

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS SPECIFIC TO ‘MIRACLE MILE’ TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE 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,” REQUIRING QUALITY STOREFRONT DESIGN, EXEMPTING MINIMUM OPEN SPACE, UPDATING THE ‘ZAIN/FRIEDMAN MIRACLE MILE DOWNTOWN DISTRICT OVERLAY (DO)’ STANDARDS, AND PROHIBITING VEHICULAR ACCESS FROM SIDEWALK; (2) ARTICLE 4, “URBAN DESIGN AND PUBLIC IMPROVEMENT STANDARDS,” REQUIRING A BUILD-TO LINE; (3) ARTICLE 6 “LANDSCAPE,” EXEMPTING MINIMUM OPEN SPACE REQUIREMENTS; (4) ARTICLE 10 “PARKING,” REQUIRING REMOTE PARKING MINIMUM AND PARKING EXEMPTIONS; AND (5) ARTICLE 14 “PROCESS,” PROHIBITING TDRS ON MIRACLE MILE; PROVIDING FOR REPEALER 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 reorganize, reformat, simplify, modernize, streamline and provide improvements; and

**WHEREAS**, the City Commission directed that all proposed provisions regarding Miracle Mile be bifurcated from all other proposed changes to the Zoning Code; and

**WHEREAS**, the Zoning Code Update process and all background information including but not limited to agendas, presentations, 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](http://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

**WHEREAS**, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

**WHEREAS**, the Working Group convened on April 22, 2019, to provide input for proposed updates to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on July 29, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on August 20, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the updated Zoning Code to the City Commission (vote: 7-0); and

**WHEREAS**, after notice of a public hearing being duly published, the Planning and Zoning Board on September 9, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on September 15, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, after notice of a public Commission Workshop being duly published, the City Commission convened on October 19, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

**WHEREAS**, the City Commission on October 27, 2020 conducted a public hearing for First Reading of the Zoning Code Update, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

**WHEREAS**, the City Commission on October 27, 2020 made a motion to exclude all proposed changes regarding “Miracle Mile” from the Zoning Code Update and be considered as a separate Ordinance; and

**WHEREAS**, the proposed changes are attached hereto as Exhibit “A” in

~~strikethrough~~/underline format, including updates of the section numbers and cross-references and reorganization that occurred in Ordinance No. 2020-\_\_\_, and incorporated herein by reference; and

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

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

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

**Article 2 Zoning Districts.**

**Section 2-201. Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts.**

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B. Principal and Accessory uses and structures. The following uses are permitted in the MX districts:

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1. For MX1 facing Giralda Plaza and South Ponce de Leon Boulevard, MX2 facing Miracle Mile, and MX3 facing North Ponce de Leon Boulevard:
  - a. A minimum of ninety (90%) percent of the linear ground floor building frontage shall be shopfront and include retail sales and services, or restaurant uses, or courtyard and building entries.

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D. Performance Standards.

7. Open space. Open space requirement shall be as per Section 2-200, Mixed Use Districts Table and as follows:

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- b. For MX2 lots facing Miracle Mile, and MX1 facing Giralda Plaza, no open space shall be required.

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<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

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9. Architecture. Building architecture shall be as per Article 5, Architecture.

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h. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade, courtyard, or overhang. If set back, the shopfront windows and doors shall remain publicly accessible and visible from the sidewalk edge. Facing Miracle Mile, Giralda Plaza and Ponce de Leon Boulevard, a minimum of ninety (90%) percent of the linear ground floor of each building shall be a shopfront.

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k. Arcades, loggias, or covered areas shall have a minimum depth of ten (10) feet and may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one-hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing. Arcades or loggias are prohibited on Miracle Mile and Giralda Plaza.

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10. Parking, garages and driveways. Parking, garages and driveways shall be as per Article 10, Parking and Access.

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c. Driveways, curb cuts, and vehicular use areas.

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iii. For MX districts facing Lejeune Road, Ponce de Leon Boulevard, East Ponce de Leon Boulevard, Miracle Mile, Giralda Plaza, Alhambra Circle, Douglas Road, and Red Road, and other primary streets: driveways, curb cuts, vehicular use areas, and loading entries accessed from the street shall not be permitted.

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d. Off-street loading. Off-street loading shall be as per Article 10, Parking and Access.

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iii. Curb cuts for loading entrances shall be prohibited on Ponce de Leon Boulevard and East Ponce de Leon Boulevard, Miracle Mile, Giralda Plaza, Alhambra Circle, Lejeune Road, Douglas Road, and Red Road.

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**Section 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO).** [formerly 4-203]

A. Purpose and applicability.

1. The purpose of the Zain/Friedman Miracle Mile Downtown District Overlay (DO) ~~District~~ is to promote the goals, objectives, and policies of the City's Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the Miracle Mile area. These standards are provided for the continuance and enhancement of the historic downtown area as the functional and symbolic center of the City.
2. The district is established in order to maintain the following objectives:
  - a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
  - b. Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
  - c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.
  - d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.
  - e. Generate pride and confidence in the Downtown area.
  - f. Protect property values through quality control.
3. Applicability. The District applies to the area bounded by the following streets: Douglas Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and Merrick Way on the North, and Andalusia Avenue on the South.

