

Memorandum



Date: December 3, 2018

To: Chairperson and Members
Planning Advisory Board

From: Jorge M. Fernandez, Jr.
Program Coordinator, Office of Management and Budget

Subject: Staff Report for Proposed Boundary Change to the City of Coral Gables –
Little Gables

Background

On February 13, 2018, the City of Coral Gables (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the March 20, 2018 Board meeting. As required by the Code, the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

The proposed annexation is approximately 205 acres or 0.32 square miles of the Unincorporated Municipal Service Area (UMSA).

The proposed annexation area is generally bounded on the north by SW 8th Street (Tamiami Trail); on the east by SW 40th Avenue; on the south by SW 16th Street (Mendoza Avenue); and, on the west by SW 47th Avenue (Cortez Street).

The Annexation Area is within County Commission District 6, represented by Commissioner Rebeca Sosa. The area is an enclave surrounded by the City of Coral Gables on the east, south, and west, and by the City of Miami on the north.

Pursuant to Section 20-6 of the Code of Miami-Dade County (Code), OMB submits this report for your review and recommendation,

Summary of Issues for Consideration

1. The Miami-Dade Fire Rescue Department (MDFR) strongly encourages that the City mitigate the revenue loss (\$523,473) that MDFR will experience, should the area be annexed.
2. In order to maintain consistency with the County's Adopted Future Land Use Plan map, the City of Coral Gables, upon annexation, would need to amend their Comprehensive Plan to incorporate land uses that are equivalent to those of Miami-Dade County's LUP map. Furthermore, the municipality would need to rezone the properties in the annexation area to the City's closest zoning equivalent or amend its land development regulations to incorporate new zoning districts as applicable and/or create additional zoning districts not already included in the zoning code of the municipality.
3. The municipality shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Bonds, Series 2013, for the annexed area. Bond debt service payments to the County will initiate immediately upon annexation.

4. The municipality shall execute or modify a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities to cover expenditure cost-share in the annexed area.
5. The area contains more than 250 registered voters and will require an election of the electorate in the annexation area.

Annexation Guidelines:

The following analysis addresses the factors required for consideration by the Planning Advisory Board pursuant to Chapter 20-6 of the Code.

1. Does the annexation divide a historically recognized community?

The proposed annexation does not divide a Census Designated Place.

2. If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?

The proposed annexation area is mainly designated "Low Density Residential (2.5 to 6 Dwelling Units/Acre (DU/Ac)," with areas along SW 8 Street designated "Business and Office," and "Medium Density Residential (13-25 DU/Ac)", and east of SW 42 Avenue designated "Low-Medium Density Residential (6-13 DU/Ac)" and "Business and Office."

On Page 5 of the Annexation Application, the City of Coral Gables states that upon annexation, the municipality will apply similar future land use categories to the annexation area as those shown on Miami-Dade County's Adopted Future Land Use Plan Map to the extent possible. Exhibit 4 on page 7 of the Annexation Application depicts the municipality's proposed future land uses for the annexation area, which are generally consistent with the CDMP Adopted 2020 and 2030 LUP map. Furthermore, on page 8 of the Annexation Application, the City of Coral Gables states that it intends to rezone the properties in the annexation area as shown in Figure 6 of page 10 of the Annexation Application, which are consistent with Miami-Dade County's current zoning for the annexation area and states that in some instances the City's zoning regulations are less restrictive than those of the County.

3. Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?

The annexation will not impact the federal/state entitlement funding administered by the Miami-Dade Community Action and Human Services Department. The state and federal enterprise zones have sunset.

4. Will the annexation impact public safety response times?

Fire and Rescue: The proposed annexation will not negatively impact MDRF service delivery and/or response time. Currently, the area is served as part of UMSA.

Police: In the event the annexation application is approved, the total service area within UMSA will be reduced. Conversely, departmental resources may need to be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly.

5. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

There are no existing security taxing districts, walled communities, or private roads in the proposed annexation area. No negative transition impact is expected.

6. Will the annexation area be served by the same public service franchises, such as cable and communications services, as the existing municipality, or with full access to all available municipal programming through its franchise provider(s)?

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, Miami-Dade County no longer has the ability to license new cable television companies and enforcement activities will be limited to rights-of-way issues only. Therefore, the proposed annexation will not have an impact on our ability to enforce rights-of-way issues as per the Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: <http://sunbiz.org/scripts/cable.exe>.

Telecommunications Service Providers are required to register with the County only if they have facilities located within UMSA. The purpose of the registration process is to determine users of the County's rights-of-way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. Municipalities are responsible for managing their public thoroughfares.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

7. If the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?

The proposed annexation area is located outside the federally designated 100-year floodplain.

8. Will the annexation area be connected to municipal government offices and commercial centers by public transportation?

The proposed annexation area is currently served by Metrobus Routes 8 and 42. The Coral Gables Trolley provides service along Ponce de Leon Boulevard, just a block east of the proposed annexation area. The service headways (in minutes) for these routes are detailed in the table below.

Annexation Application: City of Coral Gables							
Route	Service Headways (in minutes)						Type of Service
	Weekday				Weekend		
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight (OVN)	Saturday	Sunday	
8	15	30	30	n/a	30	30	L/F
42	30	30	60	n/a	40	60	L/F
Coral Gables Trolley	10-12	10-12	n/a	n/a	n/a	n/a	L/F
<div>Notes:</div> <div><div>L means Metrobus local route service</div><div>F means Metrobus feeder service to Metrorail or Tri-Rail</div><div>E means Metrobus Express or Limited-Stop service</div></div> <div>March 2018 Line Up</div>							

9. To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle, and high school as the adjoining municipality?

The proposed annexation area is contained within the same school district boundaries as the adjoining unincorporated area and the City of Coral Gables. The schools serving the proposed annexation area are Coral Gables Preparatory Academy for Elementary and Middle and Coral Gables Senior High.

The following analysis addresses the factors required for consideration by the Board and the PAB pursuant to Chapter 20-7 of the Code.

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

The proposed annexation area is entirely surrounded by municipalities. The City of Coral Gables surrounds the area on the East, West, and South. The City of Miami borders the area to the North. The City of Coral Gables and the proposed annexation are similar in character and development.

a. Does the area divide a Census Designated Place, (an officially or historically recognized traditional community)?

The proposed annexation area does not divide a Census Designated Place.

b. Have any adjacent unincorporated areas with a majority of ethnic minority or lower income residents petitioned to be in the annexation area?

No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be included the annexation area.

c. Is the area or does it create an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County?

The City of Gables abuts the annexation area on the east through SW 40 Avenue, on the south through SW 16 Street, and on the west through SW 47 Avenue; therefore, the boundary change does not create an enclave in the area, but enhances contiguity between the municipality and the annexation area.

d. Are the boundaries logical, consisting of natural, built, or existing features or City limits?

The boundaries of the proposed annexation area are logical and follow the City's limits.

2. Land Use and Zoning Covenants - Provide a listing of all declaration of restrictions within the annexation area (include folios and copies of covenants).

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan (CDMP) application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. (A search of County records indicates that no CDMP land use covenant is in effect within the proposed annexation area.) It is provided, however, that the Board may not exercise such jurisdiction unless the municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board of County Commissioners, any action relating to the covenant by the municipality shall not be deemed final until approved by the County. The identification of any declarations of restrictive covenants subject to this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.

3. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.

The 2018 Preliminary Roll value within the annexation area is \$227,630,042. At the FY 2018-19 City millage rate (5.5590 mills), the ad valorem revenues attributable to the annexation area would be \$1,202,126. At the FY 2018-19 UMSA millage rate (1.9283 mills) and the fire district millage rate of 2.4207 for a total millage of 4.349, the ad valorem revenues attributable to the annexation area would be \$940,465 as noted in the table below. The expected tax increase to the entire annexation area would be 1.210 mills or \$261,661. There are 841 folios in annexation Area, and the average property owner would see an increase of \$311 if this annexation is approved.

Existing and Projected Property Tax Cost		
City of Coral Gables FY 2017-18		
	Millage Rate	Millage x Taxable Value
City of Coral Gables		
Municipal Millage	5.5590	\$1,202,126
Unincorporated Area		
UMSA Total Millage	4.349	\$940,465
(UMSA total millage above includes 2.4207 in Fire Rescue District millage - 1.9283 + 2.4207)		
Increase	1.210	\$261,661

4. Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).

The proposed annexation area is located within the Adopted 2020 Urban Development Boundary (UDB).

5. What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to efficiently and effectively provide services to the adjacent remaining unincorporated areas?

The total taxable value of the annexation area is \$227,630,042. The area generates an estimated \$768,911 in revenue. The County spends an estimated \$723,701 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$45,210 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees are estimated at \$77,523 and utility taxes are estimated at \$269,212 and will be retained by the County.

6. What is the fiscal impact of the proposed annexation on the remaining unincorporated areas of Miami-Dade County? Specifically, does the per capita taxable value of the area fall within the range of \$20,000 to \$48,000?

The per capita taxable value of the proposed annexation area is \$70,648. The UMSA per capita value is \$60,521.

7. Is the annexation consistent with the Land Use Plan of the County's CDMP?

In order to maintain consistency with the County's Adopted Future Land Use Plan map, the City of Coral Gables, upon annexation, would need to amend their Comprehensive Plan to incorporate land uses that are equivalent to those of Miami-Dade County's LUP map. Furthermore, the municipality would need to rezone the properties in the annexation area to the County's closest zoning equivalent or amend its land development regulations to incorporate new zoning districts as applicable and/or create additional zoning districts not already included in the zoning code of the municipality.

DEPARTMENTAL ANALYSIS:

Police

MDPD currently provides police services to the proposed annexation area. However, if annexed, the City has a full service law enforcement agency that will be providing police protection to the proposed areas. The City currently has one hundred ninety-two (192) sworn officers. The City's Police Department is prepared to absorb any additional required police services by adding personnel, as necessary.

The current 2017-18 City budget is \$190,962,426. If the annexation is successful, an increase of sworn officers would be contemplated for FY 2018-2019.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed annexation area for calendar year 2017.

Calls For Service – City of Coral Gables – Little Gables Annexation Area

Grid Number	Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
1403	2017	Total Calls	197	8	5	210
1404	2017	Total Calls	884	56	46	986
Total:			1081	64	51	1196

Part I and Part II Crimes – Annexation Area

Grid Number	Year	Part I Crimes	Part II Crimes	Total
1403	2017	29	5	34
1404	2017	78	14	92
Total:		107	19	126

Definition of Code 2 Emergency: A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency: A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

Definition of Part I Crimes: Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation (FBI) through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Definition of Part II Crimes: All crimes not covered under Part I Crimes.

Fire and Rescue

The annexation area will not impact MDRF's response to the remainder of the District. However, the loss of ad valorem revenues (approximately \$523,473) will negatively affect the remainder of the Fire District, as no accompanying reduction of MDRF service can be achieved. Therefore, remaining District residents will absorb the loss of revenue. To avoid this undue burden, MDRF strongly encourages that the City mitigate the revenue loss.

Existing Stations:

The annexation is served by Station 40 (West Miami) located at 975 SW 62nd Avenue in the City of West Miami. Station 40 is equipped with a rescue and engine that serves the City of West Miami, portions of UMSA and the annexation area, 24 hours a day, seven days a week. Station 40 is located approximately two (2) miles from the annexation area.

Service Delivery – Last Three Calendar Years Annexation Area:

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	189	199	163
Average Response Time	8:11	8:52	9:30
Structure Fires			
Number of Alarms	7	3	4
Average Response Time	6:44	6:44	5:51

The annexation area is completely accessible via the existing street network providing for adequate emergency response.

Based on data for the last three calendar years, travel time to the proposed annexation area complies with national industry performance objectives. The objectives require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents.

Water and Sewer

The proposed annexation area is within the Water and Sewer Department's water and sewer service area. There are water mains through the annexation area and the existing properties are on septic. Any request for future water and sewer service shall be determined at the time the proposed development occurs, based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development.

At this time, there are no GOB projects under construction within the annexation area.

The annexation will have no impact on WASD's ability to provide services to the remaining areas in the vicinity.

Department of Solid Waste Management (DSWM)

Miami-Dade County Code Section 145-13, County Collection of Solid Waste, stipulates that DSWM shall either continue to collect and dispose of all residential waste from any UMMA area that is annexed into a municipality or delegate collection and disposal to the municipality through a 20-year interlocal agreement. In February of 2014, the Department's Bond Engineer provided correspondence stating that delegation of any part of the County's waste collection service area to an annexing municipality would result in a loss of revenue required to support future bonding capacity and debt service coverage. The Bond Engineer's letter concludes with a recommendation that the County retain all rights to provide residential collection and disposal services in the future, unless a long-term agreement is negotiated.

In the case of Little Gables, operationally, DSWM could absorb the four full-time employees, two vehicles, and related expenses through vacancies and adjustments in the fleet replacement plan. Financially, this area includes approximately 900 accounts, which generates nearly \$400,000 in annual revenue. Direct expenses for bi-weekly garbage and recycling service cost \$250,000; the remaining \$150,000 in revenue supports trash and recycling centers, illegal dumping crews, litter crews, cart crews, code enforcement, and administration. Without service level adjustments, the cumulative impact of this and future annexations may require an increase of the household fee in the future.

It is important to note that the FY 2018-19 Miami-Dade solid waste collection fee billed to the area is \$464. The City of Coral Gables solid waste collection fee is \$886.

Department of Transportation & Public Works (DTPW)

There are approximately 8.0 centerline miles in the proposed annexation area, of which all 8.0 centerline miles will be transferred to the City of Coral Gables. The County is not proposing to keep any roads.

The existing traffic calming devices listed below were built by the County. The maintenance responsibility of these devices will be transferred to the City.

- Traffic circle at SW 45th Avenue and SW 13th Terrace
- Traffic circle at SW 43rd Avenue and SW 12th Street
- Speed Hump at SW 10th Street between Le Jeune Road and Salzedo Street

Department of Regulatory and Economic Resources (RER)

A description of the services provided by the Division of Environmental Resources Management (DERM), information relating to Chapter 24 of the Code, and an assessment of environmental issues within the proposed annexation are included below. Services provided by this department in the proposed annexation area include but are not limited to:

Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of the Code. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

Operating Permits

Section 24-18 of the Code authorizes this department to require and issue permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities.

Enforcement Activities

These include regular inspections of facilities that maintain a DERM operating permit as well as of any potential source of pollution, responses to complaints and general enforcement operations.

DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated areas, this department currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect the ability to provide adequate levels of service to the areas being annexed or to the areas adjacent to the parcels being annexed.

Water Supply and Distribution

All sections proposed for annexation are located within the Miami-Dade Water and Sewer Department (MDWASD) potable water franchised service area.

The source of water for the annexation area is the Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. Currently this plant has sufficient capacity to provide current water demand. Water produced by this plant meets the required Drinking Water Standards.

Facilities for the Collection and Treatment of Sewage

The annexation area is located within the MDWASD franchised sewer service area. However, there are no public sewer lines currently in the annexation area. Consequently, the area is served by septic tanks and drainfields as means for the disposal of domestic liquid waste.

There is one parcel served connected to the Coral Gables public sewer system via a private pump station (PSO 99-320A), located at 1097 SW 42nd Avenue. The flow from this pump station is directed to Coral Gables pump station 03-City-02, then to MDWASD pump station 30-001 and then to MDWASD's Central District Wastewater Treatment Plant. All the aforementioned structures are currently working within the mandated criteria set forth in the New Consent Decree Case No. 1:12-cv-24400-FAM, effective December 6, 2013.

Any future non-residential land uses to be served by a septic tank as a temporary means of wastewater disposal may be approved provided that the non-residential land uses connects to public water supply system and complies with the following:

1. The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code.
2. The land use shall not discharge a liquid waste other than domestic sewage into a septic tank.
3. The land use served or to be septic by public water and a septic tank shall not be more or zoning classifications: BU-1A, BU-2, BU-3, IU-1, IU-2, IU-3 or IU-C.
4. Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property shall submit to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Once an operative and available public sanitary sewer main abuts a property connection is required in accordance with the Code. DERM evaluates the feasibility of connecting to the public sanitary sewer system for any future development orders.

Any future residential land uses to be served by a septic tank as a temporary means of wastewater disposal must comply with the requirements of Section 24-43.1 of the Code.

In any case, feasibility for connection to public sewer will be evaluated by DERM in accordance with Section 24-5 of the Code.

Stormwater Utility (SWU) Program and Fees

Developed properties in the proposed annexation area are currently paying stormwater utility fees to Miami-Dade County. These utility accounts, currently under the County, would immediately become part of the City of Coral Gables Stormwater Utility's service area if the annexation is approved. All stormwater fees collected in the annexed areas after approval of the annexation will become Coral Gables' fees.

If stormwater utility accounts in the annexed area are billed through MDWASD, it will be the responsibility of the municipality to communicate with MDWASD to create a stormwater billing agreement.

At the time of annexation, the four (4) following conditions may be required as a part of the annexation:

1. The municipality shall execute or modify (if applicable) a stormwater billing agreement with MDWASD to continue billing in the MDWASD service area;
2. The municipality shall execute or modify a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities to cover expenditure cost-share in the annexed area;
3. The municipality shall execute or modify a National Pollutant Discharge Elimination System (NPDES) Interlocal Agreement with the County to satisfy the requirements of the joint NPDES Permit No. FLS000003; and
4. The municipality shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Bonds, Series 2013, for the annexed area. Bond debt service payments to the County will initiate immediately upon annexation.

Actual costs for the bonds debt service will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via an Interlocal Agreement with the County. Currently, the annexation area's Equivalent Residential Units (ERU) is approximately 1,310, which results in approximately \$62,880.00 annual revenue at the current SWU rates. Coral Gables' debt service payment for the proposed annexation area would be approximately \$14,000.00 annually, until 2029.

Drainage Repair and Maintenance

The proposed annexation area does not contain any secondary canals, therefore no Interlocal Agreement for Stormwater Management is required.

Drainage Permitting

All new development requires that drainage systems be provided as part of a planned project. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to area residents and properties. Any proposed Drainage/Water Management system shall comply with the regulations from all the permitting agencies having jurisdiction.

DERM issues the Surface Water Management Standard General Permit (SWMSGP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSGP is countywide, and is dependent upon the size of the development. In addition, DERM has authority under Section 24.48.1 of the Code, for the issuance of a number of drainage permits, which includes:

Class II (for drainage overflows), Class III (work within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use). The above requirements and authority remains with the County within annexed areas.

National Flood Insurance Program (NFIP)

The NFIP is a Federal Emergency Management Agency (FEMA) program that subsidizes flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards.

When a municipality incorporates, it would apply to FEMA and be responsible for its own Community Rating System (CRS) program. Depending on Coral Gables' Stormwater Management programs, the residents of the annexed areas may lose their current County CRS discount.

Stormwater Management Master Plan

The County is divided into drainage basins, which are then modeled to determine drainage needs now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained. Upon annexation, stormwater master planning for these annexed areas will become the responsibility of Coral Gables.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program and has now been delegated to the State of Florida. Municipalities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping, drainage inspection and maintenance, and various other best management practices.

Miami-Dade County's NPDES permit is a joint permit with 32 co-permittees (including Coral Gables), with Miami-Dade County as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling and all the parties to the permit cost-share the monitoring costs. Co-permittees also cost share NPDES required modeling and results.

Upon annexation, the annual cost-share of Coral Gables may change in response to an increased number of outfalls. Additionally, the NPDES Permit Surveillance fee paid by permit holders to the FDEP may increase as a result of a change in population.

Natural Resources

The proposed annexation area contains tree resources. However, the City of Coral Gables would have jurisdiction to enforce their tree code if this area is annexed. Miami-Dade County will require the compliance of all Miami-Dade County Tree Removal and/or Relocation Permits issued prior to the area being annexed.

Parks, Recreation and Open Spaces

There is one local park located within the proposed annexation area. San Jacinto Park (folio 30-4108-031-0460), located at 4430 SW 15th Street. The park consists of 0.9 acres (40,000 sq. ft.). Should the annexation be approved, this park will be transferred over to the municipality. Current costs associated with the park are as follows:

- Operating costs – \$2,000 (electrical account and grounds maintenance)
- Maintenance costs – \$1,300 (average annual maintenance work order charges)

The Little Gables Street Lighting District overlays the full annexation area. The district's FY 2017-18 operating budget is \$22,865. This District will remain in place; the City may request that the administration of this District be transferred to the City, if the annexation is approved.

Development Profile of the Area

Table 1 depicts the 2017 existing land use profile for the proposed annexation area, for the City of Coral Gables, and for Miami-Dade County. Of the 205.4 acres in the proposed annexation area, approximately 60.3 percent of that acreage is in residential use, 26.2 percent is in transportation/communication/utilities use, 7.1 percent is in parks/recreation/conservation use, and 4.4 percent is in commercial, office and transient residential use. See Figure 2, Existing Land Use Map.

Table 1 shows that the proposed annexation area is predominantly residential land use and the current City's land is also predominantly residential use. The other land use categories in the proposed annexation area resemble the land uses currently in the City of Coral Gables.

Table 1
Little Gables Analysis - 2017 Existing Land Use

Land Use	Annexation Area A (Acres)	Annexation Area A (Percent of Total)	City of Coral Gables (Acres)	City of Coral Gables (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	123.8	60.3	3574.1	41.4	112,915.2	8.9
Commercial & Office & Transient Residential	9.0	4.4	242.9	2.8	14,201.9	1.1
Industrial	0.0	0.0	4.5	0.1	19,661.1	1.6
Institutional	1.7	0.8	484.9	5.6	15,587.4	1.2
Parks/Recreation/Conservation	14.5	7.1	2225.1	25.8	834,307.8	65.9
Transportation, Communication, Utilities	53.7	26.2	1696.0	19.6	87,394.4	6.9
Agriculture	0.0	0.0	0.0	0.0	62,889.2	5.0
Undeveloped	2.7	1.3	96.8	1.1	81,612.7	6.4
Inland Waters	0.0	0.0	311.6	3.6	37,744.5	3.0
Total:	205.4	100.1	8635.9	100	1,266,314.2	100

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section – January 4, 2018

Demographic Profile of the Area

Table 2, below, contains the U.S. Census Bureau's estimated American Community Survey (ACS) 2012-2016, 5-year population estimates for the annexation area, the City of Coral Gables, and Miami-Dade County. There are 3,222 persons in the proposed annexation area. The information indicates that 82% of the population within the proposed annexation area is Hispanic, as compared to 56.5% currently residing in Coral Gables; 13.9% of the population in the proposed annexation area is White not Hispanic origin, as compared to the 36.6% of the population within Coral Gables; 0.5% of the population in the proposed annexation area is Black not Hispanic origin, similar to the 3.2% residing in Coral Gables; and, 3.6% of the population in the proposed annexation area is Other not Hispanic origin, similar to the 3.7% currently residing in the City of Coral Gables.

The Median Household Income of the proposed annexation area is \$53,775, as compared to \$91,452 in the City of Coral Gables, a 41% difference in Median Household Income. Additionally, the Per-Capita Income in the proposed annexation area is \$30,818, as compared to \$58,309 in the City of Coral Gables, a 47% difference in Median Household Income.

Also noted in Table 2 is the total number of housing units in the proposed annexation area of 1,172 units. The percent of vacant housing units, percent of occupied housing units, percent of owner occupied, and percent of renter occupied units in the proposed annexation area is similar to those percentages of unit types currently in the City of Coral Gables.

Table 2
Little Gables Annexation Areas - Demographic and Economic Characteristics
Coral Gables and Miami-Dade County, ACS 2012-2016

	Little Gables Area Estimates	City of Coral Gables	Miami-Dade
<u>Population Characteristics, 2016</u>	3,222	50,533	2,664,418
Percent White, Not Hispanic	13.9%	36.6%	14.5%
Percent Black, Not Hispanic	0.5%	3.2%	16.6%
Percent Other, Not Hispanic	3.6%	3.7%	2.5%
Percent Hispanic Origin	82.0%	56.5%	66.4%
<u>Income¹</u>			
Median Household Income	\$53,775	\$91,452	\$44,224
Per-capita Income	\$30,818	\$58,309	\$24,515
<u>Housing</u>			
Total Housing Units ²	1,172	20,885	1,004,835
Percent Vacant Housing	8.1%	13.9%	15.0%
Percent Occupied Housing	91.9%	86.1%	85.0%
Percent Owner Occupied	46.3%	62.7%	52.6%
Percent Renter Occupied	53.7%	37.3%	47.4%

Source: U.S. Census Bureau, 2012-2016 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, August 2018.

¹ Estimates for median household income and per-capita income are based on the U.S. Census Block Group that the proposed annexation area is contained within.

² Total housing units as reported in the Miami-Dade County Property Appraiser's dataset.

Note: The proposed annexation area does not split a Census Designation Place.

Attachments:

- A. Map of proposed annexation
- B. Estimated Impact on UMSA Budget Statement
- C. City of Coral Gables Annexation Application for Little Gables

c: Jennifer Moon, Director, Office of Management and Budget



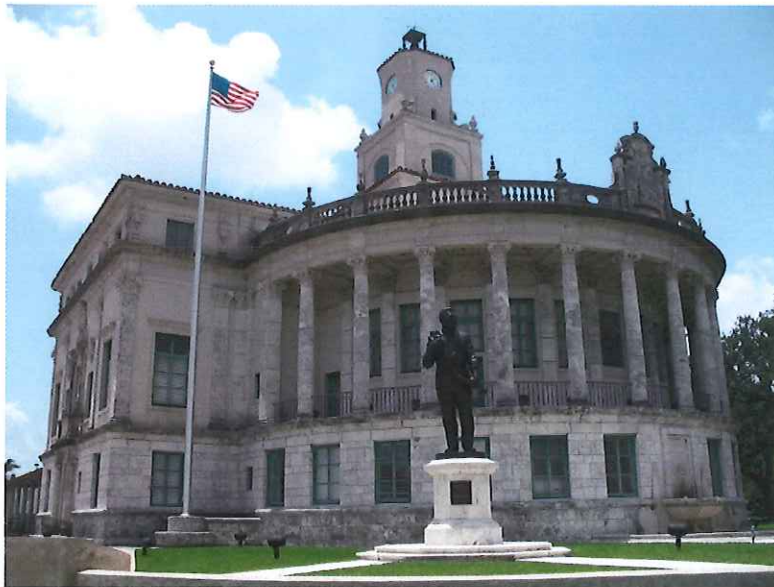
Impact to UMSA - Little Gables

Based on FY 2018-19 Budget	Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$416,992
Franchise Fees	Allocated based on tax roll/population	
Sales Tax	Allocation based on \$76.52 per person	\$246,536
Utility Taxes	Allocated based on tax roll/population	
Communications Tax	Allocated based on tax roll/population	\$83,189
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$773
Business Tax	Allocation based on \$1.15 per person	\$3,673
Interest	Allocation based on .542% of total revenue	\$5,964
Sheriff and Police Fees	Allocation based on population	\$9,249
Miscellaneous Revenues	Allocation based on \$0.79 per person	\$2,535
Revenue to UMSA		\$768,911
Cost of Providing UMSA Services		
Police Department		\$599,313
UMSA Police Budget (without specialized)		
Parks, Recreation and Open Spaces Dept.	Based on cost of parks	\$3,300
Right-of-Way Maintenance		
Centerline Miles	Centerline miles times cost per lane mile	\$30,712
Policy Formulation		
Commission, Mayor, County Attorney	Direct Cost multiplied by 2.71%	\$17,163
Internal Support		
Information Technology, Internal Services, Human Resources		
Communications, Audit and Management, Management and Budget	Direct Cost multiplied by 4.86%	\$30,780
Planning and Non-Departmental		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	Direct Cost multiplied by 6.7%	\$42,433
QNIP Debt Service Payment	Utility Taxes as a % of debt service 11.0%	N/A
Cost of Providing UMSA Services		\$ 723,701
Net Loss to UMSA		\$45,210
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		
2018 Taxable Property Rolls		\$227,630,042
2018 Area Population		3,222
2018 UMSA Population		1,184,388
2018-19 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2017		647,328
Part 1 Crimes - UMSA 2017		41,037
Part 2 Crimes - UMSA 2017		17,032
Patrollable Sq. Miles - Study Area		0.32
Total Calls for Service - Study Area		1,196
Part 1 Crimes - Study Area		107
Part 2 Crimes - Study Area		19
Cost per Centerline Mile		\$3,839
Number of Centerline Miles		8
Per Capita Taxable Value		\$70,648.68

City of Coral Gables

Little Gables Annexation Application

Submittal to: Miami-Dade County



Prepared By: City of Coral Gables

&

ILER PLANNING

February 7, 2018

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Exhibits

- A: Coral Gables City Commission Resolution No. 2017-344
- B: Legal Description of the Little Gables Area
- C: Certificate of Publication of Public Hearing Notice
- D: Affidavit Certifying Mailing of Public Hearing Notice to Affected Property Owners
- E: Certificate of County Supervisor of Registration
- F: Residential Development Certificate
- G: Applicable City Future Land Use Designations
- H: Applicable City Zoning District Regulations

Introduction

On November 14, 2017, the Coral Gables City Commission adopted Resolution No. 2017-344 (see Exhibit A) approving the submittal of an application to Miami-Dade County for the annexation of a 205-acre unincorporated area on the City's northern boundary known as Little Gables and depicted in Figure 1. Exhibit B contains the legal description for Little Gables prepared by the Miami-Dade County Transportation and Public Works Department.

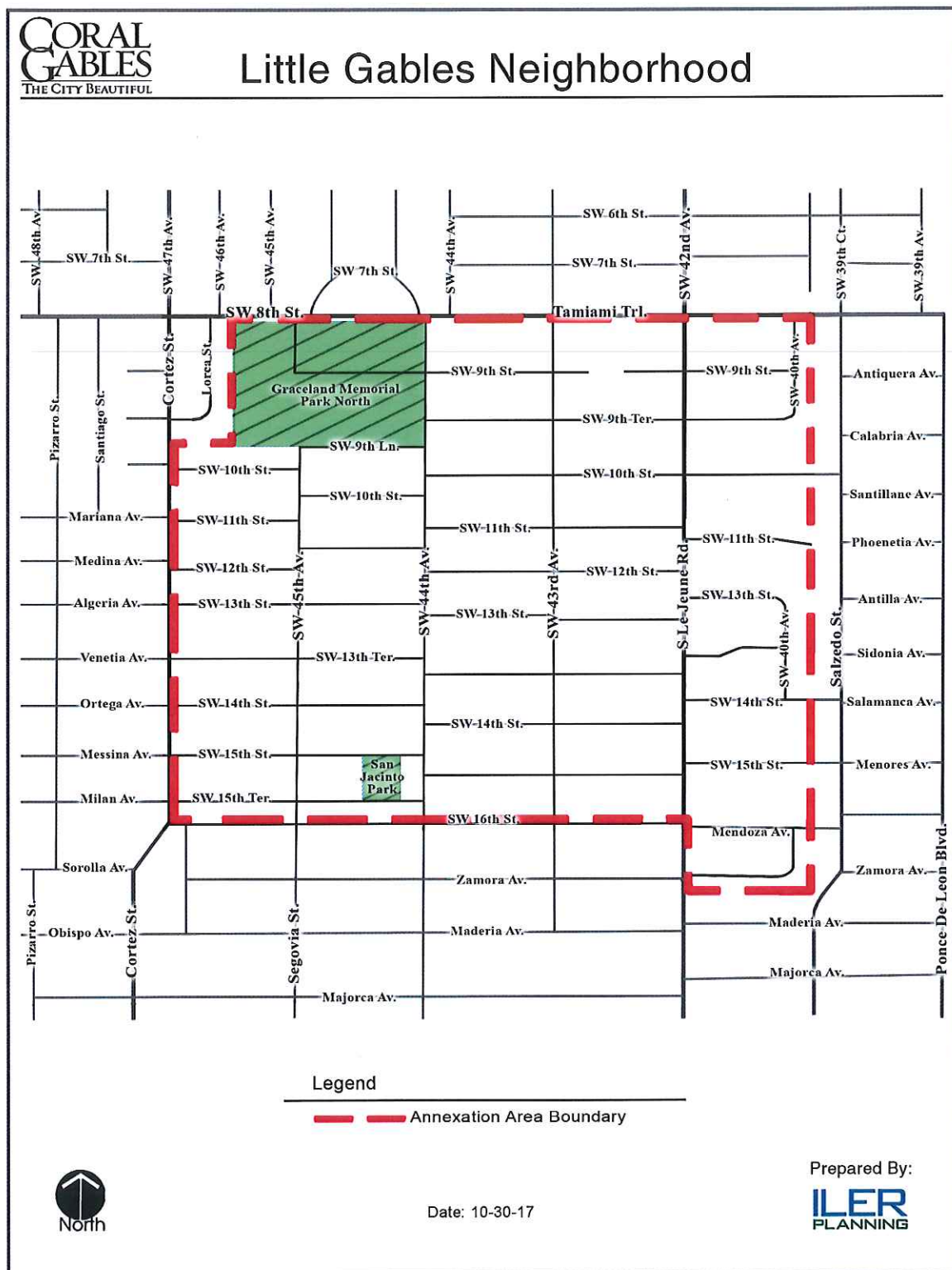
The City of Coral Gables and Miami-Dade County Commissioner Rebecca Sosa have conducted extensive public outreach efforts over the past 15 months to make sure Little Gables residents and businesses had ample opportunities to educate themselves regarding the potential annexation and its impacts. Commissioner Sosa sponsored two (2) community meetings addressing annexation of the Little Gables area. The first was on November 2, 2016, at the West Flagler Branch Library and the second was at the Rebecca Sosa Multi-Purpose Facility on June 1, 2017. In addition, her office completed a mail survey of Little Gables residents earlier this year and 68% of the respondents favored annexation. In early July 2017, the City mailed an annexation petition form to every registered voter in Little Gables asking them to complete and return it to the City if in favor of annexation. The petition mailing was followed by a Little Gables community meeting, sponsored by the City, at the War Memorial Youth Center on July 25, 2017, in which 133 people attended.

Resolution No. 2017-344 was adopted at an advertised public hearing in accordance with the County Code. The original advertised hearing on this matter was held on November 1, 2017, however the item was continued to the City Commission's November 14th meeting when the resolution was adopted. The hearing notice was published in the Miami Herald, as well as several other public notice venues including the City's website (see Exhibit C). In addition, all property owners in Little Gables and within 600 feet outside of its boundary were notified via direct mailing of the November 1, 2017, City Commission meeting. An affidavit certifying the mailing is provided in Exhibit D.

The Supervisor of Elections has recently determined Little Gables has 1,607 registered voters and thus, under the County Code, the City is required to submit valid support petitions from a minimum of 20% of those area electors. To meet this percentage, the required number of valid support petitions is 322. Coral Gables has gathered a total of 400 signed support petitions from area voters. These petitions will be delivered to the Clerk of the Board of County Commissioners under separate cover concurrent with the submittal of this application.

The subsequent sections of this application provide the additional information required by Section 20-3 of the Miami-Dade County Code.

Figure 1: Proposed Little Gables Annexation Area



I. Area Description

The Little Gables neighborhood is 205 acres in size and located on the south side of SW 8th Street (Tamiami Trail) between Graceland Memorial Park and SW 40th Avenue. Figure 2 provides an aerial view of the area. The population is estimated to be 2,530, of which approximately 76% are of Hispanic descent. The County Elections Department has recently determined there are 1,607 registered voters in the area. The required certificate from the County Supervisor of Registration documenting the number of registered voters in Little Gables is contained in Exhibit E.

The building stock in Little Gables consists of approximately 632 single-family homes, and 212 multi-family and commercial buildings. The housing in the area is 52% owner-occupied and the average household income is estimated to be \$60,888. The land use pattern in Little Gables is comprised primarily of Low Density (70%) and Low-Medium Density (20%) land. There are an estimated 20 acres of commercial property in the area and the 2.5-acre Gables Trailer Park is located in the northwest section. Little Gables has an estimated nine (9) miles of paved roads.

The area is currently served by the Miami-Dade Police Department from its Mid-West District Station located at 9105 NW 25th Street, approximately eight (8) miles from the neighborhood. Little Gables is also in the Coral Gables Police Department's Zone 2 and, via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in this neighborhood. Fire and emergency medical services (EMS) are provided by the Miami-Dade County Fire Department from Fire Station No. 40 at 901 SW 62nd Avenue in West Miami about two (2) miles away.

San Jacinto Park is a 1-acre open space park in Little Gables, owned by Miami-Dade County, located between SW 15th Terrace and SW 15th Street, west of SW 44th Avenue. This neighborhood does not have any current recreation facilities or parks that offer recreation programming.

The only school in Little Gables is the Gables Montessori School. The Snow White Day Care Center is also situated in this neighborhood. The location of these facilities is shown in Figure 2. The typical Little Gables school feeder pattern is Coral Gables Preparatory to Ponce Middle School to Coral Gables High School.

Figure 2: Aerial View of Little Gables



II. Land Use and Zoning

Land Use

Little Gables is essentially built-out except for a few scattered vacant parcels. Land use in the annexation area is under the jurisdiction of Miami-Dade County and its adopted Comprehensive Development Master Plan (CDMP). Figure 3 shows the existing future land use pattern in the area according to the County's adopted 2020 and 2030 Land Use Plan. The current County future land use designations applied in Little Gables are listed below.

- Low Density Residential (2.5 – 6 dwelling units per acre)
- Low-Medium Density Residential (6-13 dwelling units per acre)
- Medium Density Residential (13-25 dwelling units per acre)
- Business and Office

The specific standards and requirements for each of the above future land use designations are contained in the Future Land Use Element of the Miami-Dade County CDMP. The future land use allocation for the Little Gables area is approximately 73% Low Density Residential use, 17% Low-Medium Density Residential use, 8% Business and Office use, and 2% Medium Density Residential use. The Gables Trailer Park site is designated with a combination of Business and Office land use and Low Density Residential land use. If the annexation is approved, the City will apply similar future land use categories to those shown on the adopted County Land Use Plan to the extent possible for the Little Gables. Figure 4 shows the proposed City future land use pattern and the specific designations are listed below:

- Single Family (0-6 dwelling units per acre)
- Multi-Family Low Density (20-25 dwelling units per acre)
- Multi-Family Medium Density (40-50 dwelling units per acre)
- Commercial Mid-Rise Intensity
- Commercial High-Rise Intensity
- Conservation Area
- Parks and Recreation

Exhibit G contains the specific standards and requirements for each of the above City future land use designations from the Future Land Use Element of the Coral Gables Comprehensive Plan. Existing property rights are preserved under the City's plan to the maximum extent possible and, in some instances, City land use regulations may be less restrictive than County regulations. Graceland Memorial Park North would

Figure 3: County Land Use Designations

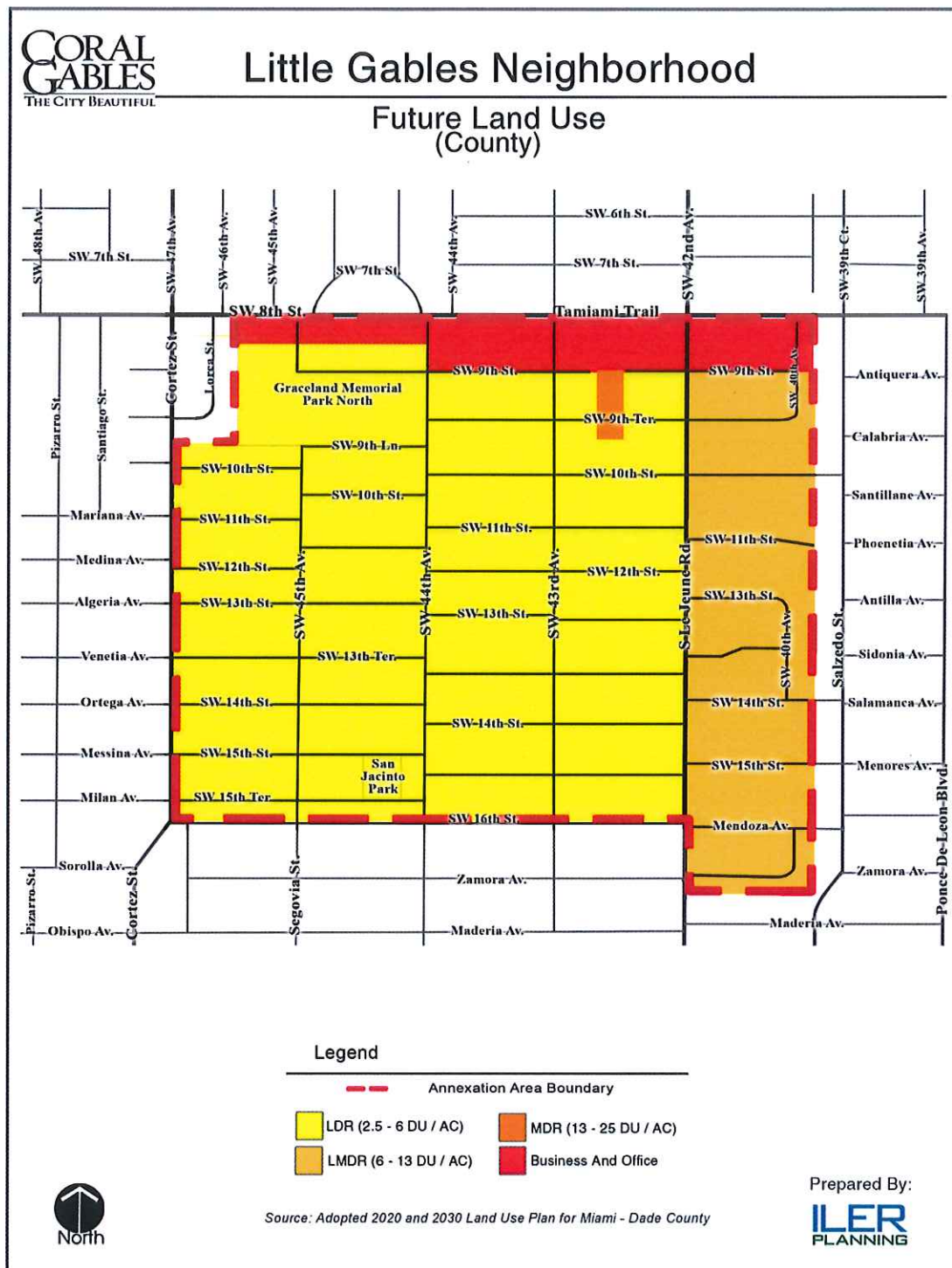
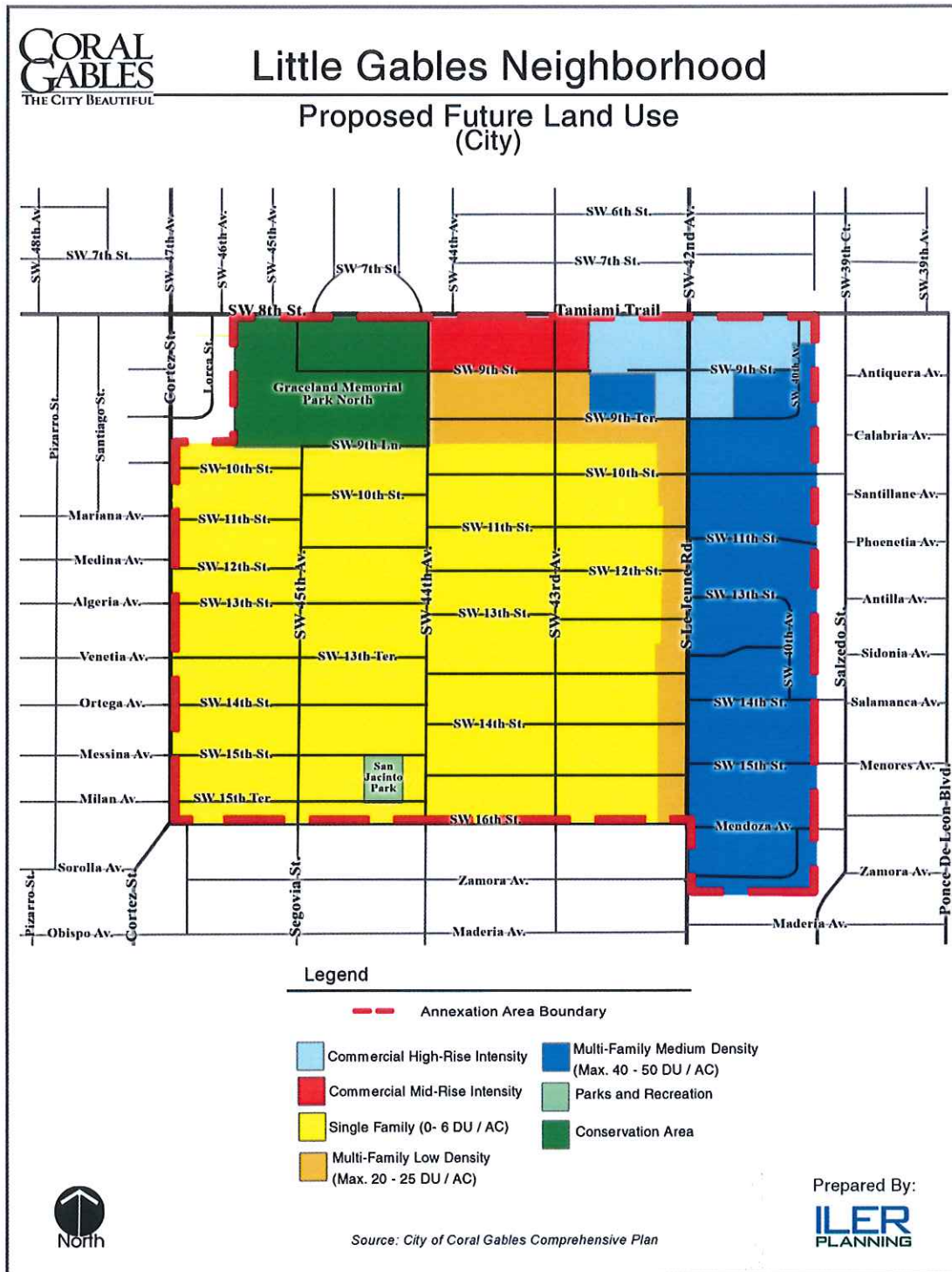


Figure 4: Proposed City Future Land Use Designations



be changed to the City's Conservation Area land use designation and San Jacinto Park would be assigned the City's Parks and Recreation designation.

Zoning

Figure 5 depicts the eleven (11) existing zoning districts applied in Little Gables from the County's current Zoning Map. The existing zoning in the area is a mix of the zoning districts listed below:

- GU Interim
- RU-1 Single Family Residential
- RU-2 Two-Family Residential
- RU-3 Four Unit Apartment House
- RU-4 High Density Apartment House
- RU-3B Bungalow Court
- RU-5 Residential Semi-Professional Office
- RU-5A Semi-Professional Office
- BU-1A Limited Business
- BU-2 Special Business
- BU-3 Liberal Business

The regulations applicable to each of the zoning districts above are contained in the Miami-Dade County Code, Chapter 33. The proposed Little Gables zoning pattern is presented in Figure 6, consisting of the seven (7) districts listed below.

- SFR Single-Family Residential
- MF2 Multi-Family 2
- MFSA Multi-Family Special Area
- CL Commercial Limited
- C Commercial
- S Special Use
- P Preservation

The City intends to generally apply, in due course, its zoning districts, as proposed in Figure 6, to those shown on the County zoning map for the area (Figure 5). In some instances, City zoning regulations may be less restrictive than County regulations. Exhibit H contains the specific standards and requirements for the City zoning districts listed above. With respect to the City's proposed zoning plan, several important points should be noted:

Figure 5: County Zoning Districts



Figure 6: Proposed City Zoning Districts



1. Graceland Memorial Park North would be changed from County's GU District to the City's Preservation (P) District.
2. San Jacinto Park would be modified from the County's RU-1 District to the City's Special Use (S) District.
3. The Gables Trailer Park, located at 825 SW 44th Avenue, would be changed from a combination of County RU-2 and RU-3B to the City's Multi-Family Special Area (MFSA) District.
4. Areas with County RU-3 and RU-4 zoning would be assigned the City's Multi-Family 2 (MF2) District.
5. County RU-1 and RU-2 areas east of LeJeune Road would also be assigned the City's Multi-Family 2 (MF2) District.
6. Areas with County BU-1A, BU-2 and BU-3 zoning would be assigned the City's Commercial Limited (CL) and Commercial (C) Districts.

The City is very interested in the redevelopment of the Gables Trailer Park and is working closely with the park owner to develop a mutually-acceptable future master plan for the site that would meet all State requirements and allow for a number of current park residents to remain on the site and occupy new housing units. To that end, the City has retained a master planning firm to facilitate the process.

The transition of Little Gables zoning from the Miami-Dade County Code to the Coral Gables zoning code has been a serious topic of discussion at community meetings. The City intends to apply, in due course, its zoning districts, as generally proposed in Figure 6, to those shown on the County zoning map for the area (Figure 5). In some instances, City zoning regulations may be less restrictive than County regulations. The City will make its best effort to provide for existing uses in Little Gables that are lawful under the County Code. However, certain uses and structures may be considered nonconforming under the City's zoning code, which may need to come into compliance under certain circumstances such as redevelopment. Illegal uses under the County Code (i.e. those uses and structures established without proper zoning or permits) will not be legal in Coral Gables. Both Miami-Dade County and Coral Gables are governed by the same Florida Building Code, so there will be no change in the building code requirements for building renovations and new construction with annexation.

III. Grounds for the Proposed Boundary Change

There are a number of valid grounds supporting the annexation of Little Gables into the boundaries of the City of Coral Gables as discussed below.

Enclave Elimination

Little Gables is a complete enclave with respect to County jurisdiction, surrounded on three (3) sides by the City of Coral Gables and on the 4th side to the north across SW 8th Street by the City of Miami. The annexation of Little Gables into the City of Coral Gables will eliminate the existing complete County enclave in this area.

Cost-Effective, Accessible and Enhanced Governmental Services

Given the enclave status of Little Gables and close proximity of Coral Gables' existing governmental facilities to the residents and property owners of area, the City can provide enhanced public services in a more cost-effective and efficient manner than Miami-Dade County. The primary services involved would be police, fire and emergency medical, parks and recreation, general government, planning and zoning, permitting, stormwater management, and local road maintenance including right-of-way landscape maintenance.

Little Gables is currently served by the Miami-Dade Police Department from its Mid-West District Station located at 9105 NW 25th Street, approximately eight (8) miles from the neighborhood. It is also in the City Police Department's Zone 2 and, via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in this neighborhood. Upon annexation, public safety responsibility for this neighborhood would be transferred to the Coral Gables Police Department including City police zone coverage. The Coral Gables Police Headquarters is located at 2801 Salzedo Street, about ½ mile from Little Gables. In addition, the City is planning to construct a new Public Safety Headquarters within three (3) years further north on Salzedo Street between Alcazar and Minorca Avenues, which will be even closer to Little Gables. Based on information provided by County staff, Miami-Dade County police response to Little Gables averages 9:07 minutes for emergency calls and 28:25 minutes for non-emergency calls. Over the past three (3) years, the average City police response time to emergency calls in and around Little Gables has been 5:01 minutes and non-emergency call response 8:05 minutes. Thus, the City can provide this area with significantly faster and more accessible police services.

Currently, the Little Gables neighborhood is part of the County Fire Service District. If annexation occurs, it is proposed that fire and emergency medical services for Little Gables would be transferred to the Coral

Gables Fire Department. Fire and emergency medical services are now provided to Little Gables by the Miami-Dade County Fire Department from Fire Station No. 40 at 901 SW 62nd Avenue in West Miami about two (2) miles away. The nearest City fire station is Station #1 located at 2815 Salzedo Street, approximately ½ mile away, and equipped with one (1) fire truck, two (2) medical rescue vehicles and an air truck. The City will be relocating this station north and closer to the annexed area within three (3) years. Based on information provided by County staff, Miami-Dade County fire and emergency medical response to Little Gables averages 9:29 minutes. For the Coral Gables Fire Department, the average citywide fire response time is 6:40 minutes, while the average EMS response is 5:43 minutes. City response to Little Gables will be faster than the citywide average given its close proximity (1/2 mile) to the nearest City station and the City's plan to move the station north and even closer to Little Gables. These figures show Coral Gables can provide faster and more accessible fire and emergency medical services to Little Gables.

Annexation will open a number of City recreational venues to Little Gables residents at reduced rates. The 1-acre San Jacinto Park, operated by Miami-Dade County, is located in Little Gables and the City plans to renovate the park with neighborhood input. Many City recreational venues are close to Little Gables including War Memorial Youth Center, Adult Activities Center, Venetian Pool, Biltmore Hotel and Granada Golf Courses, and Phillips Park. The City also plans to construct a new passive park in the area. This neighborhood does not have any current recreation facilities or parks that offer recreation programming, and Coral Gables will begin to provide this coveted service upon annexation.

The City will be able to provide enhanced residential solid waste collection services compared to the current County services. The County Solid Waste Department provides two (2) weekly garbage pick-ups on the street, recycling collection once per week, and bulky waste pick-up twice per year. Coral Gables has garbage pick-up twice per week at the side of the house, and provides recycling and bulky waste services once per week.

Planning and zoning services are very important to residents and other property owners in the Little Gables neighborhood. The proposed future land use and zoning patterns envisioned by the City were discussed previously in Section II of this application. Little Gables will benefit greatly from planning that serves to incorporate it into a cohesive whole with its adjacent City neighborhoods to the east, south and west.

Local general government services will be much closer and accessible with annexation. City Hall is only ½ mile from Little Gables traveling on local streets, while the County's downtown Administrative Center is 4.5 miles from the area and the West Dade Service Center is 1.5 miles away. The City also has a full-time "ombudsman" who is available to help residents and business owners with all governmental needs, especially permitting.

If annexation occurs, the management of roads and stormwater facilities in Little Gables would be transferred to the City. The Coral Gables Public Works Department has a long track record in effectively and efficiently managing these infrastructure systems. The City plans to resurface local roadways and improve the drainage system where needed. In addition, cracked sidewalks would be repaired and new sidewalks installed where gaps exist. Extensive tree plantings and landscape maintenance will also be conducted along the streets in Little Gables on a regular basis.

No Significant Fiscal Impact on Miami-Dade County

This annexation will have a negligible impact on the County's budget, reducing it by an estimated \$906,484 annually in property tax revenue. In exchange for that relatively small amount of revenue loss compared to the overall County budget, the County will be able to forego the cost of providing police, fire and emergency medical, parks and recreation, solid waste, general government, local road maintenance and stormwater management services to a 205-acre complete unincorporated enclave. The total assessed value of Little Gable property is approximately \$258 million, which is equal to approximately 0.1% of the overall Miami-Dade County tax base of \$250 billion.

Meets Code Guidelines for PAB Review

The annexation of Little Gables is consistent and complies with all nine (9) guidelines for Planning Advisory Board (PAB) review contained in Section 20-6(b) of the County Code as discussed below.

1. It does not divide a historically-recognized community.
2. Little Gables is compatible with the existing planned land uses and zoning of the City.
3. The Area is not part of any federal/state enterprise zones, or targeted area by public agencies.
4. Public safety responses times will be significantly improved with annexation.
5. Annexation will not introduce any barriers to municipal traffic circulation.
6. Little Gables will be served by the same public service franchises as the City, to the degree possible.
7. City is prepared to address any extraordinary emergency evacuation needs of Little Gables.
8. Little Gables is well connected to City offices and commercial centers by public transportation.
9. Little Gables will remain in the same school district as current City residents to the degree possible.

Complies with County Commission Review Guidelines

The City's annexation application is also consistent with the eleven (11) guidelines for review by the Board of County Commissioners contained in Section 20-7(A) of County Code as discussed below.

(1) Cohesive and Inclusive Boundaries. (a) The annexation does not divide a U. S. Census Designated Place; (b) no ethnic minority and/or lower income residents have petitioned the City to be included that are not already in Little Gables; (c) Little Gables is contiguous to the City of Coral Gables on 3 sides and actually eliminates a complete unincorporated enclave as the City of Miami borders the 4th side; and (d) natural and/or built barriers, such as existing roadways and section lines, were used to the extent feasible in planning the proposed boundary.

(2) Property Tax Cost. The current adopted millage rate for the City of Coral Gables is 5.5590 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Little Gables neighborhood is annexed into Coral Gables, the property owners of the area would begin paying the City's millage rate of 5.5590 mills and the County's UMSA rate (1.9283 mills) would be removed along with the County's Fire District operations rate of 2.4207 mills, leaving a difference of 1.210 mills in additional property tax. Also, single-family homeowners would be charged \$869 per year for City residential solid waste services and they would cease paying the County's waste fee of \$464 per year. It should be noted that Coral Gables offers a discounted residential solid waste fee rate of \$743 for early payment, a savings of \$126. Finally, Little Gables homeowners, if annexed, would also be assessed the City's \$70/year fire service fee. The figures below show the net annual financial impact on homeowners with annexation for a range of taxable property values, and include additional property tax, increased solid waste fee and the City's fire fee. The estimates below assume 50% of Little Gables homeowners will take advantage of the City's waste fee 'early pay' option.

<u>Taxable Value</u>	<u>Estimated Additional Homeowner Cost</u>
\$75,000.....	\$503/year
\$150,000.....	\$595/year
\$250,000.....	\$717/year
\$350,000.....	\$839/year

(3) Urban Development Boundary. The entire Little Gables annexation area is well within the County's established Urban Development Boundary (UDB).

(4) Impact on UMSA. This annexation will have a negligible impact on the UMSA revenue base, reducing it by an estimated \$401,900 annually. In exchange for that relatively small revenue reduction, the County will be able to terminate police, parks and recreation, general government, local road maintenance and stormwater management services to a 205-acre complete enclave area. The annexation will not adversely impact the County's ability to efficiently and effectively provide service to remaining unincorporated areas, and in fact should increase overall efficiency by allowing the County to refocus resources to service other non-enclave unincorporated areas closer to its district service centers.

(5) Per Capita Taxable Value. The 2017 taxable property value of all Little Gables properties is \$208,435,145 and its estimated population is 2,530. Using these figures, the per capita taxable value of the area is \$82,385. In order to assure fiscal viability is maintained in the unincorporated area, the County Code states that per capita taxable property value should fall within the range of \$20,000-\$48,000. However, the Code goes on to say that this standard shall not apply to unincorporated enclave areas and, as stated previously, Little Gables is a complete enclave surrounded on three (3) sides by Coral Gables and on the fourth side by Miami.

(6) Other Factors. This guideline is not applicable.

(7) Special or Unique Circumstances. There are a number of unique circumstances associated with this potential annexation. First and foremost as discussed earlier, it would eliminate an unincorporated enclave which is a primary criterion of the County's annexation regulations. Coral Gables jurisdiction exists on three (3) sides of Little Gables today putting the City in best position to serve the area. The City of Miami is located on the 4th side making Little Gables a complete enclave. In addition, a survey conducted by Commissioner Sosa's office showed that 68% of respondents favored annexation to Coral Gables.

(8) Designated Terminals. Little Gables contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(9) Regulatory Authority over Designated Terminals. Little Gables contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(10) Impact of Annexation on Businesses. From a financial viewpoint, Little Gables businesses that own property will pay an additional 1.21 mills on their property tax bills annually and the City's fire fee. The City's fire fee for non-residential buildings varies according to building size. The figures below show the net annual financial impact on business owners with annexation for a range of taxable property values and includes additional property tax and the City's fire fee. The fire fee was estimated using building sizes of 4,000 square feet for \$75,000 value, 7,000 square feet for \$150,000 value, 12,000 square feet for \$250,000 value and 17,000 square feet for \$350,000 value.

<u>Property Value</u>	<u>Estimated Additional Business Owner Cost</u>
\$75,000.....	\$255/year
\$150,000.....	\$550/year
\$250,000.....	\$957/year
\$350,000.....	\$1,438/year

With respect to zoning regulations, business owners will benefit greatly from the City's CL Commercial Limited and C Commercial zoning districts. These City districts generally permit the same uses as the County's BU districts. In addition, the City commercial districts contain a smaller minimum lot size standard (2,500 square feet) than the corresponding County business districts (5,000 square feet). The City commercial districts have no maximum lot coverage requirement while the County districts limit coverage to no more than 40%. County business districts have a minimum front setback standard of 20 feet, while the City CL Commercial Limited District has no front setback requirement and the C Commercial District requires 0-10 feet. The County's BU-1A district has a height limit of four (4) stories (44 feet), while the City's commercial districts limit height to 50-77 feet.

(11) Community Redevelopment Agency. There is no Community Redevelopment Agency operating in the Little Gables area.

IV. Service Provision

Little Gables is located within City of Coral Gables service areas for all of its existing municipal functions which already serve neighborhoods situated on three (3) sides of the area. The City's service provision plan is outlined below.

Police Protection

Police and public safety services will be provided to Little Gables by the Coral Gables Police Department if annexation occurs. City Police Headquarters is located at 2801 Salzedo Street, about ½ mile from Little Gables, and will be even closer in three (3) years with the completion of the City's new Public Safety Headquarters further north on Salzedo. This area is in the City Police Department's Zone 2 and, via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in this neighborhood today. Over the past 3.5 years, the average City Police response time to emergency calls in and around Little Gables has been 5:01 minutes; non-emergency call response has averaged 8:05 minutes. The City plans to hire three (3) new police officers and one (1) neighborhood service aide to service the Little Gables area plus acquire additional vehicles and equipment for that personnel.

Fire Protection

Fire and emergency medical services will be provided by the Coral Gables Fire Department. The nearest City fire station is Station #1 located at 2815 Salzedo Street equipped with 1 fire truck, 2 medical rescue vehicles and an air truck. The City is planning to move this station closer to Little Gables within three (3) years when the new Public Safety Headquarters is completed to the north on Salzedo Street. The average citywide fire response time is 6:04 minutes, while the average EMS response is 5:43 minutes. The City's current fire and emergency medical staffing is adequate for the projected needs in Little Gables, however it is prepared to add new personnel and equipment as growth occurs.

Water Supply and Distribution

Water supply and distribution services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Collection and Treatment of Wastewater

Wastewater collection and treatment will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal services will be transferred to the Coral Gables Public Works Department, which is currently responsible for providing these services throughout the City. Coral Gables is prepared to hire additional sanitation workers and acquire equipment as needed to ensure responsive and efficient services.

Electric Service and Street Lighting

Electric service and the street lighting system in Little Gables and throughout Coral Gables is provided by Florida Power and Light (FPL). It is expected that FPL will continue to provide these services to Little Gables with annexation. It is also anticipated that the standards for future street lighting in Little Gables would be fully consistent with the Florida Building Code and State Energy Code.

Street Construction and Maintenance

Street construction and maintenance for municipal roads will be provided by the City of Coral Gables. The Interlocal Agreement between the County and City for the annexation will detail which roads and associated rights-of-way in Little Gables will be transferred to Coral Gables and which roads that will remain under Miami-Dade County ownership. The City also plans to repair existing sidewalks and install new sidewalks on an as needed basis, as well as install and maintain street trees.

Park and Recreation Facilities and Services

Park and recreation facilities and services will be provided by the City's Parks and Recreation Department if annexation occurs. It is anticipated that the County's San Jacinto Park in the area would be transferred to Coral Gables ownership and the City plans to renovate the park in the future. This neighborhood does not have any current recreation facilities or parks that offer recreation programming; the City will begin offering local recreational programs to Little Gables residents upon annexation.

Building Permitting and Inspection

The City maintains a full-service Building Division within the Development Services Department that processes building permits, conducts building inspections, and issues citations for Building Code violations. In addition, the City's full-time "ombudsman" is very helpful with permitting questions and issues. These City services would be much closer to the property owners and residents of Little Gables than similar services now provided by Miami-Dade County at the downtown County Administrative Center and West Dade Service Center. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any City building permit.

Zoning Administration

The City of Coral Gables provides full zoning services to its residents now via its Planning and Zoning Division within the Development Services Department. With annexation, the same services would be available to Little Gables residents and businesses. The Code Enforcement Division is planning to add a Code Enforcement Officer and a Code Enforcement Assistant (0.5 of a position) to help monitor and enforce zoning and building code requirements in the Little Gables area.

Local Planning Services

Comprehensive planning services in the City are also provided by the Planning and Zoning Division of the Development Services Department. Coral Gables would provide these services to Little Gables property owners upon annexation.

Stormwater Management

The City of Coral Gables Public Works Department maintains the local drainage system throughout the City currently and will provide the same service level to the Little Gables area upon annexation. The Interlocal Agreement between the County and City for the annexation will detail which canals and other drainage facilities will be transferred to Coral Gables and which stormwater facilities that will remain under Miami-Dade County jurisdiction.

General Government

The City of Coral Gables was established in 1925 with the approval of its Charter by the Florida Legislature. It is governed by an elected Mayor and four (4) City Commissioners. The City provides the full spectrum of general government services and would extend those services to Little Gables upon annexation.

V. Timetable for Supplying Services

Pursuant to Section 20-3(F) (3) of the County Code, a timetable for City services to be available to Little Gables is required and provided in the chart below.

Timetable for the Provision of City Services

Service	Timeframe*
Police Protection	Within 9-12 months
Fire Protection	Within 9-12 months
Water Supply and Distribution	(County)
Collection and Treatment of Wastewater	(County)
Garbage and Refuse Collection and Disposal	Within 9-12 months
Electric Service and Street Lighting	(FPL)
Street Construction and Maintenance	Within 9-12 months
Park and Recreation Facilities and Services	Within 9-12 months
Building Inspection	Within 9-12 months
Zoning Administration	Within 9-12 months
Local Planning Services	Within 9-12 months
Stormwater Management	Within 9-12 months
General Government	Within 9-12 months

* The City is requesting a 9-12 month period between final annexation approval and the actual implementation of City services above in Little Gables to allow for the transition of revenue sources concurrent with the associated provision of services, and the acquisition of vehicles/equipment, transfer of zoning and other records, and training of new personnel.

VI. Financing of Services

Financing of the services listed in Section V are detailed below.

Police Protection

The Coral Gables Police Department is funded through the City's General Fund. If Little Gables is annexed into the City, property tax collections from the area will help pay for police and public safety services needed.

Fire Protection

Fire protection and emergency medical services are funded through a combination of General Fund revenues and the City fire fee. If Little Gables is annexed into the City, property taxes and fire fee collections from the area will help pay for fire and emergency medical services needed.

Water Supply and Distribution

Water supply and distribution services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Collection and Treatment of Wastewater

Wastewater collection and treatment services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal is provided by the Coral Gables Public Works Department and funded via the City's solid waste fee. If Little Gables is annexed, solid waste services in the area would be financed through solid waste fee collections.

Street Lighting

Electric service and street lighting is provided by Florida Power and Light (FPL) through user fees.

Street Construction and Maintenance

Street construction and maintenance is funded through the City's General Fund, local sales tax revenues

and impact fees. Also, private developers are required in some instances to construct/resurface roads to meet the City's level-of-service standards. Upon annexation, this service would be funded from the same sources.

Parks and Recreation Facilities and Services

Parks and recreation facilities and services are funded by the City's General Fund and impact fees. If Little Gables is annexed, parks and recreation facilities and services would be funded via the same sources.

Building Permitting and Inspection

Building permitting and inspections are paid for by permit fees collected from developers, owners, and residents as project applications are submitted. Upon annexation, this service would be funded through the same sources.

Zoning Administration

Zoning administration services are funded by fees collected from developers, owners and residents with the submittal of project applications, as well as the City's General Fund. Upon annexation, this service would be funded through the same sources.

Local Planning Services

Local planning services are funded from the City's General Fund and from fees collected from private developers and property owners seeking Comprehensive Plan amendments. Upon annexation, this service would be funded through the same sources.

Stormwater Management

Stormwater management and maintenance is funded through the City's General Fund and impact fees. Also, private developers are required in some instances to make drainage improvements in the public right-of-way to meet the City's stormwater level-of-service standards. Upon annexation, this service would be funded through the same sources.

General Government

General government services are funded from the City's General Fund and, if Little Gables is annexed, they would be funded from the same sources.

VII. Tax Load

According to recent information obtained from the Miami-Dade County Property Appraiser's Office, the total 2017 property value in Little Gables was \$257,674,937 and the area's total taxable property value was \$208,435,145. Based on these figures, the potential property tax revenue from Little Gables for the City would be approximately \$1,158,690 annually, while the annual property tax loss for Miami-Dade County would be an estimated \$906,484.

Financial Impact on Homeowners and Business Owners

The current adopted millage rate for the City of Coral Gables is 5.5590 mills. The existing County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Little Gables neighborhood is annexed into Coral Gables, the property owners of the area would begin paying the City's millage rate of 5.5590 mills and the County's UMSA rate (1.9283 mills) would be removed from their annual tax bills along with the County's Fire District operations rate of 2.4207 mills, leaving a difference of 1.210 mills in additional property tax. Also, single-family homeowners would be charged \$869 per year for City residential solid waste services and they would cease paying the County's waste fee of \$464 per year. It is relevant to note that Coral Gables offers a discounted residential solid waste fee rate of \$743 for early payment, a savings of \$126. Finally, Little Gables homeowners, if annexed, would be assessed the City's \$70/year fire service fee.

The figures below show the estimated net annual financial impact on homeowners and business owners upon annexation for a range of taxable property values, and include additional property tax, increased solid waste fee (homeowner only) and the City's fire fee. The fire fee for business owners was estimated using building sizes of 4,000 square feet for \$75,000 value, 7,000 square feet for \$150,000 value, 12,000 square feet for \$250,000 value and 17,000 square feet for \$350,000 value. The residential figures below assume 50% of Little Gables homeowners will take advantage of the City's waste fee 'early pay' option.

<u>Taxable Value</u>	<u>Additional Homeowner Cost*</u>	<u>Additional Business Owner Cost*</u>
\$75,000.....	\$503/year	\$255/year
\$150,000.....	\$595/year	\$550/year
\$250,000.....	\$717/year	\$957/year
\$350,000.....	\$839/year	\$1,438/year

** Note: All figures are estimated.*

VIII. Conclusion

Coral Gables is in the best position to serve the unincorporated enclave of Little Gables. The City is a full-service municipal government serving its residents for 90+ years. The points below summarize the reasons why this annexation proposal is good for both Coral Gables and Miami-Dade County.

- A complete unincorporated enclave surrounded on three (3) sides by Coral Gables and one (1) side by Miami will be eliminated.
- Coral Gables is in the unique position to provide significantly more cost-effective, accessible and enhanced governmental services to Little Gables property owners, businesses and residents.
- Police, and fire and emergency medical response times will be significantly reduced, and these services will be much more accessible to Little Gables residents and businesses.
- City Hall is within 1/2 mile of Little Gables, much closer and accessible to residents than the County's downtown Administrative Center (4.5 miles away) and West Dade Service Center (1.5 miles away).
- The City plans to improve roads, drainage, parks and public landscaping in Little Gables.
- The fiscal impact on the County's budget will not be significant.
- Miami-Dade County service costs associated with Little Gables will be eliminated.
- The Little Gables annexation application is fully consistent, and in compliance, with all applicable PAB and BOCC annexation review guidelines contained in County Code Sections 20-6 and 20-7.

For the reasons listed above and other supporting information presented in this Application, the City formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Little Gables into the jurisdiction of the City of Coral Gables and call for a special election for Little Gables voters to consider the annexation question.

Exhibit A

CORAL GABLES COMMISSION RESOLUTION NO. 2017-344

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2017-344

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE SUBMISSION OF AN APPLICATION TO MIAMI-DADE COUNTY FOR THE ANNEXATION OF THE AREA KNOWN AS LITTLE GABLES INTO THE CITY OF CORAL GABLES PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE AND REQUESTING MIAMI-DADE COUNTY APPROVE THE APPLICATION.

WHEREAS, the boundaries of the Little Gables Area are described in Exhibit A and graphically-depicted in Exhibit B; and

WHEREAS, the City of Coral Gables (City) has prepared an Annexation Feasibility Report showing the projected revenues, costs and service impacts associated with the annexation of the Little Gables Area; and

WHEREAS, in a mail poll of Little Gables residents conducted by Miami-Dade County Commissioner Rebecca Sosa's office earlier this year, 68 percent of the respondents favored annexation into the City; and

WHEREAS, the City conducted an advertised public community meeting regarding the annexation of Little Gables at the Coral Gables War Memorial Youth Center on the evening on July 25th attended by 133 persons; and

WHEREAS, Coral Gables mailed an annexation petition form and related information to all voters in Little Gables in July/August and has received back signed forms supporting annexation from 23.9% of all voters; and

WHEREAS, the City Commission has determined that the annexation of the Little Gables Area is in the best long-term interest of the City of Coral Gables;

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

SECTION 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Manager and City Attorney are hereby directed to complete and submit a full application for the annexation of the Little Gables Area to Miami-Dade County pursuant to Chapter 20, of the Code of Miami-Dade County.

SECTION 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEEN DAY OF NOVEMBER, A.D.,
2017.

(Moved: Lago / Seconded: Keon)
(Yeas: Keon, Lago, Valdes-Fauli)
(Majority: (3-2) Vote)
(Nays: Mena, Quesada)
(Agenda Item: F-8)

APPROVED:


RAÚL VALDES-FAULI
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


CRAIG E. LEEN
CITY ATTORNEY

Exhibit B

LEGAL DESCRIPTION OF LITTLE GABLES AREA

LITTLE GABLES AREA LEGAL DESCRIPTION

A tract of land in Section 8, Township 54 South, Range 41 East, lying in Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at a point of intersection of the North line of said Section 8 with the Northerly extension of the East line of Block 81, of the Revised Plat of **CORAL GABLES GRANADA SECTION**, according to the plat thereof recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida, said point being 336.70 feet East of the Northwest corner of said Section 8; thence East, along the centerline of SW 8 Street also being the centerline of the State Road No. 90 (Tamiami Trail) as shown on the Florida State Department of Transportation Right-of-Way Monumentation Map Section 87120-2513 dated October 03, 2016 recorded in Road Plat Book 153 at Page 71 of the Public Records of Miami-Dade County, Florida, to the Northeast corner of the West One Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 8; thence South, along the Northerly extension of the East line of the Revised Plat of **TRAIL TERRACE**, according to the plat thereof recorded in Plat Book 38, at Page 17 of the Public Records of Miami-Dade County, Florida to the Northeast corner of Lot 10, Block 1 of **SCOVILLE MANOR**, according to the plat thereof recorded in Plat Book 43, at Page 100 of the Public Records of Miami-Dade County, Florida; thence continue South, along the East line of said Lot 10 and across SW 10 Street, to the Southeast corner of Lot 10, Block 2 thereof; thence continue South, along the East line of **LE JEUNE ADDITION SECTION NO. 1**, according to the plat thereof recorded in Plat Book 9, at Page 107 of the Public Records of Miami-Dade County, Florida, to the Southeast corner of Lot 13, Block 2 thereof; thence continue South, along the East line of **ANTILLA PARK**, according to the plat thereof recorded in Plat Book 19, at Page 13 of the Public Records of Miami-Dade County, Florida, to the Northeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 8; thence continue South, along the East line of **SPANISH COURT**, according to the plat thereof recorded in Plat Book 13, at Page 33 of the Public Records of Miami-Dade County, Florida, to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 8; thence continue South, along the East line of **ANDERSON PARK**, according to the plat thereof recorded in Plat Book 18, at Page 76 of the Public Records of Miami-Dade County, Florida, to the Southeast corner of the North One Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 8; thence West, along the South line thereof to the Southwest corner thereof to a point on the West line of the Southeast Quarter (SE 1/4) of said Section 8 being also the centerline of Lejeune Road; thence North, along the West line of the Southeast Quarter (SE 1/4) of said Section 8 to the Northwest corner of the Southeast Quarter (SE 1/4) thereof; thence West, along the South line of the East One Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the South line of **SUNNY GROVE**, according to the plat thereof recorded in Plat Book 16, at Page 48 of the Public Records of Miami-Dade County, Florida, to the Southwest corner thereof; thence continue West, along the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the South line of **CAMNER GABLES**, according to the plat thereof recorded in Plat Book 42, at Page 28 of the Public Records of Miami-Dade County, Florida, to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) thereof; thence continue West, along the South line of **SAN**

JACINTO, according to the plat thereof recorded in Plat Book 20, at Page 61 of the Public Records of Miami-Dade County, Florida, to the Southwest corner thereof to a point on the West line of the Northwest Quarter (NW 1/4) of said Section 8 being also the centerline of Cortez Street (SW 47 Avenue); thence North, along the said West line of the Northwest Quarter (NW 1/4) of said Section 8 to a point of intersection with the centerline of SW 15 Street being also the Southwest corner of the Amended Plat of **BUSCH SUBDIVISION**, according to the plat thereof recorded in Plat Book 34, at Page 61 of the Public Records of Miami-Dade County, Florida; thence continue North, along the said West line of the Northwest Quarter (NW 1/4) of said Section 8 to the Southwest Corner of Tract O of **DEGARMO-ROBERTS TRACTS**, according to the plat thereof recorded in Plat Book B, at Page 159 of the Public Records of Miami-Dade County, Florida; thence continue North, along the West line of said Tract O, to the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 8 being also the Southwest corner of **GLEN GABLES**, according to the plat thereof recorded in Plat Book 13, at Page 76 of the Public Records of Miami-Dade County, Florida; thence continue North, along the West line of **GLEN GABLES** being also the West line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 8, to the Northwest corner thereof; thence East, along the Westerly extension of the South line of Block 81 of the Revised Plat of **CORAL GABLES GRANADA SECTION**, according to the plat thereof recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida, to the Southeast corner thereof; thence North, along the East line of said Block 81 and its Northerly extension to the **POINT OF BEGINNING**.

Prepared by: Carlos D. Socarras, PLS
Roadway Engineering and Right of Way Division
Miami-Dade County DTPW
October 31, 2017.

Exhibit C

CERTIFICATE OF PUBLICATION OF PUBLIC HEARING NOTICES



The City of Coral Gables

January 30, 2018

To Whom It May Concern:

I hereby certify as Clerk for the City of Coral Gables, that notice of the special meeting and public hearing of the City Commission held on November 1, 2017 at the Coral Gables Adult Activity Center at 7 pm to consider the annexation of the area known as Little Gables was published in accordance with the practice and procedure of the City in the following manner:

1-Calendar of events: <http://coralgables.com/index.aspx?page=21&recordid=23254>

2-Facebook

events: [https://business.facebook.com/events/1236285879806505/?context=create&previousaction=create&ref=5&page_id_source=126978947181&sid_create=1067292068&action_history=\[%7B%22surface%22%3A%22create_dialog%22%2C%22mechanism%22%3A%22page_create_dialog%22%2C%22extra_data%22%3A\[%7D\]&has_source=1&business_id=1745978535652028](https://business.facebook.com/events/1236285879806505/?context=create&previousaction=create&ref=5&page_id_source=126978947181&sid_create=1067292068&action_history=[%7B%22surface%22%3A%22create_dialog%22%2C%22mechanism%22%3A%22page_create_dialog%22%2C%22extra_data%22%3A[%7D]&has_source=1&business_id=1745978535652028)

3-Twitter: <https://twitter.com/CityCoralGables/status/920734572933009409>

With repeated postings on Oct 28 and Nov 1.

4- Coral Gables Enews on 10/25 and 11/1.

In addition to the standard practice for publishing notice of special City Commission meetings as set forth above, the meeting was also published in the Miami Herald on October 29, 2017. Please see attached copy of the advertisement.

Sincerely,

A handwritten signature in black ink, reading "Walter J. Feeman".

Walter J. Feeman
City Clerk

Miami Herald

MEDIA COMPANY

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally
appeared:

Amy Staker

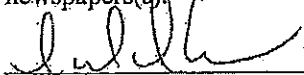
who on oath says that he/she is

CUSTODIAN OF RECORDS

of The Miami Herald, a daily newspaper published at
Miami in Miami-Dade County, Florida; that the attached
copy of advertisement that was published in said newspaper
in the issue of:

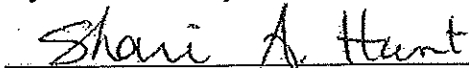
The Miami Herald - October 29, 2017

Affiant further says that the said The Miami Herald
is a newspaper published at Miami, in the said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day 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 affiant further
says that he has neither paid nor promised any
person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing
this advertisement for publication in the said
newspapers(s).



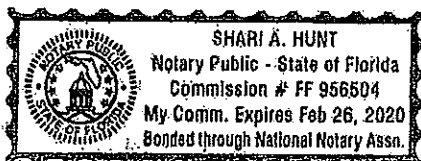
Sworn to and subscribed before me this
3rd of January, 2018

My Commission Expires: February 26, 2020



Notary

1-318



①

CORAL GABLES®

THE CITY BEAUTIFUL

Bulk Trash Service Resumes Tomorrow

Collection of bulk trash resumes on Monday, October 30.

Please make sure your weekly bulk trash is placed no earlier than 6 p.m. the day prior and no later than 7 a.m. on your regular collection day. Yard waste can be placed on your swale at any time.

Due to the expected larger than usual amounts of bulk trash, we may arrive later than usual.

Depending on the actual volumes, pickup may be delayed a few days. Crews may need to work extended hours in order to catch up. Please leave your bulk trash out until it is picked up.

For questions: 305-460-5346/305-460-5000.

We appreciate everyone's patience!

DON'T MISS!

Special Commission Meeting on Little Gables Annexation

Wednesday, November 1

7 p.m.

Adult Activity Center

2 Andalusia Avenue

The City Commission will discuss the possible annexation of the Little Gables neighborhood into the City of Coral Gables.

Should annexation move forward, the City will hire additional police officers, neighborhood safety aides, and code enforcement officers to continue our high level of services.

Complimentary parking available.

305-460-5248

Recycle Your Electronics

Saturday, November 18

9 a.m. - 12 noon

City Hall Parking Lot

405 Biltmore Way

- Drop off your old electronics
- Dispose of household hazardous waste
- Shred any sensitive documents

Any electronic item that has a plug or takes batteries can be recycled.

305-460-5008



Download the City App
coralgables.com/CityApp



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www.coralgables.com

(2)

CALENDAR OF EVENTS

Public Meeting on Little Gables

Date: 11/1/2017 7:00 PM
Cost: Free
Location: Adult Activity Center
2 Andalusia Avenue
Coral Gables, Florida

Add to my Calendar



Notice of Public Meeting Coral Gables, Florida

Dear residents and other interested persons:

You are invited to participate in a public hearing of the Coral Gables City Commission on Wednesday, November 1 at 7 PM, to discuss the possible annexation of the Little Gables neighborhood into the City of Coral Gables. Meeting details are as follows:

Wednesday, November 1, 2017

7:00 p.m.

Coral Gables Adult Activities Center, Great Room

2 Andalusia Avenue

Coral Gables, FL 33124

Complimentary parking is available in the Palace Garage above the Center

At the meeting the Commission will consider approval of a resolution to Miami-Dade County requesting the annexation of Little Gables. The Little Gables neighborhood is generally bounded by SW 8th Street (Tamiami Trail) on the north, SW 40th Avenue to the east, SW 16th Street on the south and Cortez Street to the west. Coral Gables residents and County residents in Little Gables are especially encouraged to attend.

For additional information, please contact Naomi Levi Garcia, the City's Government Affairs Manager at 305-460-5218. The City welcomes individuals with disabilities. To request an auxiliary aide or special service (such as a sign language interpreter) in order to participate in this meeting, please contact the City's ADA Coordinator Raquel Elejabarrieta at least seven (7) days in advance. Ms. Elejabarrieta may be reached by email: ada@coralgables.com, or telephone: 305-722-8686 (voice) or 305-442-1600 (TTY/TDD).

1

3

« Previous Event

Back to Calendar

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November 1, 2017 | [Visit our website](#)

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From City Hall



During debris processing

In Just Five Weeks, We've Collected Debris Equal to 1.5 Years of Trash Collection

Veteran's Day Schedule Friday, November 10

The following facilities/services will be closed:

- City Hall
- Passport Office
- Adult Activity Ctr.

The following facilities/services will be open or continue their regular service:

- Garbage, Trash & Recycling
- Trolley
- Youth Center
- Venetian Pool (10 a.m.-4:30 p.m.)
- Kerdyk Biltmore and Salvadore Tennis Centers (7 a.m.-9 p.m.)

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[Board of Architects](#)

[Development Projects](#)

6



After debris processing

The City of Coral Gables has a total of 244.3 centerline miles of local roads – that is if we put all our roads together, from beginning to end, it would equal almost 500 miles of swales within our 13 square mile boundaries.

On September 11, as soon as the all clear was given after Hurricane Irma, the City's rescue recon teams fanned out through the City to clear these roads and establish citywide access for emergency vehicles. After the roadways were cleared, our Public Works Department – along with debris contractors – began the arduous job of collecting, processing, and hauling out debris from our local roads and neighborhoods.

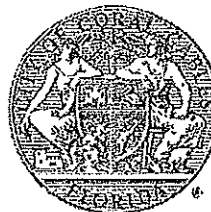
In just five weeks since these efforts began on September 16, City crews have collected more than 330,000 cubic yards of debris (as of October 22), the equivalent of the work done in one and a half years of trash collection. Best of all, there have been no injuries reported.

As announced last week, regular bulk trash pickup service has resumed in Coral Gables, as the rest of our sanitation operations return to normal. The City continues to address the pending trees that need to be righted and the approximately 300 tree stumps that need to be removed in the upcoming weeks.

The City of Coral Gables wants to thank the entire community for their patience and continued support throughout this experience.

Special City Commission Meeting Tonight at Adult Activity Center Regarding Annexation

The Coral Gables City Commission will discuss the possible annexation of the Little Gables neighborhood into Coral Gables tonight beginning at 7 p.m., as a Special City Commission meeting to be held at the Adult Activity Center, 2 Andalusia Avenue. The meeting is open to Gables residents as well as to county residents who currently live in Little Gables. [Read more...](#)



Miracle Mile & Giralda Ave Streetscape Update
To view weekly updates on the construction work, traffic impact and other relevant information, [click here.](#)

CITY OF CORAL GABLES COMMISSION

Mayor

[Raúl Valdés-Fauli](#)

Vice Mayor

[Patricia Keon](#)

Commissioners

[Vince Lago](#)

[Michael Mena](#)

[Frank C. Quesada](#)

City Manager

[Cathy Swanson-Rivenbark](#)

City Attorney

[Craig E. Leen](#)

City Clerk

[Walter J. Foerman](#)



[City Commission Meetings, Agendas & Videos](#)

[Watch Us on CGTV!](#)

U-verse: Channel 99

Comcast: Channel 77



7

Gables is Pursuing a Productive Dialogue with FPL



The City of Coral Gables is pursuing a productive dialogue with Florida Power and Light (FPL) to address concerns about infrastructure upgrades to our electric grid. At the October 24th City Commission Meeting, four members of the Commission (Commissioner Quesada recused himself due to a conflict of interest) reiterated that the ultimate goal is to protect residents from future storms and request FPL to comply with their contractual obligations as per the franchise agreement. The most recent storm exposed that the City of Coral Gables and FPL are not on the same page. Only if these talks fail, the Commission agreed to pursue a legal claim against FPL. To watch the City Commission discussion, [click here](#).

Giralda Under the Stars is Back!



The word is out that Giralda Plaza is back, after more than 5,000 eventgoers attended the recent official inauguration. One of your favorite events, Giralda Under the Stars, is also returning this Friday,

8

November 3, at 7 p.m. and following on the first Friday of every month until April. Enjoy *af fresco* dining, live entertainment, and come support your local restaurants. [Read more...](#)

Around Town



This Weekend: International Children's Film Festival @ Art Cinema

The Coral Gables Art Cinema and the New York International Children's Film Festival are presenting the Miami International Children's Film Festival on November 3-5, 2017. All screenings are free for cinema members and \$5 for everyone else. Watch the [video here](#).

Recycle Your Electronics & Dispose of Household Hazardous Waste

Celebrate America Recycles Day by recycling your old electronics and cardboard, disposing of your household hazardous waste and shredding sensitive documents. Stop by City Hall's parking lot at 405 Biltmore Way on Saturday, November 18, anytime from 9 a.m. until 12 noon to do this. Any electronic item that has a plug or takes batteries is eligible to



be recycled. Coral Gables residents can drop off their household hazardous waste (paint cans, pool chemicals, compact fluorescent light bulbs, cleaners, oils, batteries, and household pesticides). Items such as medical waste, fire extinguishers, ammunition and tires will not be accepted at this event. Residents are also encouraged to bring any large boxes or pieces of cardboard. [Read more...](#)

Gables is 1 of Top Under-the-Radar Cities in US

(9)

Coral Gables, Florida



Via Yelp/Diana R.

Some of the best things in life, like the City of Coral Gables, fly under the radar. They don't call us a hidden gem for nothing, and our city embodies the concept of being known by few, but sincerely loved by those privy to the Gables charm. Now we get to brag that the travel company Expedia has listed Coral Gables as one of the Top Under-the-Radar Cities in the US. [Read more...](#)

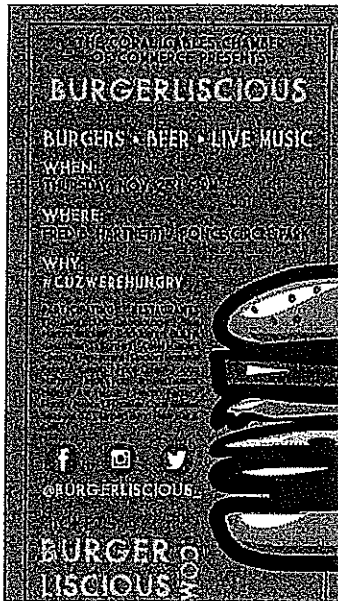
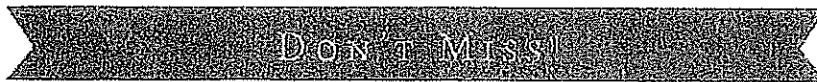
Tips

Register for Emergency & Evacuation Assistance Program



Don't wait until the last minute to register to Miami-Dade County's Emergency and Evacuation Assistance Program if you need help during a hurricane. This program is for you if you're on life-sustaining medical equipment that needs electricity, require specialized transportation or need assistance with daily living activities. Watch the [video here](#).

(16)



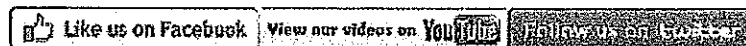
Burgerliscious
Thursday, November 2
6-10 p.m.
Fred B. Harnett/Ponce Circle Park
2810 Ponce de Leon Blvd.
[Click here.](#)



Let's Talk about Recycling
Free Seminar
Tuesday, November 14
6-7:30 p.m.
Coral Gables Museum, 285 Aragon Ave.
[Click here.](#)

STATE OF FLORIDA • COUNTY OF MIAMI DADE
I, HEREBY CERTIFY that the foregoing
(Pages 1 -- 11, inclusive)
is a true and correct copy of the original
on file in this office.
DATE 1/16/18
CITY CLERK

Stay Connected!



ADA Notice: If you need reasonable accommodation to participate in a city event, please contact the City's ADA coordinator at
ada@coralgables.com or 305-722-8686; TTY/TTD 305-442-1600.

City of Coral Gables | 305-460-5205 | enews@coralgables.com
405 Biltmore Way | Coral Gables, FL 33134

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City of Coral Gables, 405 Biltmore Way, Coral Gables, FL 33134

[SafeUnsubscribe™ citywide@coralgables.com](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by e-news@coralgables.com

11

Exhibit D

**AFFIDAVIT CERTIFYING MAILING OF PUBLIC HEARING NOTICE TO AFFECTED
PROPERTY OWNERS**

**PCI POSTAL CENTER
INTERNATIONAL**
CREATIVE | E-BUSINESS | PRINT | FULFILLMENT | MAIL | SIGNS

December 28, 2017

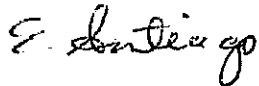
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33143
Tel. 305-460-5248

To Whom It May Concern,

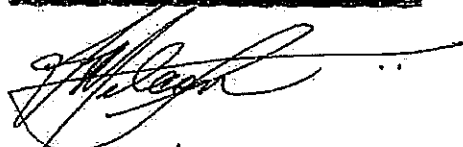
This letter is to confirm that Postal Center International ("PCI") completed the Little Gables Annexation Public Hearing mailing for the City of Coral Gables on October 24, 2017. PCI using USPS mailed the attached letter to a list of addresses, provided by the City of Coral Gables, which included residents in Little Gables and residents within 600ft of Little Gables. Postal Center International ("PCI") processed the mail according to USPS guidelines and submitted to the USPS for mailing.

Should you have any questions please feel free to contact Postal Center International at (954) 321-5644.

Regards,



Ernie Santiago
Customer Relationship Manager


12/29/2017

#PCIOIpowerhouse

Postal Center International
3406 SW 26 Terrace • Fort Lauderdale, FL 33312
P 954.321.5644 | T 800.430.7241
surfpci.com

Original Impressions
12900 SW 89 Court • Miami, FL 33176
P 305.233.1322 | T 888.853.8644
originalimpressions.com





**Notice of Public Meeting
Coral Gables, Florida**

Dear residents and other interested persons:

You are invited to participate in a public hearing of the Coral Gables City Commission on Wednesday, November 1 at 7 PM, to discuss the possible annexation of the Little Gables neighborhood into the City of Coral Gables. Meeting details are as follows:

Wednesday, November 1, 2017

7:00 p.m.

Coral Gables Adult Activities Center, Great Room

2 Andalusia Avenue

Coral Gables, FL 33134

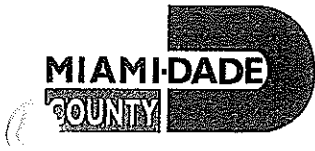
Complimentary parking is available in the Palace Garage above the Center

At the meeting the Commission will consider approval of a resolution to Miami-Dade County requesting the annexation of Little Gables. The Little Gables neighborhood is generally bounded by SW 8th Street (Tamiami Trail) on the north, SW 40th Avenue to the east, SW 16th Street on the south and Cortez Street to the west. Coral Gables residents and County residents in Little Gables are especially encouraged to attend.

For additional information, please contact Naomi Levi Garcia, the City's Government Affairs Manager at 305-460-5248. The City welcomes individuals with disabilities. To request an auxiliary aide or special service (such as a sign language interpreter) in order to participate in his meeting, please contact the City's ADA Coordinator Raquel Elejabarrieta at least seven (7) days in advance. Ms. Elejabarrieta may be reached by email: ada@coralgables.com, or telephone: 305-722-8686 (voice) or 305-442-1600 (TTY/TDD).

Exhibit E

CERTIFICATE OF COUNTY SUPERVISOR OF REGISTRATION



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed **City of Coral Gables Annexation area known as *Little Gables***, as shown in the attached map, has **1,607** voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 5th DAY OF
JANUARY, 2018

A handwritten signature in black ink, appearing to read 'Christina White', written over a horizontal line.

Christina White
Supervisor of Elections

Prepared By Joanne Carhuamaca
Miami-Dade County Elections Department/Information Systems Division

Prepared By Joanne Carhuamaca

Miami-Dade County Elections Department/Information Systems Division

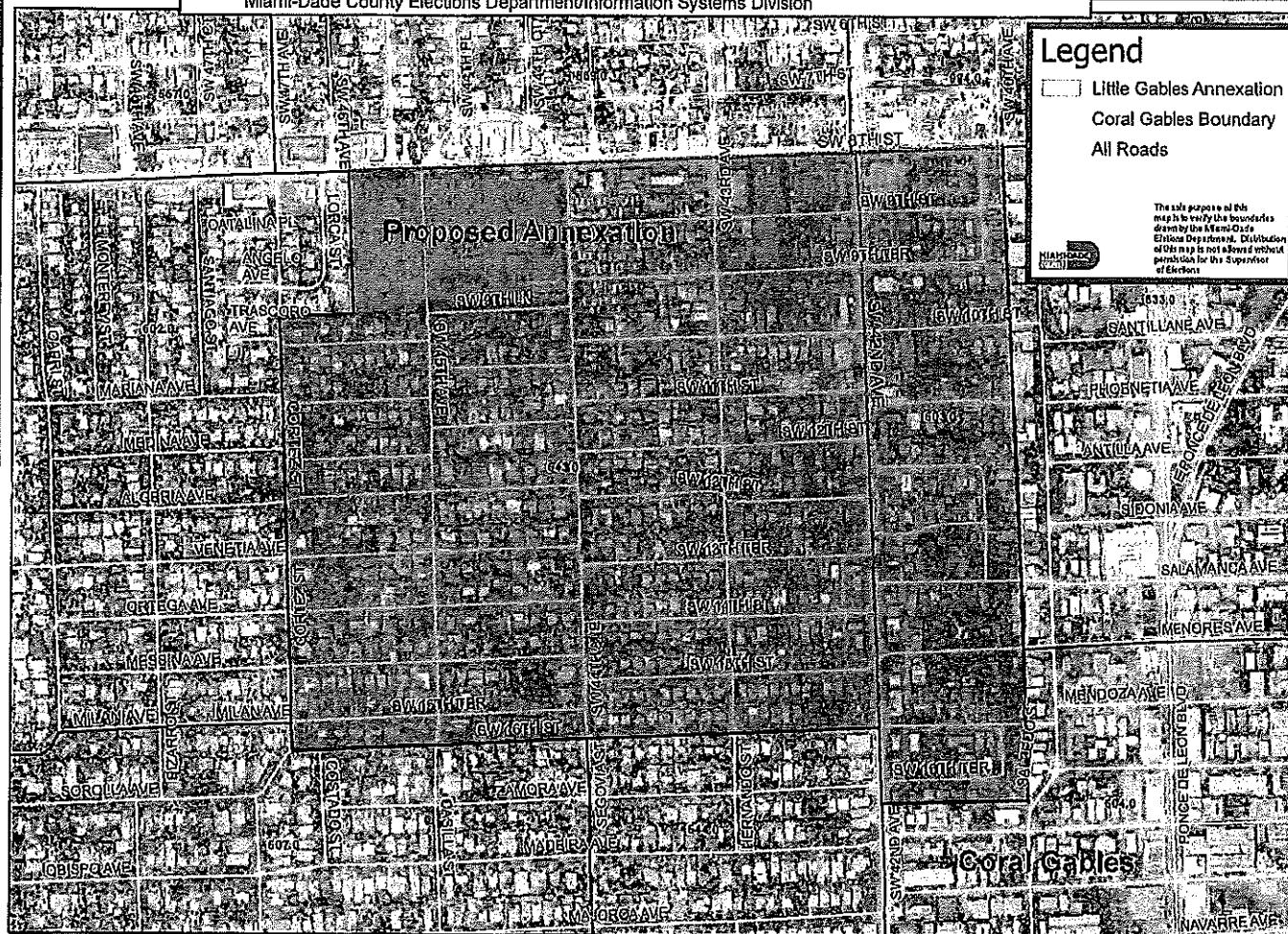


Exhibit F

RESIDENTIAL DEVELOPMENT CERTIFICATION

Henry Iler

From: Armada, Manuel (RER) <Manuel.Armada@miamidade.gov>
At: Wednesday, December 20, 2017 12:17 PM
To: 'henry@ilerplanning.com'
Cc: Gomez, Lourdes (RER); Bell, Jerry (RER); Fernandez, Jorge (OMB)
Subject: Proposed Little Gables Annexation
Attachments: Coral Gables Proposed Annexation Area.pdf; Copy of Corale Gables Annexation Areas.xlsx

Good Morning Henry:

Attached is the information you requested, per your letter to Jack Osterholt. If you have any questions or need any additional information, feel free to call me. All the best.

Manuel A. Armada, Chief, Planning Research and Economic Analysis Section
Miami-Dade Department of Regulatory and Economic Resources
111 NW 1 Street, Suite 1210 Miami, Fl. 33128-1974
305-375-2845 Phone 305-375-2560 Fax
www.miamidade.gov/planzone
"Delivering Excellence Every Day"

**Coral Gables Proposed Annexation Analysis
2017 Existing Land Use**







Land Use	Annexation Area A (Acres)	Annexation Area A (Percent of Total)	City of Coral Gables (Acres)	Coral Gables (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	123.8	60.3	3574.1	41.4	112,915.2	8.9
Commercial & Office & Transient Residential	9.0	4.4	242.9	2.8	14,201.9	1.1
Industrial	0.0	0.0	4.5	0.1	19,661.1	1.6
Institutional	1.7	0.8	484.9	5.6	15,587.4	1.2
Parks/Recreation/Conservation	14.5	7.1	2225.1	25.8	834,307.8	65.9
Transportation, Communication, Utilities	53.7	26.2	1696.0	19.6	87,394.4	6.9
Agriculture	0.0	0.0	0.0	0.0	62,889.2	5.0
Undeveloped	2.7	1.3	96.8	1.1	81,612.7	6.4
Inland Waters	0.0	0.0	311.6	3.6	37,744.5	3.0
Total:	205.4	100.1	8635.9	100.0	1,266,314.2	100.0

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section - December 15, 2017

Miami-Dade County 2017 Existing Land Use










2017 Existing Land Use

- | Single-Family | Two-Family Duplexes | Mobile Home Parks | Townhouses | High-Density Multi-Family | Low-Density Multi-Family |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| Residential-Government Owned Housing | Transient-Residential (Hotels, Motels) | Commercial, Shopping Centers, Stadiums | Office | Mixed Use-Business/Residential | Institutional |

- | | | | |
|-----------------------|--------------------------------------|--|--|
| Industrial Extraction | Industrial | Industrial Intensive, Office type of use | Industrial Intensive, Commercial Condominium type of use |
| Airports, Ports | Communications, Utilities, Terminals | Streets, Roads, Expressways, Ramps | |

- Streets, Expressway ROW
Agriculture
Parks, Preserves, Conservation Areas
Water Conservation Areas
Vacant/ Government Owned, Unprotected
Vacant, Protected, Privately Owned
Vacant, Protected, Government Owned

-  Vacant Privately Owned, Unprotected
 Canal right-of-way
 Inland Waters
 Ocean, Bay Waters
 Proposed Annexation Area
 Municipal Boundary
 Streets

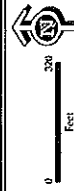


Exhibit G

APPLICABLE CITY FUTURE LAND USE DESIGNATIONS



Future Land Use Element

Vision Statement: Continue Coral Gables vision and mission as a community that is attractive to live, work, play and visit.

Goals, Objectives and Policies:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).

Policy FLU-1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

Policy FLU-1.1.2 Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	Up to 70’ maximum (no limitation on floors), or up to 97’ maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150’ maximum (no limitation on floors), or 190.5’ maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):



Future Land Use Element

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.	<p>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</p> <p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.</p> <p>The proportionate mix of uses shall be reviewed per development application. The following table</p>



Future Land Use Element

	<p>establishes minimum and maximum thresholds based upon the FAR of the building.</p> <table><tr><th>Type of Use</th><th>Minimum % of FAR</th><th>Maximum % of FAR</th></tr><tr><td>Residential</td><td>0%</td><td>85%</td></tr><tr><td>Retail/Commercial</td><td>8%</td><td>40%</td></tr><tr><td>Office</td><td>0%</td><td>85%</td></tr><tr><td>Industrial</td><td>0%</td><td>5%</td></tr></table> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</p>	Type of Use	Minimum % of FAR	Maximum % of FAR	Residential	0%	85%	Retail/Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%
Type of Use	Minimum % of FAR	Maximum % of FAR														
Residential	0%	85%														
Retail/Commercial	8%	40%														
Office	0%	85%														
Industrial	0%	5%														
MXOD, Mixed-Use Overlay Districts.	<p>An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows:</p>															

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.				
Classification	Description		Density / Intensity	Height
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.		Maximum F.A.R. of 0.7 for the entire campus as a planned development site.	Per the Zoning Code.
	Sub Category			
	University Campus Multi-use Area	In addition to the uses in Table FLU-5 hereinabove, this category shall include other land uses that are associated or affiliated with the university, or directly supportive of the university's mission to educate and nurture students, to create knowledge, and to provide service to the community. Such other uses shall include lodging, conference center, governmental/public sector, research, office, and medical/ healthcare uses. Retail uses ancillary to or which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed fifteen percent (15%) of the total floor area.		
Education	Primary and secondary schools, both public and private.		Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation	Public/private land areas and buildings for recreation, both active and passive, including golf, tennis, and similar sporting and leisure activities.		Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space	Open space areas including right-of-way plazas and entranceways.		Maximum F.A.R. of 0.	N/A
Conservation Areas	Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.		Maximum F.A.R. of 0, except for designated areas specified for limited support facility development.	N/A
Public Buildings and Grounds	Buildings and adjacent land areas used for local, state, or federal government purposes, and for public and semi-public services, including utilities.		Maximum F.A.R. of 2.0.	Per the Zoning Code.
Hospital	Buildings and land areas used for medical and health related services.		Maximum F.A.R. of 2.0.	Per the Zoning Code.
Religious / Institutional	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs.		Maximum F.A.R. of 2.0.	Per the Zoning Code.



