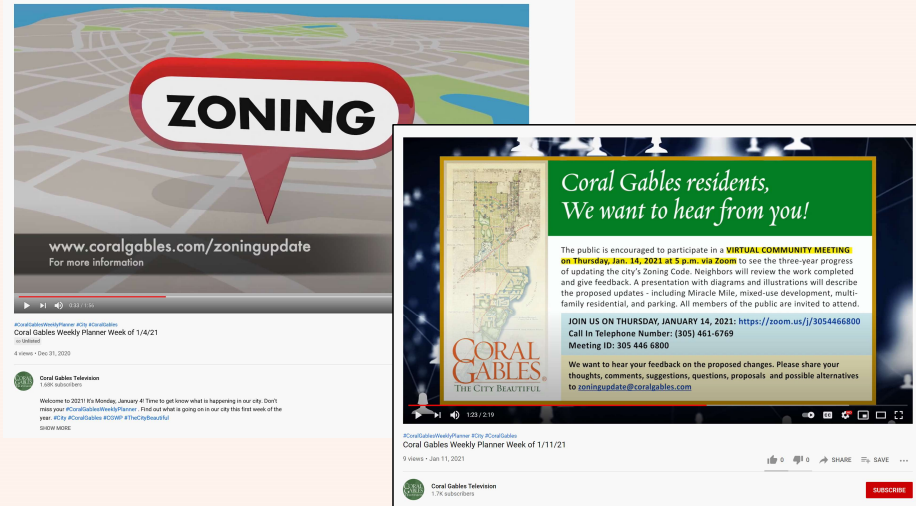
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TWITTER

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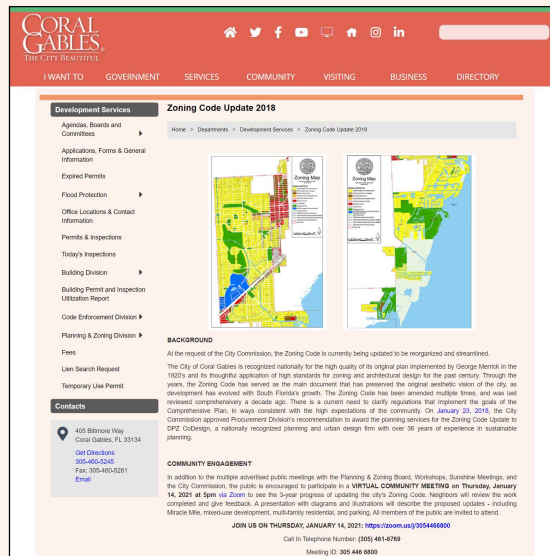
OUTREACH: CG TV



WEEKLY PLANNER – 01/04/21 AND 01/11/21

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WWW.CORALGABLES.COM/ZONINGUPDATE



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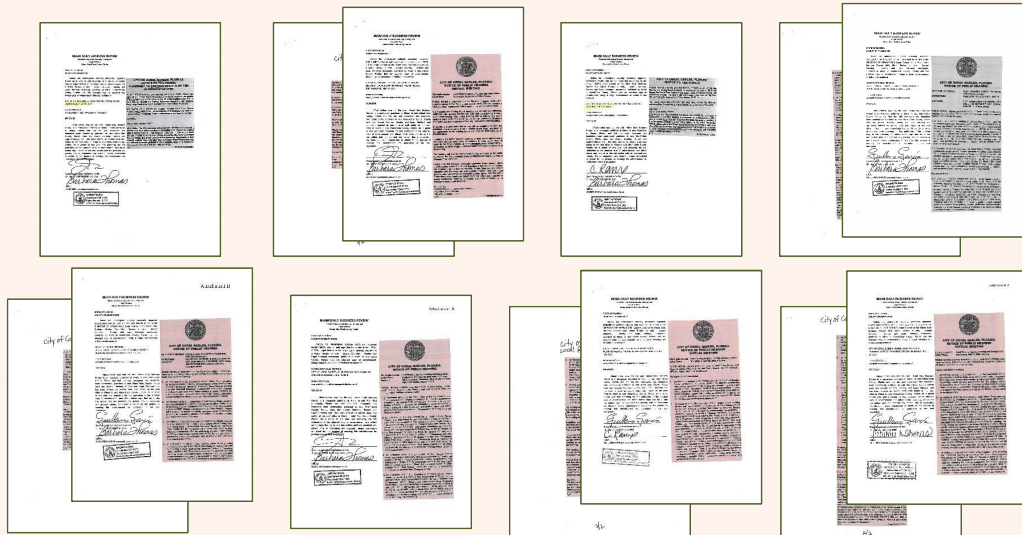
FREQUENTLY ASKED QUESTIONS

DID THE CITY PROVIDE NOTICE OF MEETINGS?

YES

25

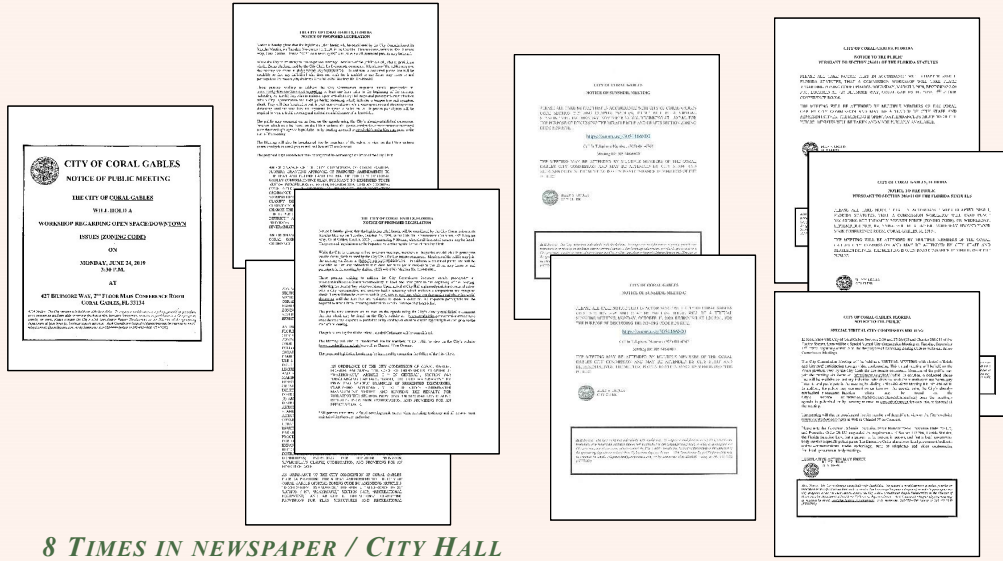
PZB LEGAL ADVERTISEMENTS



8 TIMES IN MIAMI DAILY BUSINESS

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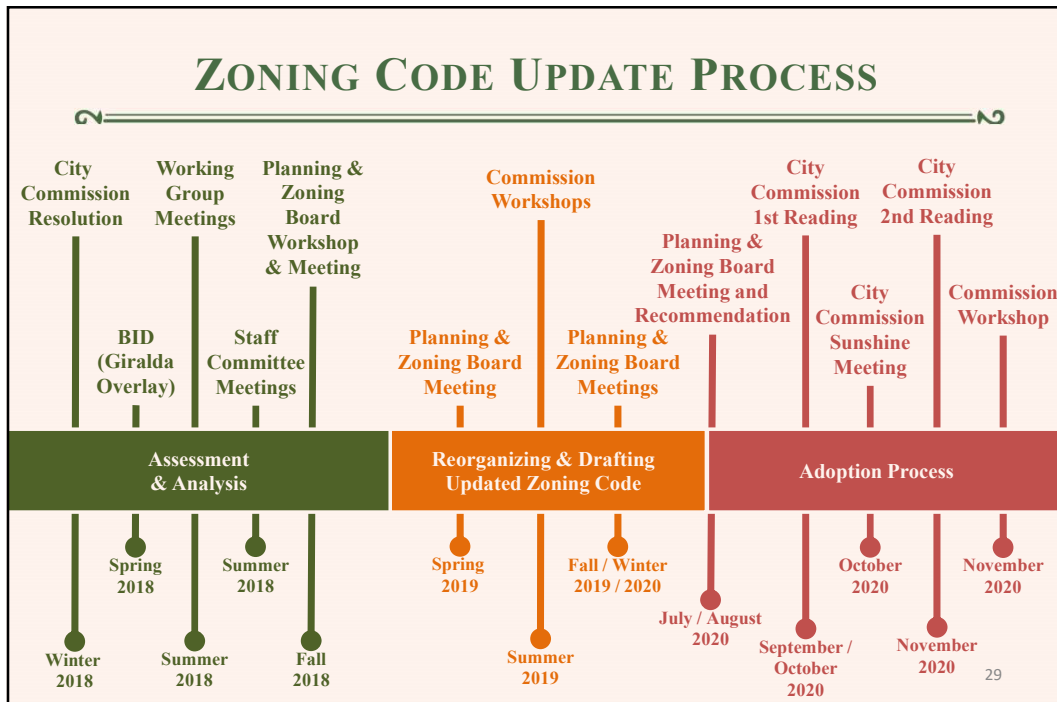
CITY COMMISSION - SUNSHINE NOTICES