Unless otherwise provided in this section, all provisions of ~~applicable underlying zoning district designations~~ the MX2 District affecting individual property in this district shall control use and development.

B. Regulations.

- ~~1. The properties shall be designated High Rise Intensity Commercial Land Use on the Comprehensive Plan Map from the right-of-way line of Miracle Mile north to Aragon Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.~~

1. ~~2.~~The building height of the development of the properties shall be limited to not more than six (6) stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile. Additional height or stories available from architectural incentives shall not apply on Miracle Mile.
  - a. ~~2.3-~~A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries. Minimum ground floor height shall be fifteen (15) feet to create high-quality shopfronts.
  
- ~~3.4.~~Except for pedestrian building entrances and pedestrian courtyards, there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale façade, up to a maximum height of forty-five (45) feet, with a ten (10) foot setback above forty-five (45) feet.
  
4. No parking garage shall be allowed within sixty (60) feet of the Miracle Mile frontage. Surface parking shall be allowed with a sixty (60) foot setback from the Miracle Mile frontage.
  
5. ~~In order to ensure consistency with these regulations and to ensure that the development as proposed will be compatible with and further the development of the pedestrian character and scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and Zoning Board with recommendation to the City Commission. Use of Transfer Development Rights (TDRs) as a receiver site shall be prohibited for sites facing Miracle Mile.~~
  
6. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.
  
- ~~7.B.~~Within the DO District, abutting or adjacent property owners having more than two-hundred (200) feet of frontage on Miracle Mile, and containing more than twenty-thousand (20,000) square feet of combined lot area, and designated Commercial High Rise Intensity pursuant to the Coral Gables Comprehensive Plan, shall be required to submit submission to the Planning and Zoning Board an application for site plan review and City Commission approval. as provided below, and tThe subject properties shall be considered as if they were a single building site for all purposes under these regulations ~~and such application shall be subject to the following requirements.~~
  
- ~~8.6.~~Where the designated site or project is subject to multiple ownership, as part of the application for site plan review, ~~the Planning and Zoning Board may allow the Owners of the property to~~ may submit a Covenant in Lieu of Unity of Title in accordance with the

provisions of ~~Article 5, Division 23~~ Section 14-205.

~~8. All minimum parking requirements per Zoning Code Ordinance 2007-01, Section 5-1409 shall apply.~~

~~9. Residential uses shall only be permitted on parcels more than 20,000 square feet of lot area.~~

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#### **Article 4 Urban Design and Public Improvement Standards.**

##### **Section 4-206. Mandatory Setbacks and Build-to-Lines on Certain Streets.**

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B. Build-to Lines on Certain Streets. To enhance the shopping experience of retail-priority streets, a build-to-line shall apply to all buildings on Miracle Mile, Giralda Plaza, and Ponce de Leon Boulevard from Minorca Avenue to University Drive.

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#### **Article 6 Landscape.**

##### **Section 6-105. Landscape requirements for zoning districts.**

B. Other properties. Properties within MF2, MF3, MF4, MX1, MX2, and MX3 zoning districts exceeding the applicability thresholds as defined in Section 6-102.B, shall be subject to the following:

###### 1. Open Space

a. The following zoning districts shall provide ground-level landscape open space as follows:

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iii. MX1, MX2, MX3 Districts. Ten (10%) percent of the total area of the building site shall be provided as permanent ground-level open space. Such open space area shall not be less in width or depth than ten (10) feet. Plazas, courtyards, arcades, paseos, pedestrian pass-throughs, and loggias paved with a pervious material and publicly accessible at all times may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent with an approved easement or covenant. The following areas shall be exempt from open space requirements at the ground-level: MX1 at Giralda Plaza and MX2 at Miracle Mile, except for the pedestrian passages, which shall be landscaped.

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## **Article 10 Parking.**

### **Section 10-109. Payment in lieu and remote off-street parking.**

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#### **B. Remote off-street parking.**

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##### **2. Applicability.**

- a. Location of project and of remote parking spaces. Applications for remote parking shall only be accepted when the proposed project location and the location of the remote parking spaces are both located within the CBD and Design & Innovation District, and for properties located within one-hundred (100) feet of the Ponce de Leon right of way, south of SW 8<sup>th</sup> Street. When project and remote parking spaces are outside of these designated areas, an applicant can request a Waiver from the City Commission pursuant to subsection B.4. The remote parking spaces must always be located in the City. Projects applying for Remote parking for properties facing Miracle Mile shall remote park 100% of their required parking with no reductions.

~~Use of remote parking is prohibited for parcels that have any side on Miracle Mile.~~

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### **Section 10-110. Amount of required parking.**

#### **A. The following are exempt from parking.**

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##### **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) 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.

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**Article 14 Process.**

**Section 14-204.5. Use of TDRs on receiver sites.**

A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated mixed-use zoning, ~~or~~ (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated mixed-use zoning, or (iii) located within the boundaries of the Design & Innovation District and designated mixed-use zoning. Use of TDRs are prohibited on sites facing Miracle Mile.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2020.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY