



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendment - Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)"
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board October 14, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending parking requirements for ground floor uses, adding shared parking reduction standard reference, and adding LEED certification standards for new mixed use developments; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.

Background Information

In an effort to enhance the design quality of mixed use buildings and their environmental performance, City Staff is requesting the following Zoning Code text amendments to the requirements for Mixed Use District (MXD) developments: requiring Leadership in Energy and Environmental Design (LEED) standards; amending design regulations; amending parking requirements for ground floor commercial uses; and, including a reference to proposed shared parking reduction standards.

The first Zoning Code text amendment requested by City Staff will require all MXD projects to meet the standards of LEED criteria specified by the U.S. Green Building Council, or similar rating agency.

The second requested amendment will allow for the Board of Architects to approve minor adjustments to required MXD design regulations.

The third amendment reduces parking requirements for ground floor commercial uses and allows for a change of use to be reviewed and approved by the Development Review Official. The last amendment is to include a reference to the proposed shared parking reduction standards for MXD developments which will be considered by the Planning and Zoning Board as a separate Zoning Code text amendment.

Proposed Zoning Code Text Amendment

The proposed Zoning Code text amendments are provided below in ~~strikethrough~~/underline format and within the Draft Ordinance (see Attachment A).

Article 4 - Zoning Districts

Division 2. Overlay and Special Purpose Districts

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

<i>Table 1.</i>				
Reference	Individual building(s)	Overlay District	<i>Type</i>	<i>Requirements</i>
F. Design regulations.				
<u>5.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>LEED certification.</u>	<p>All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems:</p> <ul style="list-style-type: none"> • <u>Building Design and Construction (BD+C).</u> • <u>Neighborhood Development (ND).</u>
<u>19.</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Design regulations.</u>	The Board of Architects may approve minor adjustments to required Mixed Use District design regulations in order to enhance building design.
G. Parking/vehicle storage.				
5.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Nonresidential Ground floor commercial uses.</u>	<p>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet for ground floor commercial uses (i.e. offices, restaurants, retail, etc.) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p> <p><u>Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses.</u></p>

<i>Table 1.</i>				
Reference	Individual building(s)	Overlay District	<i>Type</i>	<i>Requirements</i>
6.	✓	✓	<u>Shared Parking.</u>	<u>Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.</u>

Public Hearing Timetable

Consideration of the proposed Zoning Code text amendments by the City Commission has yet to be determined.

Public Notification

The following has been completed to provide notice of the request:

Public Notice

Type	Date
Legal advertisement	10.02.15
Posted agenda on City web page/City Hall	10.02.15
Posted Staff report on City web page	10.09.15

Staff Recommendation

The Planning and Zoning Division recommends approval of the following:

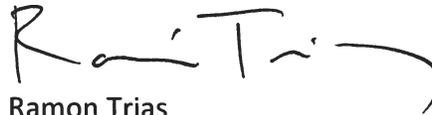
An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending parking requirements for ground floor uses, adding shared parking reduction standard reference, and adding LEED certification standards for new mixed use developments; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.

Attachments

- A. Draft Ordinance in ~~strike-through~~/underline format.
- B. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
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, ARTICLE 4, "ZONING DISTRICTS," DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS," SECTION 4-201, "MIXED USE DISTRICT (MXD)," AMENDING PARKING REQUIREMENTS FOR GROUND FLOOR USES, ADDING SHARED PARKING REDUCTION STANDARD REFERENCE, AND ADDING LEED CERTIFICATION STANDARDS FOR NEW MIXED USE DEVELOPMENTS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff is requesting a Zoning Code text amendment to the requirements for Mixed Use District (MXD) developments; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on October 14, 2015, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: __ - __) of the text amendment; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on (Month) (Date), 2015, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __ - __).

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 (changes in ~~strike-through~~ / underline format):

Article 4 - Zoning Districts

Division 2. Overlay and Special Purpose Districts

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

<i>Table 1.</i>				
<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
F. Design regulations.				
5.	✓	✓	<u>LEED certification.</u>	All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems: <ul style="list-style-type: none"> • <u>Building Design and Construction (BD+C).</u> • <u>Neighborhood Development (ND).</u>
19.	✓	✓	<u>Design regulations.</u>	The Board of Architects may approve minor adjustments to required Mixed Use District design regulations in order to enhance building design.
G. Parking/vehicle storage.				
5.	✓	✓	<u>Nonresidential Ground floor commercial uses.</u>	<p>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet for ground floor commercial uses (i.e. offices, restaurants, retail, etc.) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p> <p><u>Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses.</u></p>
6.	✓	✓	<u>Shared Parking.</u>	<u>Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.</u>

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 _____, 2015.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2015.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY



Planning and Zoning Board

Zoning Code Text Amendment Mixed Use District (MXD)

October 14, 2015

Proposed Zoning Code Text Amendment

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

Table 1.

Reference	Indivisual building(s)	Overlay District	Type	Requirements
F. Design regulations.				
5.	✓	✓	LEED certification.	All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems: <ul style="list-style-type: none"> • Building Design and Construction (BD+C). • Neighborhood Development (ND).
19.	✓	✓	Design regulations.	The Board of Architects may approve minor adjustments to required Mixed Use District design regulations in order to enhance building design.

Proposed Zoning Code Text Amendment

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

Table 1.				
Reference	Individual building(s)	Overlay District	Type	Requirements
G. Parking/vehicle storage.				
5.	✓	✓	Nonresidential Ground floor commercial uses.	<p>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet for ground floor commercial uses (i.e. offices, restaurants, retail, etc.) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p> <p>Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses.</p>
6.	✓	✓	Shared Parking.	<p>Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.</p>

Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Legal advertisement	10.02.15
Posted agenda on City web page/City Hall	10.02.15
Posted Staff report on City web page	10.09.15

Staff Recommendation

- ❖ The Planning and Zoning Division recommends **approval** of the proposed Zoning Code text amendment



Planning and Zoning Board

Zoning Code Text Amendment Mixed Use District (MXD)

October 14, 2015