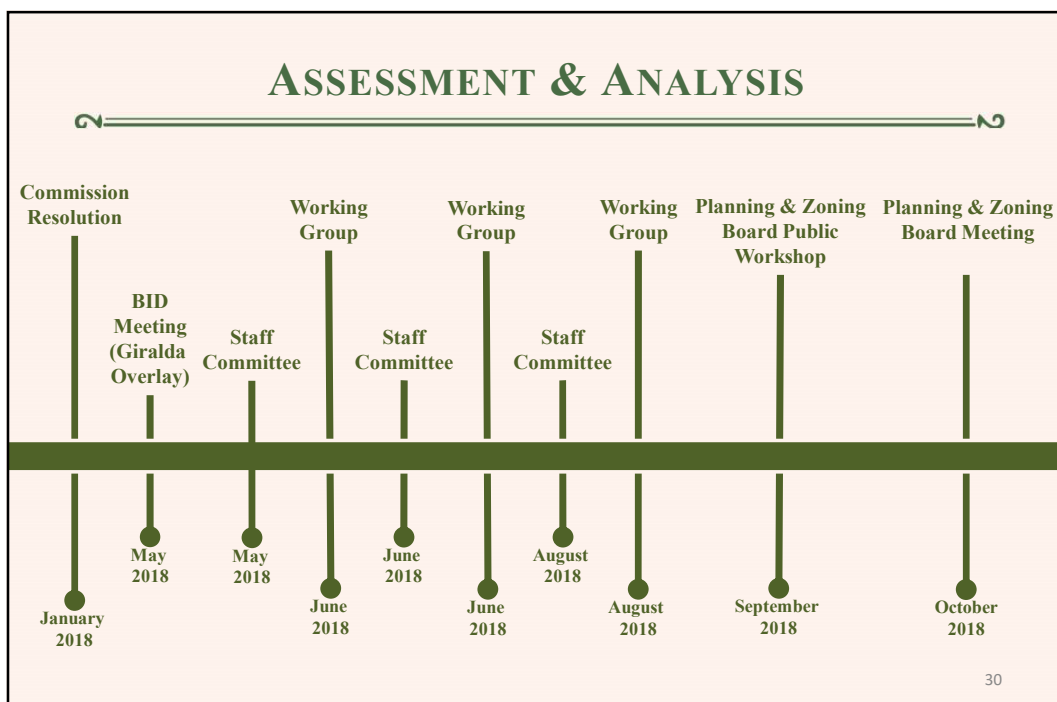
27

PROCESS

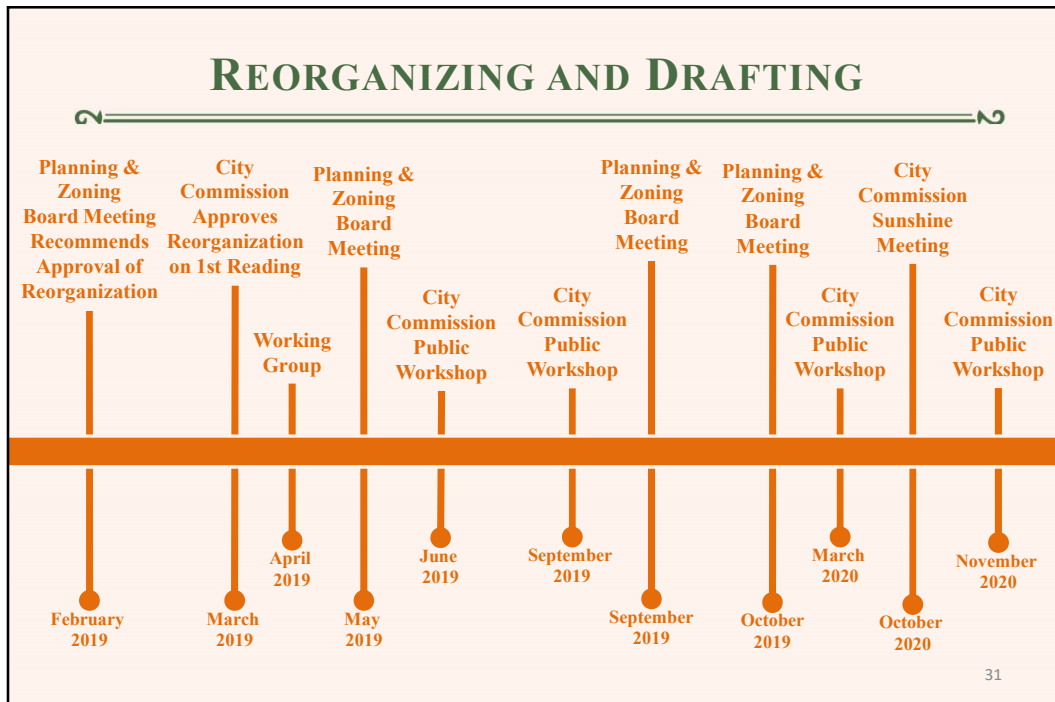
28



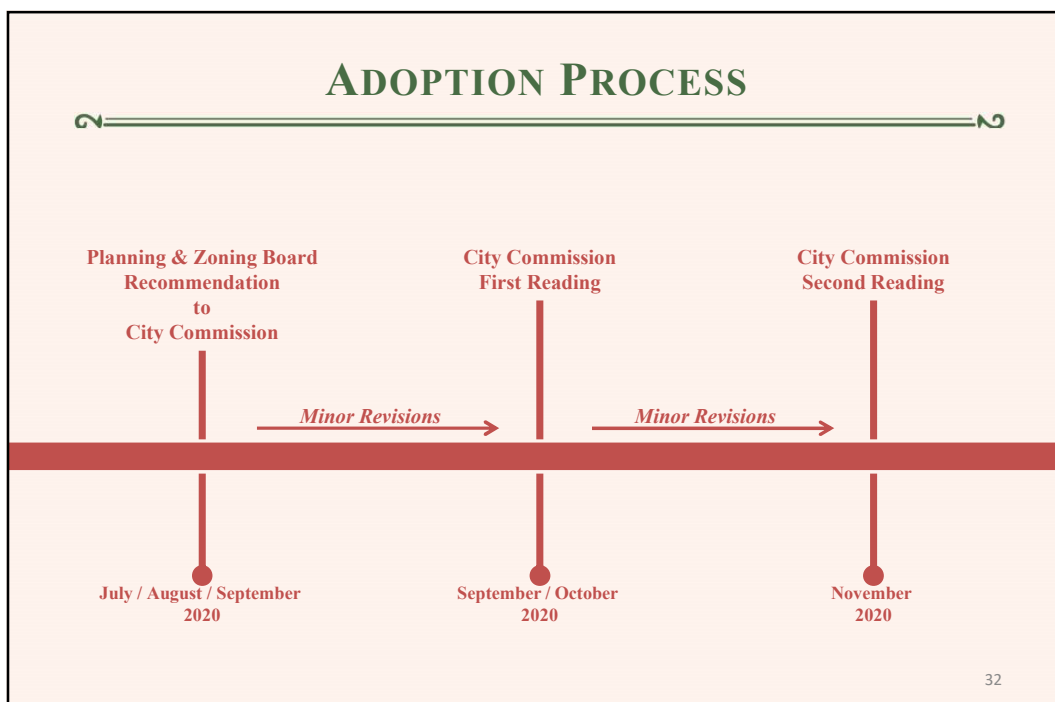
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REORGANIZATION



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FREQUENTLY ASKED QUESTIONS



DID THE REORGANIZATION CHANGE THE CONTENT OF THE CODE?

No

WHY WAS THE CODE REORGANIZED?

FOR EASE OF USE AND ENHANCED TRANSPARENCY

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EFFECTIVE ORGANIZATION

CURRENT

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ARTICLE 2. DECISION MAKING & ADMINISTRATIVE BODIES
ARTICLE 3. DEVELOPMENT REVIEW
ARTICLE 4. ZONING DISTRICTS
ARTICLE 5. DEVELOPMENT STANDARDS
ARTICLE 6. NONCONFORMITIES & LAWFULLY EXISTING USES
ARTICLE 7. VIOLATIONS, ENFORCEMENTS & PENALTIES
ARTICLE 8. DEFINITIONS

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Appendix A. Site Specific Zoning Regulation
Appendix B. Foundation Map
Appendix C. Mediterranean Village Planned Area Development

NEW

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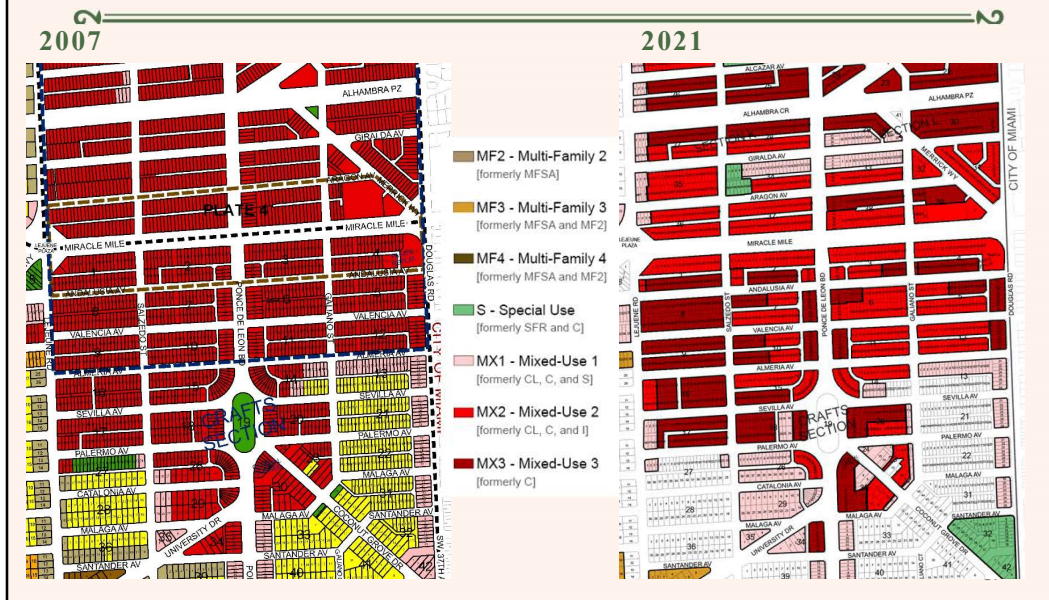
ARTICLE 1. GENERAL PROVISIONS
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ARTICLE 3. USES
ARTICLE 4. URBAN DESIGN AND PUBLIC IMPROVEMENTS STANDARDS
ARTICLE 5. ARCHITECTURE
ARTICLE 6. LANDSCAPE
ARTICLE 7. SUSTAINABILITY AND RESILIENCE STANDARDS
ARTICLE 8. HISTORIC PRESERVATION
ARTICLE 9. ART IN PUBLIC SPACES
ARTICLE 10. PARKING AND ACCESS
ARTICLE 11. SIGNS
ARTICLE 12. AMBIENCE STANDARDS
ARTICLE 13. LAWFULLY EXIST. USES, LOTS, STRUCTURES & SIGNS
ARTICLE 14. PROCESS
ARTICLE 15. NOTICES
ARTICLE 16. DEFINITIONS

APPENDICES

Appendix A. Site Specific Regulations
Appendix B. Foundations Map
Appendix C. Mediterranean Village Planned Area Development
Appendix D. University Campus District (UCD)
Appendix E. Business Improvement Overlay District (BIOD)

PROPOSED UPDATES

NO CHANGE OF DEVELOPMENT RIGHTS



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IMPROVED ZONING MAP

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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EMPHASIS ON MIXED-USE

3. Mixed Use.

- Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3
- Sections 2-200 & 2-201

4. Permitted mixed use.

- Allowing a mix of uses including residential as-of-right for small- and medium-scaled sites
- Section 2-201

7. Small mixed-use buildings open space.

- Reducing required open space of small mixed-use properties from 10% to 5%
- Section 2-201

14. Setbacks in Mixed Use.

- Unifying setbacks of 0ft and setbacks at 45ft for all mixed use
- Sections 2-200 & 2-201

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ALLOW SMALLER PARCELS

Section 2-100, Residential Districts [formerly Article 4, Division 1]

2-100, Residential Districts Table							
Use categories	RFR	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 Minimum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4 Open Space Minimum	45%	45%	25%	25%	25%	25%	25%
B Density							
1 Density Maximum (DU/Acre)	6 or 8	8	40	40	20	20	80
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	10	10	5	5	5	5	5
6 Waterway	35 ft	35	35	35	35	35	35
D Setback (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 ft	2 stories / 25 ft	45	70	45	45	150
2 Accessory Building	1 story	1 story	2 stories	2 stories	2 stories	2 stories	NA
3 Mediterranean Bonus I	NA	NA	83.5	83.5	NA	NA	14 stories / 163.5
4 Mediterranean Bonus II	NA	NA	83.5	83.5	NA	NA	16 stories / 190.5

Section 2-200, Mixed Use Districts (MX), [formerly 4-201]

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	20,000
2 Building Site Width Minimum (feet)	45	100	45	100	45	100	200
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	125	125	125
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 Setback 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	45	45	45	70	45	70	150
2 Mediterranean Bonus I	NA	63.5	63.5	63.5	63.5	63.5	14 stories / 163.5
3 Mediterranean Bonus II	NA	63.5	63.5	63.5	63.5	63.5	16 stories / 190.5

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ENHANCED OPEN SPACE

1. Required Open Space.
 - Increasing required open space in Multi-family 2 and Multi-family 3 from 25% to 30% by requiring 5% on upper floors facing the street
 - Sections 2-100 & 6-105
2. Mandatory setbacks.
 - Mandating setbacks at ground level of 10 feet on Douglas and LeJeune, and 20 feet on US-1
 - Section 4-206
1. Open Space.
 - Clarifying the distinction between landscaped and urban open space
 - Sections 2-100; 2-200; 6-105
3. Front Yards.
 - Expanding the front yard landscaped open space requirement for MF (20%)
 - Section 2-100

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NEW PARKING OPTIONS

8. Downtown District Overlay.
 - Clarifying the District Overlay and prohibiting parking to face Miracle Mile
 - Section 2-402
9. Design & Innovation District Overlay.
 - Creating the Design & Innovation District Overlay and expanding parking exemption for ground floor showrooms/art galleries and all low-rise buildings
 - Sections 2-406 & 10-110
16. Parking minimums.
 - Reducing parking minimums for multi-family to 1.5 spaces/2+ bedrooms; townhouses to 1 space/unit; offices to 1 space/ 500sf; and restaurants to 1/300sf
 - Section 10-110

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PARKING

Use	Current	Proposed	Use	Current	Proposed
Multi-family	2 bedrooms = 1.75 3+ bedrooms = 2.25	2+ bedrooms = 1.5	Funeral homes	1 per 4 seats, 1 per 40 sqft	1 per 5 seats, 1 per 50 sqft
Townhouses	2 per unit	1 per unit	Group homes	1 per FTE, 1 per 3 beds	1 per FTE, 1 per 4 beds
Adult uses	1 per 250 sqft	1 per 300 sqft	Nursing homes	1 per FTE, 1 per 3 beds	1 per FTE, 1 per 4 beds
Alcoholic bev.	1 per 250 sqft	1 per 300 sqft	Offices	1 per 300 sqft	1 per 500 sqft
Animal grooming	1 per 250 sqft	1 per 300 sqft	Overnight accom.	1 1/8 per sleeping room	1 per 3 sleeping rooms
ALFs	1 per FTE, 2 per 5 beds	1 per 2 units	Private club	1 per 250 sqft	1 per 300 sqft
Auto service	1 per 250 sqft	1 per 300 sqft	Restaurants	12 per 1,000 sqft	1 per 300 sqft
Bed & Breakfast	1, 1 per sleeping room	1 per 3 sleeping rooms	Restaurants, fast	12 per 1,000 sqft	1 per 300 sqft
Cemeteries	1 per 4 seats, 1 per 40 sqft	1 per 5 seats, 1 per 30 sqft	Retail	1 per 250 sqft	1 per 300 sqft
Comm. Center	1 per 250 sqft	1 per 300 sqft	Schools	1 per FTE, 1 per 4 students	1 per FTE, 1 per 5 students
Congregate care	1 per FTE, 2 per 5 beds	1 per FTE, 1 per 4 beds	Veterinary offices	1 per 250 sqft	1 per 300 sqft
Day care	1 per 100 or 300sf	1 per FTE, 1 per 10 visitors	Post office	1 per 200 sqft	1 per 300 sqft

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EFFICIENT ADMINISTRATION

18. Minor & Major approved site plan amendments.
 - Improving and clarifying minor/major amendments to approved site plans
 - Section 14-203.12
19. Structure of Zoning Code.
 - Structuring and organizing the Zoning Code to allow for future amendments and additions, such as new Sustainability article and Urban Design article
22. Zoning charts.
 - Incorporating a user-friendly summary chart of zoning requirements
 - Sections 2-100 & 2-200
30. Staff procedures.
 - Updating administrative procedures, submittal requirements, and renewals
 - Article 14 Process

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SINGLE FAMILY

1. Improved organization of SFR regulations to be more user-friendly
2. Reduced rear pool setback
3. Reduced side setback for docks

45

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MULTI-FAMILY FAR



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FAR IN MF-2 / RIR

ARTICLE 4 - ZONING DISTRICTS

the site upon which the structures are located. In no case shall it exceed thirty-five (35%) percent of the lots or lots composing the site.

