



Legislation Details (With Text)

File #:	20-1650	Version:	1	Name:	Ordinance - Zoning Code Update
Type:	Ordinance	Status:		Adopted:	Adopted
File created:	9/4/2020	In control:		City Commission:	City Commission
On agenda:	2/9/2021	Final action:		2/9/2021:	2/9/2021
Enactment date:	2/9/2021	Enactment #:		2021-07:	2021-07

Title: An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments 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 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, deleting floor area ratio requirements in certain districts, and permitting uses in certain zoning districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for a repealer provision, severability clause, codification, and providing for an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Signed Ordinance 2021-07, 2. 02 09 21 CC Cover Memo - Zoning Code Update - 2nd Reading, 3. 02 09 21 Exhibit A - Draft Ordinance with Zoning Code and Map.pdf, 4. Signed Ordinance 2020-32, 5. 12 08 20 CC Cover Memo - Zoning Code Update - 2nd Reading, 6. 12 08 20 Exhibit A - Draft Ordinance - Zoning Code Update, 7. 12 08 20 Exhibit B - Zoning Code Update, 8. 11 10 20 CC - Zoning Code Update - 2nd Reading, 9. 11 10 20 Exhibit A - Draft Ordinance - Zoning Code Reorganization, 10. 11 10 20 Exhibit B - Draft Ordinance - Entire Zoning Code Update, 11. 11 10 20 Exhibit C - Crafts Section Zoning Memo, 12. 11 10 20 Exhibit D - Miracle Mile Provisions - Updated 11 04 20, 13. 11 10 20 Exhibit E - Draft Zoning Code - Updated 11 04 20, 14. 10 27 20 CC Cover Memo - Zoning Code Update 1st Reading, 15. 10 27 20 Exhibit A - Draft Ordinance - Entire Zoning Code Update, 16. 10 27 20 Exhibit B - Major and Minor Amendments Memo, 17. 10 27 20 Exhibit C - Miracle Mile Memo, 18. 10 27 20 Exhibit D - Draft Zoning Code and Map, 19. 10 27 20 Exhibit E - 07 29 20 PZB Staff Report w attachments, 20. 10 27 20 Exhibit F - Excerpt of 07 29 20 PZB Meeting Minutes, 21. 10 27 20 Exhibit G - 08 20 20 - PZB Memo of Additional Changes w attachments, 22. 10 27 20 Exhibit H - Excerpt of 08 20 20 PZB Meeting Minutes, 23. 10 27 20 Exhibit I - Summary of Additional Changes, 24. 10 27 20 Exhibit J - PowerPoint Presentation, 25. 09 15 20 CC Cover Memo - Zoning Code Update, 26. 09 15 20 Exhibit A - Draft Ordinance - Zoning Code Reorganization w attachments, 27. 09 15 20 Exhibit B - Draft Ordinance - Entire Zoning Code Update, 28. 09 15 20 Exhibit C - Updated on 9/11/2020 - Major Minor Amendments Memo to Commission, 29. 09 15 20 Exhibit D - Draft Updated Zoning Code, 30. 09 15 20 Exhibit E - 07 29 20 PZB Staff Report w attachments, 31. 09 15 20 Exhibit F - Excerpt of 07 29 20 PZB Meeting Minutes, 32. 09 15 20 Exhibit G - 08 20 20 - PZB Memo of Additional Changes w attachments, 33. 09 15 20 Exhibit H - Excerpt of

08 20 20 PZB Meeting Minutes, 34. 09 15 20 Exhibit I - Summary of Additional Changes, 35. Verbatim Transcript - CCMtg Sep 15 2020 - Agenda Items 1 and 2 are related - Ordinances reorganizing updating and providing for text and map amendments to the Official Zoning Code, 36. Entered into Public record at hearing, 37. Verbatim Transcript - CCMtg Oct 27 2020 - Agenda Item F-2 - Ordinance providing for text and map amendments to Zoning Code, 38. Verbatim Transcript - CCMtg Nov 10 2020 - Agenda Item F-3 - Ordinance providing for text and map amendments, 39. CCMtg Feb 9 2021 - Agenda Item F-1 - Ordinance of the City Commission of Coral Gables providing for text and map amendments to the City of Coral Gables Official Z

Date	Ver.	Action By	Action	Result
2/9/2021	1	City Commission	adopted as amended by Ordinance Number	Pass
11/10/2020	1	City Commission		
10/27/2020	1	City Commission	approved as an Ordinance on First Reading as Amended	Pass
10/27/2020	1	City Commission	approved as an Ordinance on First Reading	Pass
10/27/2020	1	City Commission	approved as an Ordinance on First Reading	Pass
9/15/2020	1	City Commission	Deferred	

An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments 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 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, deleting floor area ratio requirements in certain districts, and permitting uses in certain zoning districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for a repealer provision, severability clause, codification, and providing for an effective date.

[Replace with BRIEF HISTORY/SUMMARY]