8. Floor area ratio. Maximum floor area ratio (FAR) for buildings in MF2 District.

a. Buildings with a height of forty-five (45) feet or less shall have a

b. The FAR for buildings with a height greater than forty five (45) feet with a permitted density of up to forty (40) units per acre without bonuses and up to fifty (50) units per acre with bonuses shall be as follows:

c. The FAR for buildings with a height greater than seventy (70) feet up to sixty (60) units per acre without bonuses and up to seventy (70) units per acre with bonuses shall be as follows:

Height of building in feet	Maximum FAR
Greater than 45' but less than 55'	1.40
55' or greater but less than 60'	1.35
60' or greater but less than 65'	1.30
65' or greater up to 70'	1.25

9. Determination of maximum square foot floor area or FAR: The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building or buildings shall include the following:

- Unenclosed private balconies.
- Off-street parking garages.
- Lobbies and corridors on the ground floor of the building.
- Corridors located above the ground floor that are at least fifty (50%) percent open and unenclosed.
- Open stairwells.

10. Height. The maximum permitted height is as follows:

- Pursuant to the Comprehensive Plan Map designation regulations.

8. Floor area ratio. Maximum floor area ratio (FAR) for buildings in MF2 District.

a. Buildings with a height of forty-five (45) feet or less shall have a maximum FAR of 1.0.

b. The FAR for buildings with a height greater than forty five (45) feet but less than seventy (70) feet with a permitted density of up to forty (40) units per acre without bonuses and up to fifty (50) units per acre with bonuses shall be as follows:

Height of building in feet	Maximum FAR
Greater than 45' but less than 55'	1.40
55' or greater but less than 60'	1.35
60' or greater but less than 65'	1.30
65' or greater up to 70'	1.25

9. Determination of maximum square foot floor area or FAR: The total floor area of a building or buildings on a building site divided by the area of the site. The total floor area shall include the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior face of exterior walls (not the windows or doors in the exterior walls), and shall include any building area not specifically excluded by this section as floor area excluded from computing the FAR of a building or buildings. The floor area of a building shall include the following:

- Unenclosed private balconies.
- Off-street parking garages.
- Lobbies and corridors on the ground floor of the building.
- Corridors located above the ground floor that are at least fifty (50%) percent open and unenclosed.
- Open stairwells.

FAR IN MF-2 / RIR

C. Level 1 bonus - Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code. The allowable floors and height are as follows:

CP Map Designations	Additional floors/feet available for all types of architectural design
Residential Uses	
Low Density	+ 1 floor/13.5 feet = 6 floors / 63.5 feet
Medium Density	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High Density	+ 1 floor/13.5 feet = 14 floors / 163.5 feet
Commercial Uses	
Low-rise Intensity	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors / 163.5 feet

CP Map Designations	Additional floors/feet available for all types of architectural design
Low Density	+ 1 floor/13.5 feet = 6 floors / 63.5 feet
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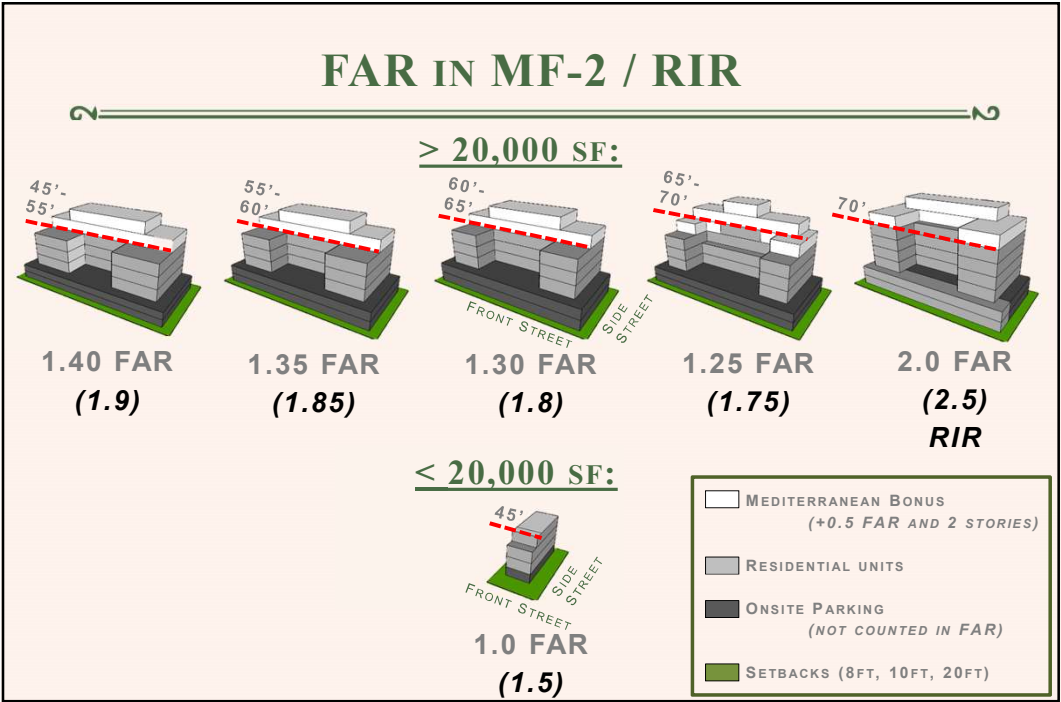
ARTICLE 8 - DEVELOPMENT STANDARDS

ARTICLE 8 - DEVELOPMENT STANDARDS

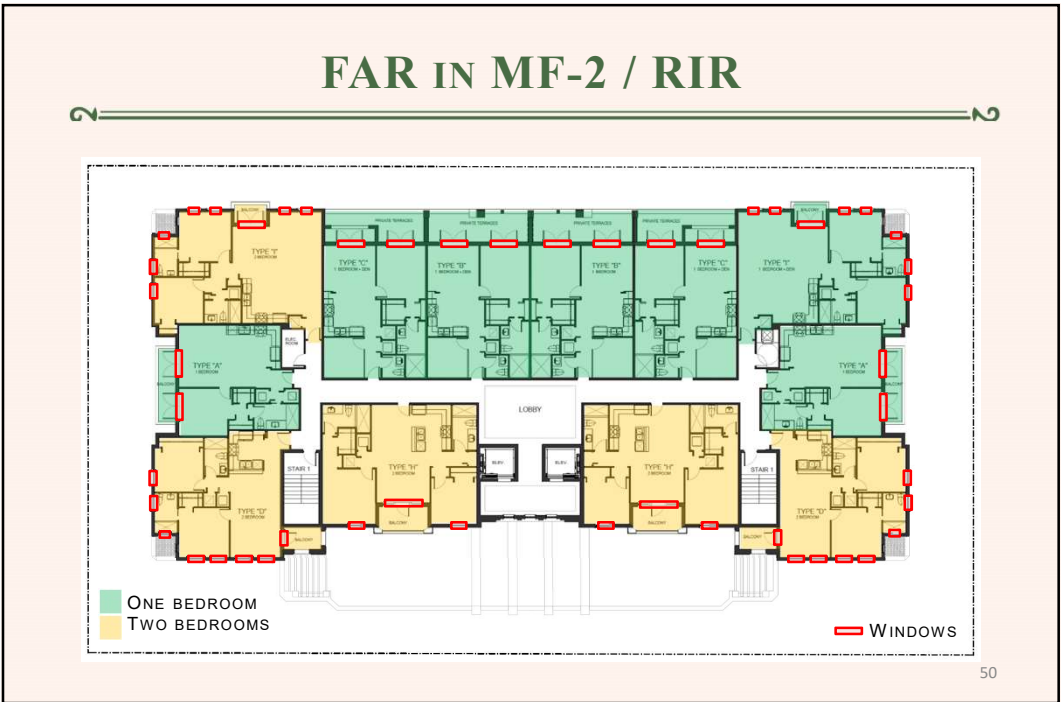
CP Map Designations	Additional floors/feet available for all types of architectural design
Low Density	+ 1 floor/13.5 feet = 6 floors / 63.5 feet
Medium Density	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
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Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors / 163.5 feet

D. Level 2 bonuses - Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

CP Map Designations	Allowable maximum feet	Maximum total feet available pursuant to Section 5-604	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet



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FAR IN MF-2 / RIR

TERRACES: EXCLUDED FROM FAR

STAIRWELLS / CORRIDORS:
EXCLUDED FROM FAR



PARKING: EXCLUDED FROM FAR

LOBBIES: EXCLUDED FROM FAR

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MIRACLE MILE

52

FREQUENTLY ASKED QUESTIONS

WHAT WAS THE GOAL?

ENCOURAGE RESIDENTS ABOVE SHOPS. ENHANCE PEDESTRIAN EXPERIENCE.

WOULD HEIGHT OR FAR CHANGE IN THE CODE?

No

IS REMOTE PARKING A NEW IDEA?

No

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FREQUENTLY ASKED QUESTIONS

WHEN WAS REMOTE PARKING CREATED IN THE ZONING CODE?

1960's

WHEN WAS THE REMOTE PARKING PROVISIONS LAST AMENDED?

2014 TO ALLOW DISTANCE REQUIREMENT FLEXIBILITY; ALLOW RECEIVING FACILITIES OUTSIDE OF THE CBD; ADD ADDITIONAL SAFE GUARDS AND MORE RESTRICTIVE COVENANT LANGUAGE; INCREASE THE ABILITY TO REMOTE PARK TO 100%; AND REMOVE THE ABILITY TO REMOTE PARK NEW DEVELOPMENT.

WHAT BUILDINGS CAN REMOTE PARK NOW?

EXISTING BUILDINGS IN THE CBD AND HISTORICALLY-DESIGNATED BUILDINGS IN NORTH PONCE.

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FREQUENTLY ASKED QUESTIONS

WHAT HEIGHT DOES THE SITE SPECIFICS OF THE ZONING CODE CURRENTLY ALLOW ON MIRACLE MILE?

13 STORIES OR 150 FEET

WHAT HEIGHT DOES THE COMMERCIAL HIGH-RISE LAND USE IN THE COMPREHENSIVE PLAN CURRENTLY ALLOW?

150 FEET (190.5 FEET WITH MED BONUS LEVEL 2)

WHAT HEIGHT DOES THE ZAIN/FRIEDMAN MIRACLE MILE CURRENTLY ALLOW IN DOWNTOWN OVERLAY DISTRICT?

6 STORIES AND 70 FEET

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MIRACLE MILE



EXISTING CONDITIONS

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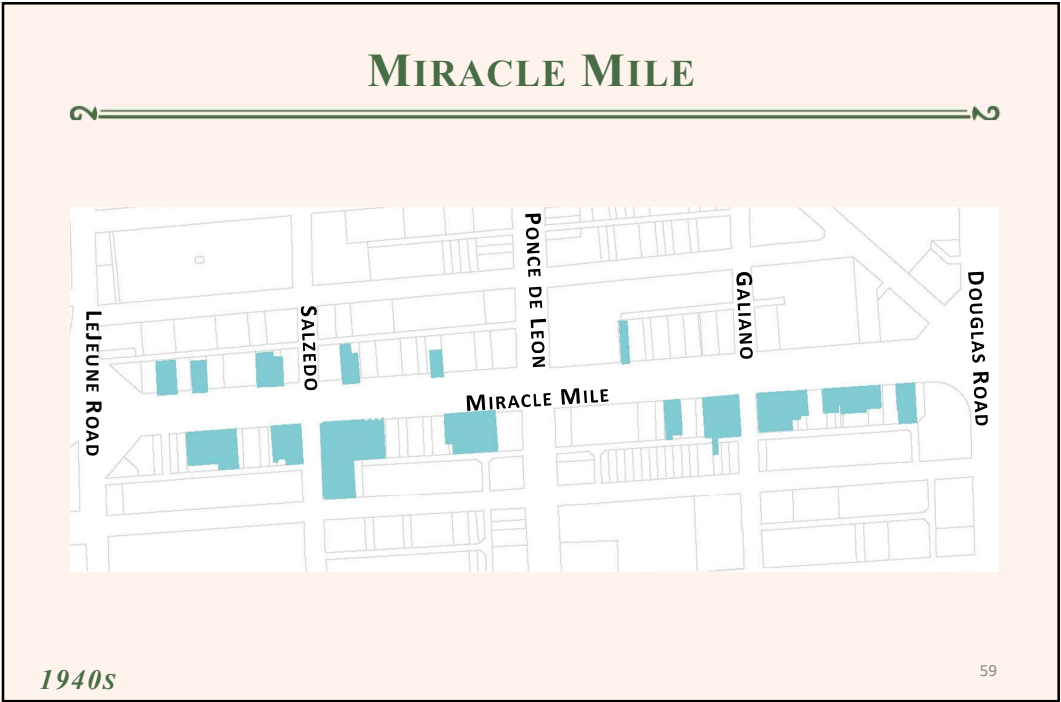
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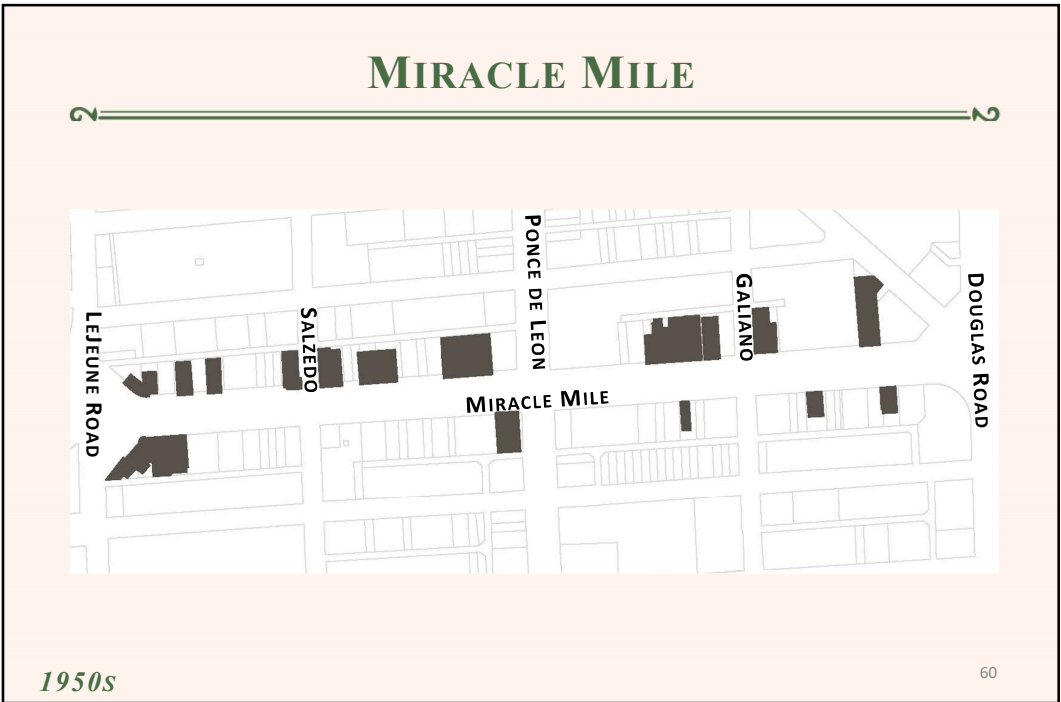
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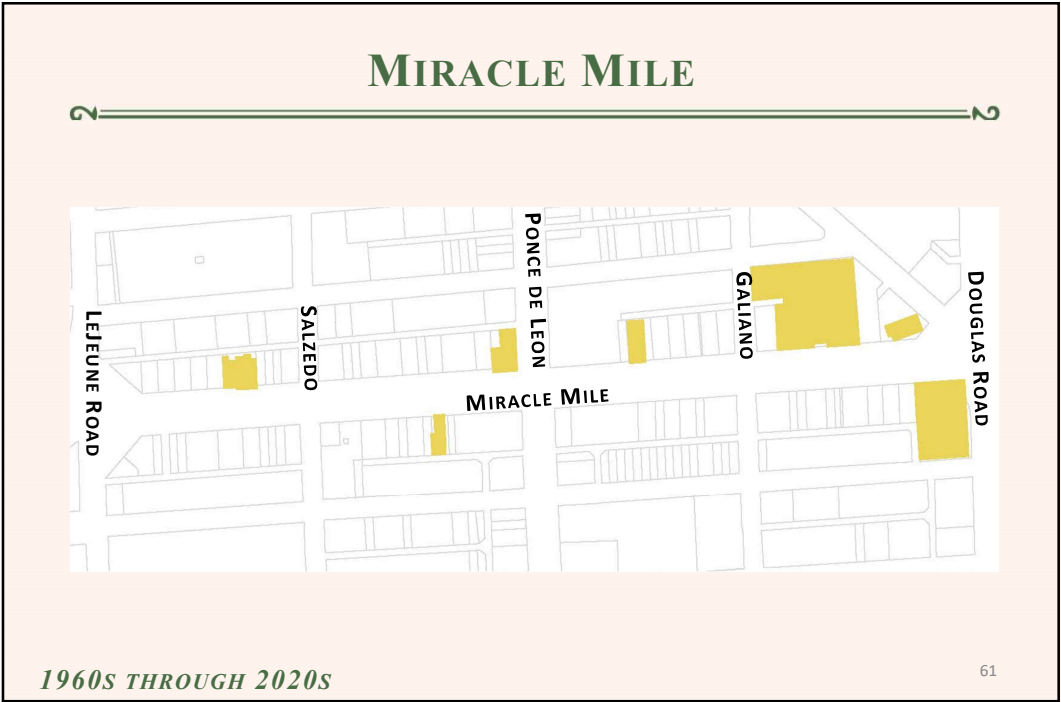
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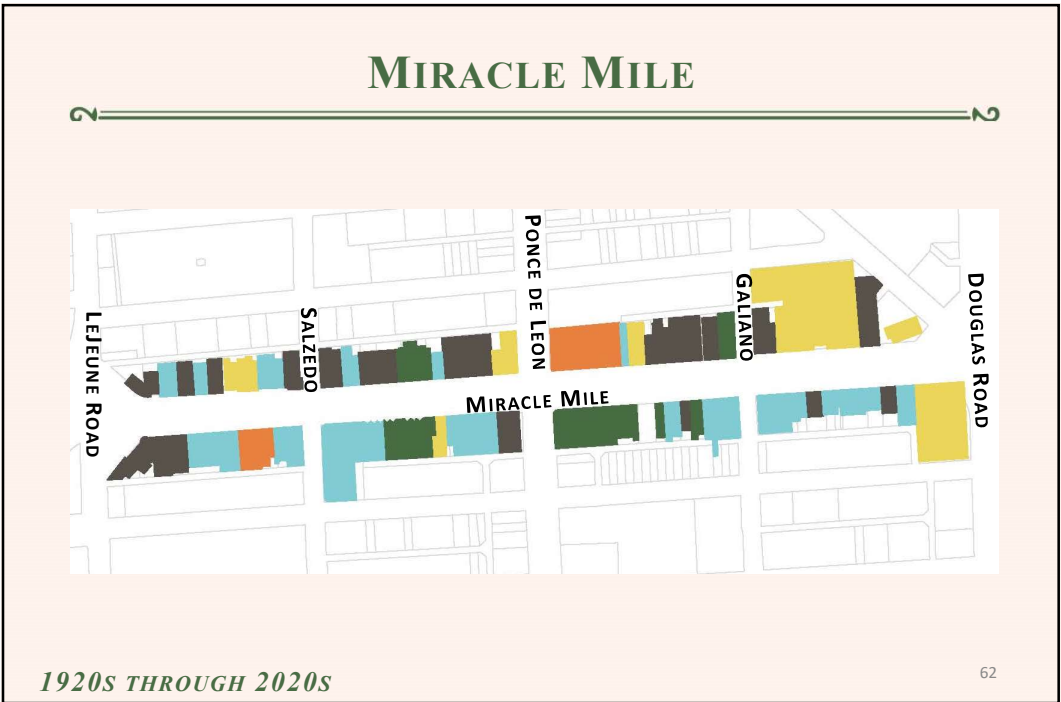
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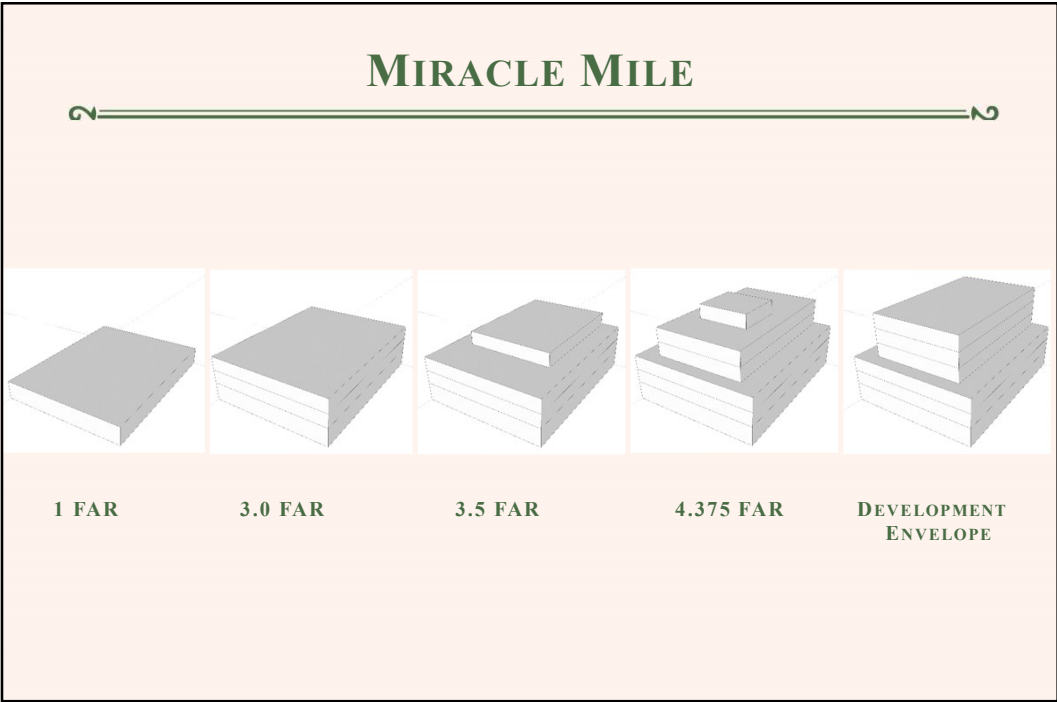
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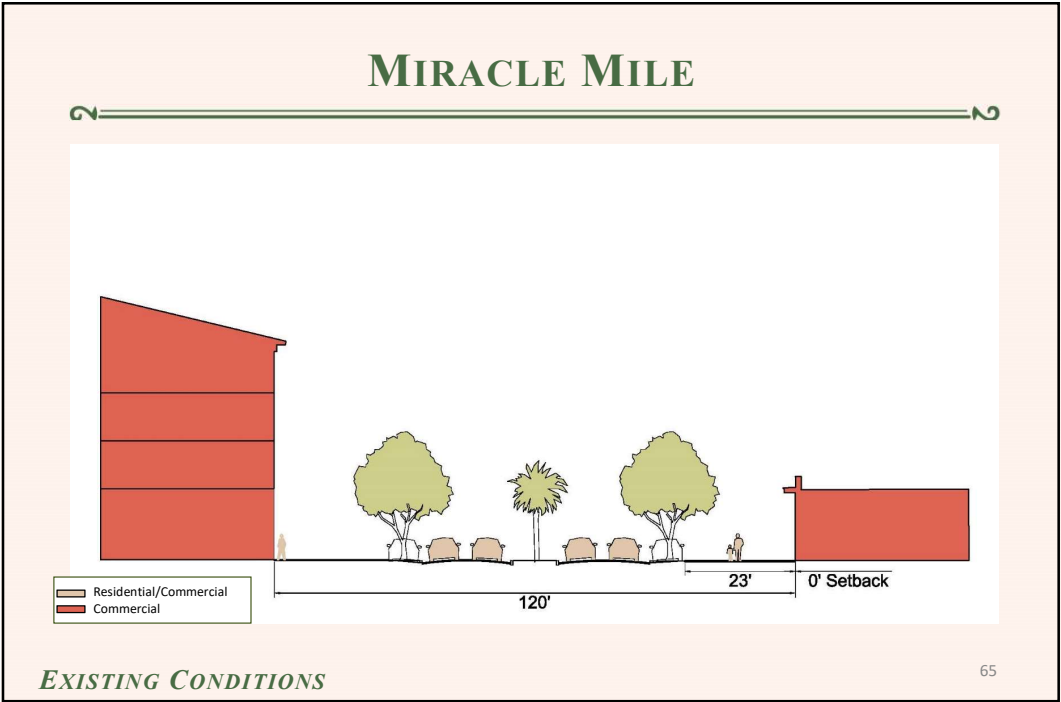


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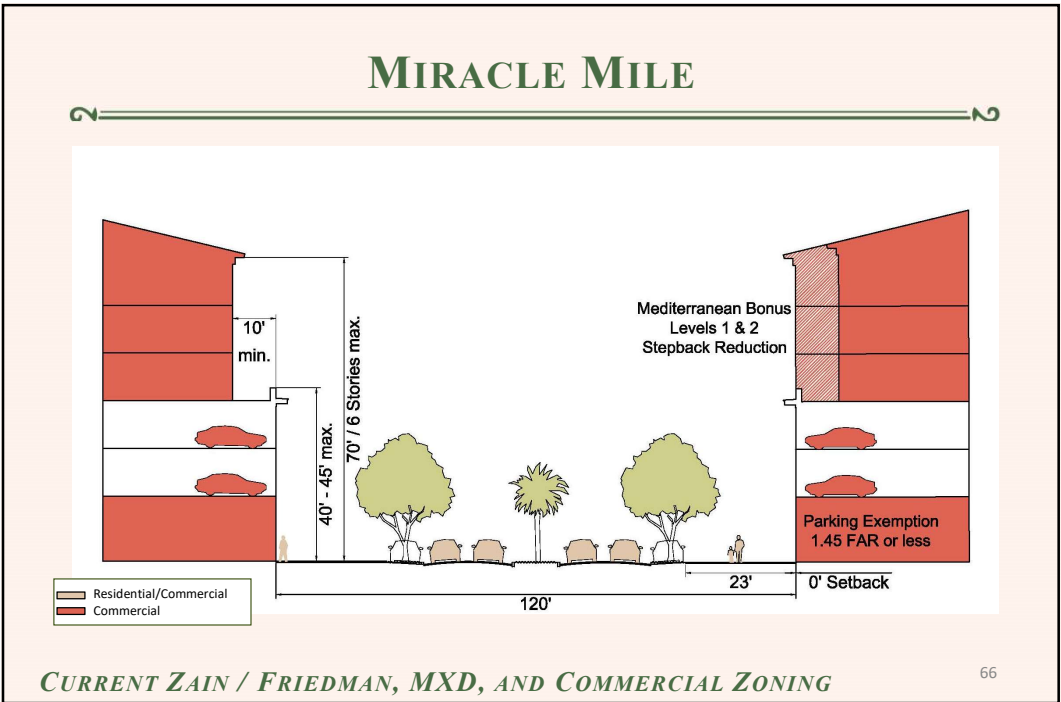
MIRACLE MILE

REGULATIONS	CURRENTLY	PROPOSED
Height	6 stories / 70 feet	
FAR	3.0, 3.5 w/ Med Bonus	
Uses	Commercial & Residential	
Density	No limitation	
Front Setback	0 feet	
Front Stepback	None, 10 feet at 15 or 40 feet, parking pedestal	10 feet at 45 feet
Open Space	10%	0%
Parking Setback	(none)	60 feet
Ground Floor height	(none)	15 feet minimum
Ground Floor frontage	90% shopfront	
Frontage types	All frontage types allowed	No arcades or loggias
Curbcuts	No curbcuts on sidewalk	
Remote Parking	Existing buildings only	Existing and new buildings
Parking Exemption	1.45 FAR or less buildings	Small-scale 3-story buildings
Parking Reduction	(none)	Retail, restaurant, office

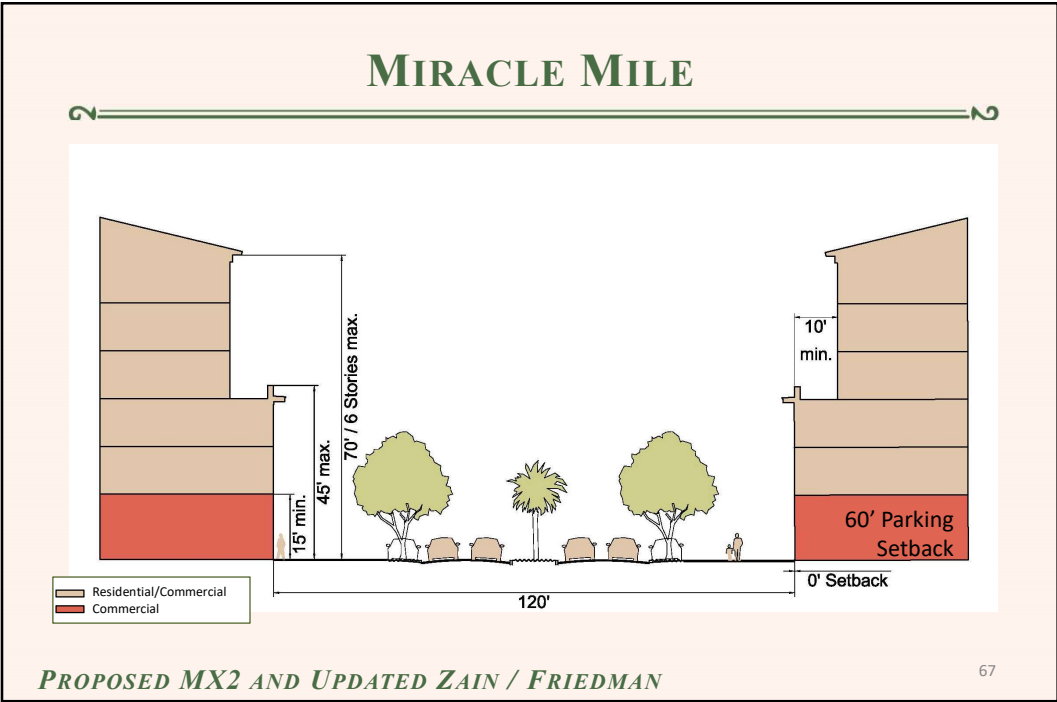
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MIRACLE MILE



3.0 FAR WITHOUT PARKING

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MIRACLE MILE



3.5 WITHOUT PARKING

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MIRACLE MILE



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MIRACLE MILE



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MIRACLE MILE



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MIRACLE MILE



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MIRACLE MILE



EXISTING CONDITIONS

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MIRACLE MILE



BUILDING ENVELOPE (WITH TDR'S)

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MIRACLE MILE



3.5 FAR

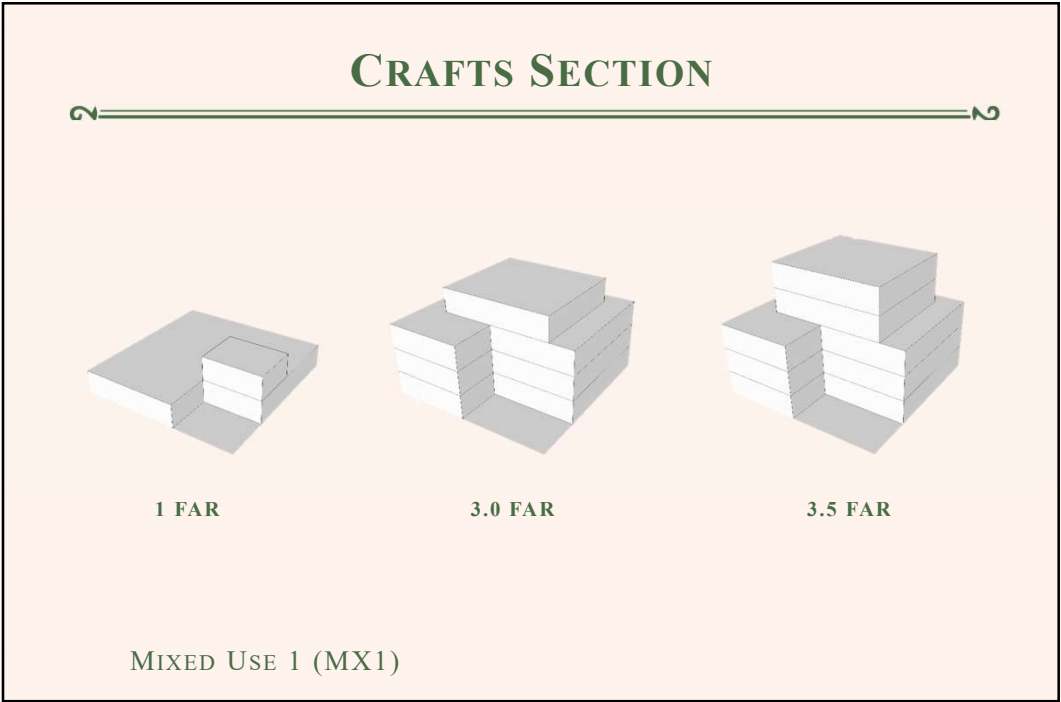
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CRAFTS SECTION

PROPOSED AMENDMENT
NOT INCLUDED IN ZONING UPDATE

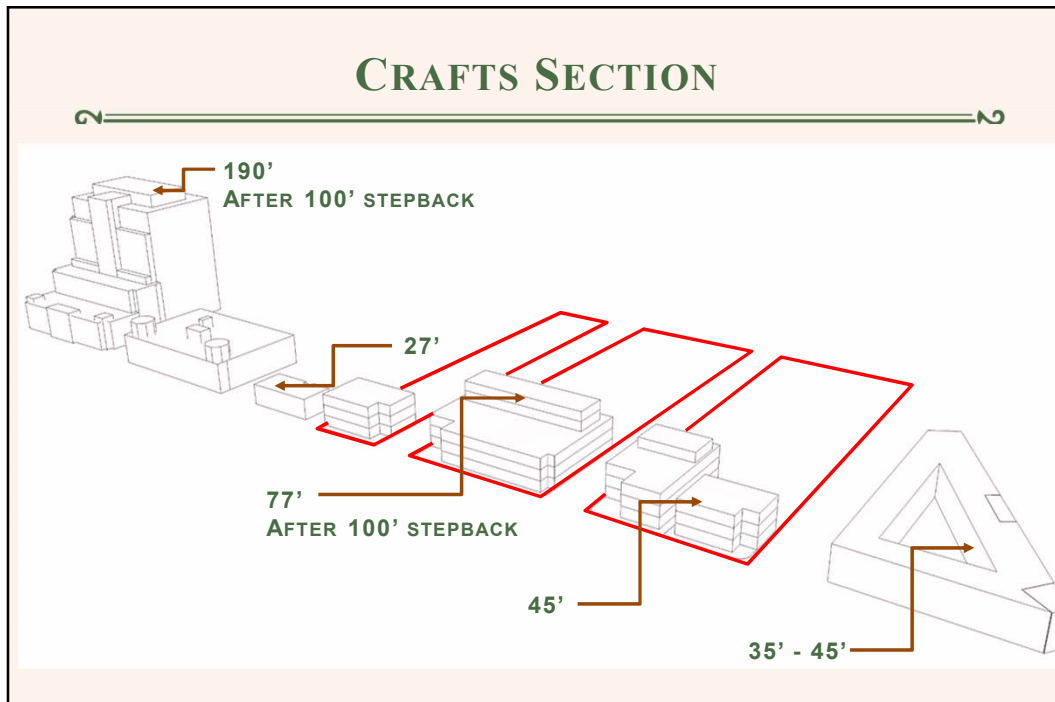
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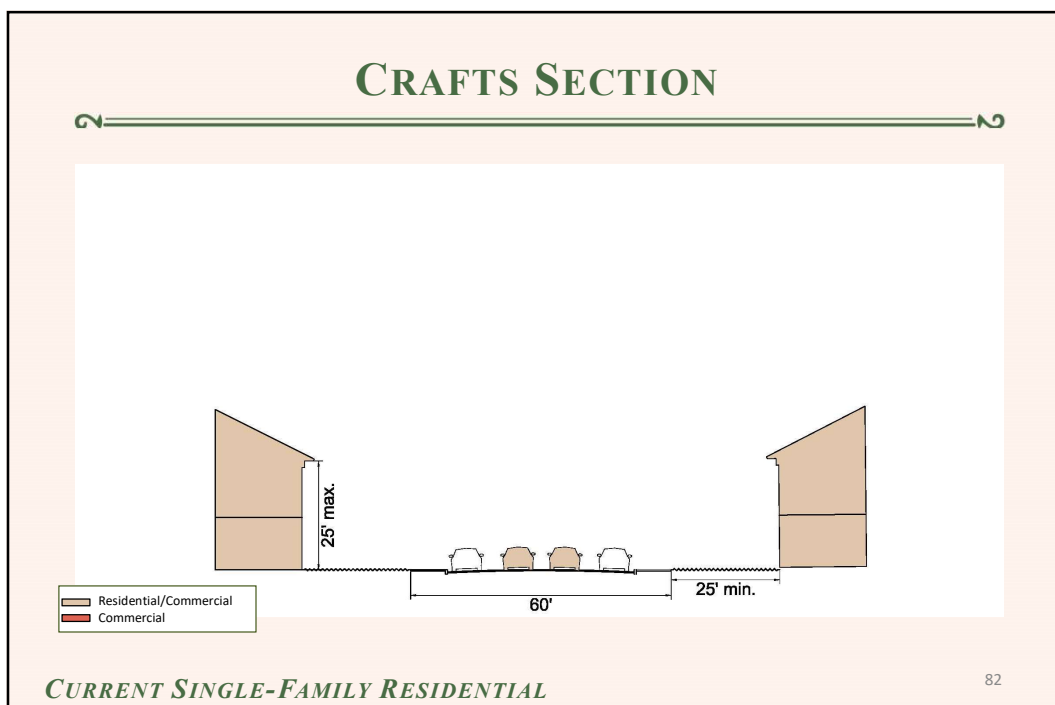
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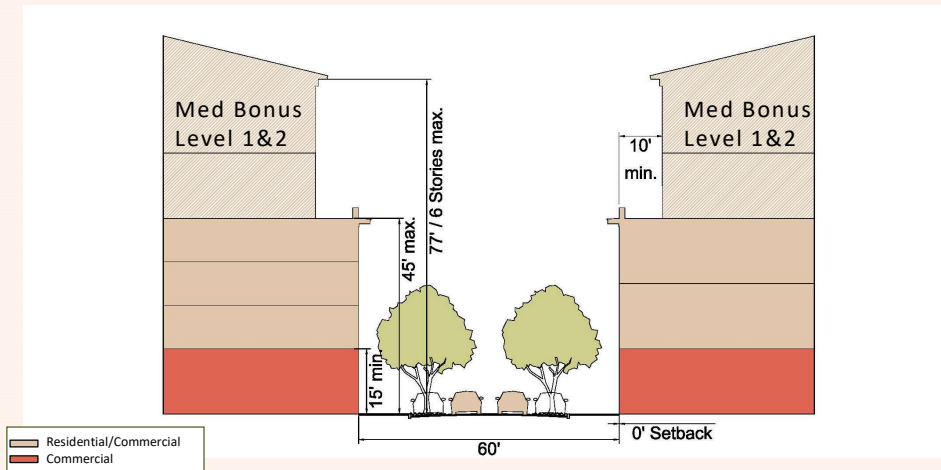


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CRAFTS SECTION



PROPOSED MX1

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CRAFTS SECTION

PROPOSED REGULATIONS: MX-1

HEIGHT: 45 FEET, 77FT / 6 STORIES WITH MED BONUS LEVELS 1&2

FAR: 3.0, 3.5 WITH MED BONUS LEVELS 1&2

USES: COMMERCIAL & RESIDENTIAL

DENSITY: 125 U/A MAX

FRONT SETBACK: 0FT

SETBACK FROM LEJEUNE ROAD: 10FT

FRONT STEPBACK: 10FT AT 45FT

STEPBACK FROM LEJEUNE ROAD: 100 FT AT 45FT

OPEN SPACE: 10%

PARKING SETBACK: 20FT

GROUND FLOOR HEIGHT: 15FT MIN

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84

CRAFTS SECTION



EXISTING

85

85

CRAFTS SECTION



PROPOSED MX1

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CRAFTS SECTION



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CRAFTS SECTION



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CRAFTS SECTION



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CRAFTS SECTION



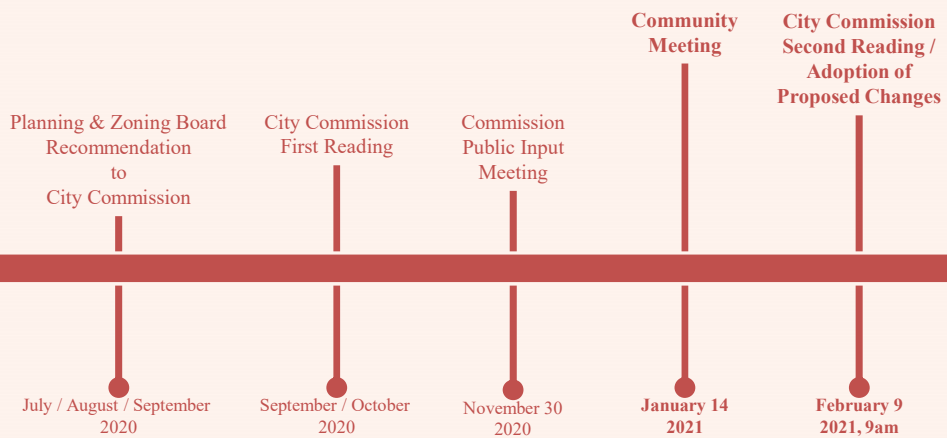
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NEXT STEPS

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ADOPTION PROCESS



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ADOPTION PROCESS

Exhibit B

1

CITY OF CORAL GABLES, FLORIDA ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES' OFFICIAL ZONING CODE RELATING TO "MIRACLE MILE" PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," BY AMENDING THE FOLLOWING PROVISIONS: (1) ARTICLE 2 "ZONING DISTRICTS," CREATING ASSOCIATED PROVISIONS IN MIXED-USE 2 (MX2) AND THE "ZAIN/FRIEDMAN MIRACLE MILE DOWNTOWN DISTRICT OVERLAY (DOO); (2) ARTICLE 4, "URBAN DESIGN AND PUBLIC IMPROVEMENT STANDARDS," REFINING PUBLIC REALM IMPROVEMENT; (3) ARTICLE 6 "LANDSCAPE," UPDATING OPEN SPACE REQUIREMENTS; AND (4) ARTICLE 10 "PARKING," UPDATING CERTAIN PARKING REQUIREMENTS, PROVIDING FOR RETAILER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission commenced a comprehensive update to the City's Zoning Code to recognize, reformat, simplify, modernize, streamline and provide improvement; and

WHEREAS, the Zoning Code Update process and all background information including but not limited to agendas, presentation, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at www.coralgables.com/zoningupdate and at the Planning Division Office; and

WHEREAS, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

WHEREAS, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

WHEREAS, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

Page 1 of 13 - Ordinance No.

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PUBLIC INPUT

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PUBLIC COMMENTS

‘Raise Your Hand’ to address everyone:

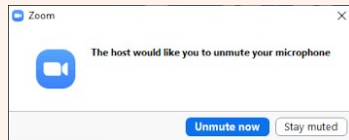


- Click on "**Participants**" at the bottom center of your screen

Raise Hand

- Click on "**Raise Hand**" at the bottom of the window on the right side of the screen

- ‘**Unmute**’ your microphone to speak:



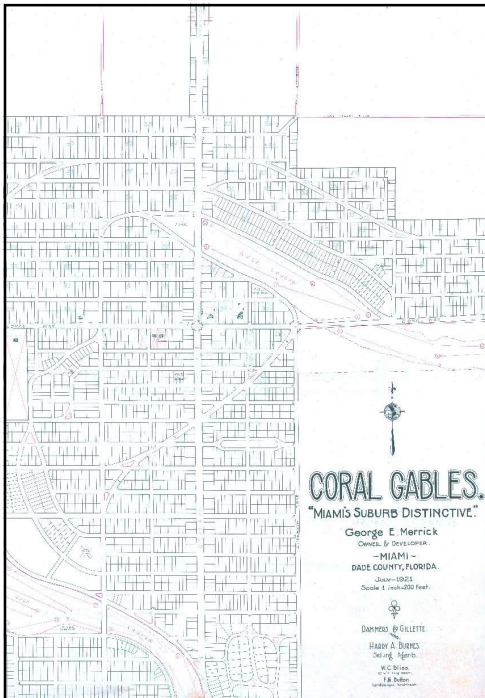
- Once called on, the host will send a pop-up on your screen
- Click “**Unmute now**” to unmute yourself

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Zoning Code Update

COMMUNITY MEETING
JANUARY 14, 2021



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