Future Land Use Element

	country clubs and associated uses.		
Community Services and Facilities	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.
Downtown Overlay	Provides an overlay classification which supplements the underlying land use classification. The location of the Downtown Overlay is depicted on the Future Land Use Map.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.

Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.

Policy FLU-1.1.8. The City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development.

Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its Zoning Code regulations. The City shall annually review its Zoning Code regulations and make necessary changes in order to:

- Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- Adequately protect property rights; and
- Implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

Policy FLU-1.1.10. The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. as amended and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Policy FLU-1.2.1. The City's Zoning Code and City Code allow potential problems to be cited and require property owners of cited property to take remedial action.

Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall, as a part of the City's development review process, be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based on

Exhibit H

APPLICABLE CITY ZONING DISTRICT REGULATIONS

ARTICLE 4 - ZONING DISTRICTS

The chart on the proceeding page is a summary of the uses permitted in the following zoning districts:

<i>Zoning Districts</i>	<i>Zoning District Abbreviation</i>
Single-Family Residential District	SFR
Multi-Family 1 Duplex District	MF1
Multi-Family 2 District	MF2
Multi-Family Special Area District	MFSA
Mixed Use District	MXD
University Campus District	UCD
Special Use District	S
Preservation District	P
Commercial Limited District	CL
Commercial District	C
Industrial District	I
Downtown Overlay District	DO
Business Improvement Overlay District	BIOD
North Ponce Neighborhood Conservation Overlay District	NPCO
Residential Infill Regulations	RIR

The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in Article 3 and in compliance with the standards in the district and Article 5 of these regulations. The letter "C" indicates that the use is permitted in the district as a conditional use in accordance with the procedures set out in Article 3, Division 4 and the standards in these regulations.

ARTICLE 4 - ZONING DISTRICTS

Article 4 – Table No. 1. Zoning District Uses												
Use categories	Zoning Districts											
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P	
Residential uses												
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	P	P	P	P	P	P	P	See Section 4-201	P	See Section 4-202	See Section 4-205	
Single-family dwellings	P	P	P	P								
Duplex dwellings		P	P	P								
Multi-family dwellings			P	P								
Townhouse dwellings			P	P								
Live-work					P	P	P					
Non-residential uses												
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	P	P	P	P	P	P	P	See Section 4-201	P	See Section 4-202	See Section 4-205	
Adult uses							C					
Alcoholic beverage sales					P	P	P					
Animal grooming or boarding						P	P					
Assisted living facilities			C	C	C	C	C					
Auto service stations					C	P	P					
Bed and breakfast			C									
Botanical gardens									P/C			
Camps					P	P	P		C			
Cemeteries									C			
City Parks	P	P	P	P	P	P	P		P			
Commercial laundry							P					
Community center					C	P	P					
Congregate care					P	P						
Country club									C			
Day care						P	P					
Drive-through facilities					C	C						
Educational facilities					P/C	P						
Family day care	P	P	P	P								
Funeral homes						P						
Golf course (Primary use)									C			
Government uses						P	P		C			
Heliport									C			
Helistop						C	C		C			
Hospitals and uses accessory to . . .									C			
Indoor recreation / entertainment					P	P	P					
Manufacturing							P					
Marina facilities						C			C			
Medical clinic					P/C	P	P					
Medical Marijuana Retail Center						C						
Mixed use buildings						C	C					
Municipal facilities					P	P	P		C			
Museum					C	P	P		C			

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Article 4 – Table No. 1. Zoning District Uses												
Use categories	Zoning Districts											
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P	
Nighttime uses					C	P						
Nursing homes					P	P						
Offices					P	P	P					
Open space areas									C			
Outdoor recreation / entertainment					C	C	P					
Outdoor retail sales, display and/or storage							P					
Overnight accommodations					P/C	P	P					
Parking garages						P	P					
Parking lots					C	P	P					
Private club									C			
Private yacht basin	C	C	C			C						
Public transportation facility						P	P		C			
Religious institutions									C			
Research and technology uses							P					
Restaurants					P	P	P					
Restaurants, fast food						P	P					
Retail sales and service					P	P	P					
Sales and/or leasing offices												
Schools									C			
Self-storage warehouses							P					
Temporary uses					P	P	P		P			
Tennis court (Primary use)									C			
TV / radio studios						P	P					
Utility / infrastructure facilities	P	P	P	P	P	P	P		P			
Utility substations							P					
Vehicle sales / displays						P	P					
Vehicle sales / displays, major							P					
Vehicle service, major						P	P					
Veterinary offices						P	P					
Wholesale / distribution / warehouse facility							P					

P – Permitted Use
C – Conditional Use

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Article 4 – Table No. 2. Zoning District Accessory Uses											
Accessory uses, buildings and structures categories	Zoning Districts										
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P
Accessory dwelling	P									See Section 4-202	See Section 4-205
Antennae's and associated telecommunication uses	See Division 20. Telecommunications.										
Awnings and canopies	P	P	P	P	P	P	P	P	P		
Boathouse and/or boat slip	P										
Cabana	P										
Docks, davits and floating boat lifts	See Division 8. Dock, wharves, mooring piles, watercraft moorings.										
Drive-throughs, walk-up windows, and automated teller machines (ATM)	See Section 5-115. Drive-throughs, walk-up windows, and automated teller machines										
Emergency preparedness shelter	P	P	P	P	P	P	P	P	P		
Flagpoles	P	P	P	P	P	P	P	P	P		
Fountains.	P	P	P	P	P	P	P	P	P		
Garage and/or porte-cochere	P	P	P	P				P	P		
Gazebo	P	P	P	P				P	P		
Guesthouse (Residential Estate only)	See Section 5-105. Guesthouse.										
Greenhouse	P	P	P	P							
Massage establishment	See Section 5-117. Massage establishment.										
Permanently installed stand-by generators	P	P	P	P				P			
Planters	P	P	P	P	P	P	P	P	P		
Playhouse	P	P	P	P							
Recreational equipment	P	P	P	P	P	P	P	P	P		
Reflecting pool or fish pond	P	P	P	P	P	P	P	P	P		
Restaurant, open air	See Section 5-119. Restaurant, open air.										
Screened enclosures	P	P	P	P				P	P		
Storage building and/or utility room	P	P	P	P	P	P	P	P	P		
Swimming pool and/or spa	P	P	P	P	P	P	P	P	P		
Tennis courts	P	P	P	P				P	P		
Trellises	P	P	P	P	P	P	P	P	P		
Used car lot						P*					
Wood decks	P	P									

P – Permitted Use.

*Permitted as an accessory use in association with a new car dealership.

ARTICLE 4 - ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

- A. Purpose and applicability. The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this code.
- B. Permitted principal uses and structures. The following uses are permitted:
1. Accessory dwelling.
 2. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 3. Family day care as required and defined pursuant to Florida Statutes.
 4. Parks, City.
 5. Single-family dwellings.
 6. Utility infrastructure facilities.
- C. Conditional uses. The following uses are permitted in the SFR District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
1. Private yacht basins.
- D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.
 2. Density. One (1) principal building per building site.
 3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot

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abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.

4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
 - a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
 - b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet
 - c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.
 - d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
 - a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
 - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.
 - c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.
6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where

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single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established grade in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.

7. Height of residences in flood hazard districts. Single-family residences in flood hazard districts shall not exceed a height of two (2) stories or thirty-nine (39) feet above established grade including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
 - a. That the elevation of the garage floor shall not be more than six (6) inches above established grade.
 - b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred (600) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.
8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District.
9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.
10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."
 - a. In particular, gross floor area shall include the following:

All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:

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- i. Elevator shafts and stairwells at each floor.
 - ii. The floor space in penthouses, interior balconies and mezzanines.
 - iii. The floor space in auxiliary or accessory buildings.
 - iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
 - vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
 - vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
 - viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.
 - b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:
 - i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - ii. Floor space in screen enclosures.
 - iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.
 - iv. Basements.
11. Determination of maximum square foot floor area in flood hazard districts. The maximum square foot floor area of a single-family residence in a flood hazard district shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty and harmony in the carrying out of the provisions of this section of the "Zoning Code."
- a. In particular, gross floor area shall include the following:
 - i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building.
 - ii. Elevator shafts and stairwells at each floor.
 - iii. The floor space in penthouses, interior balconies and mezzanines.
 - iv. The floor space in auxiliary or accessory buildings.
 - v. Screened porches shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - vi. The floor space in any garage or garage and storage area.
 - vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds fifteen (15) feet clear, without intermediate structural floor

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members, then that area shall be counted twice in the maximum floor area factor computation.

b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:

- i. Floor space in roofed terraces, breezeways, and porches, provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- ii. Floor space in screen enclosures.
- iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.
- iv. Basements.

12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.

13. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.

14. Architectural style. See Article 5, Division 6.

Section 4-102. Multi-Family 1 Duplex (MF1) District.

A. Purpose and applicability. The Multi-Family 1 Duplex (MF1) District is intended to accommodate low density, duplex dwelling units with adequate yards and open space to characterize a residential environment. In an MF1 District no buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used, for a use other than uses permitted in the district.

B. Permitted principal uses and structures. The following uses are permitted in the MF1 district:

1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
2. Duplex dwellings.
3. Family day care as required and defined pursuant to Florida Statutes.
4. Parks, City.
5. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
6. Utility infrastructure facilities.

C. Conditional uses. The following uses are permitted in the MF1 District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Private yacht basins.

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- D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
 2. Density. Maximum density of two (2) units and one (1) principal building per building site.
 3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.
 4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
 - a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites, except that on building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
 - b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. In no case shall a side setback be less than five (5) feet.
 - c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.
 - d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 5. Setback requirements for auxiliary and accessory buildings or structures. Except as specifically prescribed herein to the contrary, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
 - a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
 - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

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6. Height of duplex buildings and accessory buildings. Maximum heights are as follows:
 - a. Two (2) floors;
 - b. Twenty-nine (29) feet for the first fifty (50) feet or half of the lot depth, whichever is less, abutting SFR properties, as measured from the SFR property line;
 - c. Thirty-four (34) feet for the remaining portions of the property; and
 - d. Maximum height includes ridgelines, domes, steeples, towers, cupolas, decorative features and such other similar structures, excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.
7. Height of single-family buildings. Single-family buildings and accessory buildings shall satisfy all applicable SFR requirements.
8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.
9. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five hundred seventy-five (575) square feet.
10. Architectural style. See Article 5, Division 6.

Section 4-103. Multi-Family 2 (MF2) District.

- A. Purpose and applicability. The purpose of the Multi-Family 2 (MF2) District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family and duplex neighborhoods which protects the integrity of those neighborhoods.
- B. Permitted principal uses and structures. The following uses are permitted:
 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 2. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1 District.
 3. Family day care as required and defined pursuant to Florida Statutes.
 4. Multi-family dwellings.
 5. Parks, City.
 6. Single-family dwellings that conform to the standards for single-family residences in an SFR District.

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7. Townhouse/row house dwellings. Minimum building/parcel width of twenty-two (22) feet.
8. Utility infrastructure facilities.
- C. Conditional uses. The following uses are permitted in the MF2 District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
 1. Assisted living facilities (ALF).
 2. Bed and breakfast establishments.
 3. Private yacht basins.
- D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
 1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
 2. Minimum parcel dimensions.
 - a. Buildings with a height of forty-five (45) feet or less shall be constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100) feet.
 - b. Buildings with a height of forty-five (45) feet or greater shall be constructed on a parcel of land with an area of not less than twenty-thousand (20,000) square feet and at least one-hundred (100) feet of frontage on a public street.
 3. Maximum density. The density provided in the Comprehensive Plan, with architectural incentives.
 4. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.
 5. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
 - a. Front setback.
 - i. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
 - ii. Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty (20) feet from the front property line. Above the second floor the setback shall be twenty (20) feet.

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- b. Side setbacks.
 - i. Interior side and abutting alley side setback. Ten (10) feet or five (5) feet if side property line abuts an alley.
 - ii. Abutting a side street.
 - (a) Buildings with a height of forty-five (45) feet or less. Fifteen (15) feet.
 - (b) Buildings with a height greater than forty-five (45) feet. Eight (8) feet for the first two (2) floors; provided that no parking areas (surface parking or parking garages) shall be located within twenty (20) feet from the side street property line. Above the second floor the setback shall be twenty (20) feet.
 - c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.
 - d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
6. Setback requirements of auxiliary and accessory buildings and/or structures. Except as provided for otherwise herein, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
- a. No accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
 - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.
 - c. No setbacks shall be required for parking structures and accessory decks which are constructed completely below grade.
 - d. Surface parking lots located in an interior side yard or rear yard area shall maintain a minimum landscaped setback of three (3) feet.
7. Ground area coverage for buildings with a height of forty-five (45) feet or less. Buildings or structures designed and constructed for MF2 Districts, shall not occupy more than thirty five (35) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located. In no case shall the main building or structure 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 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:

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<i>Height of building in feet</i>	<i>Maximum FAR</i>
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

- c. The FAR for buildings with a height greater than seventy (70) feet with a permitted density of up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with bonuses shall be as follows:

<i>Height of building in feet</i>	<i>Maximum FAR</i>
Greater than 70' but less than 80'	1.90
80' or greater but less than 90'	2.00
90' or greater but less than 100'	1.85
100' or greater but less than 110'	1.75
110' or greater but less than 120'	1.70
120' or greater but less than 130'	1.65
130' or greater but less than 140'	1.60
140' or greater up to 150'	1.55

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 that is excluded from the determination of a buildings floor area ratio shall include the following:
- a. Unenclosed private balconies.
 - b. Off-street parking garages.
 - c. Lobbies and corridors on the ground floor of the building.
 - d. Corridors located above the ground floor that are at least fifty (50%) percent open and unenclosed.
 - e. Open stairwells.
10. Height. The maximum permitted height is as follows:
- a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
 - b. MF2 properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one hundred (100) feet of adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 properties, as measured from the MF2 property line.
 - c. In no case shall a building in an MF2 District exceed sixteen (16) floors in height.
 - d. The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet. When more than one (1) of the aforementioned conditions occurs for a specific property, the more restrictive condition shall apply.

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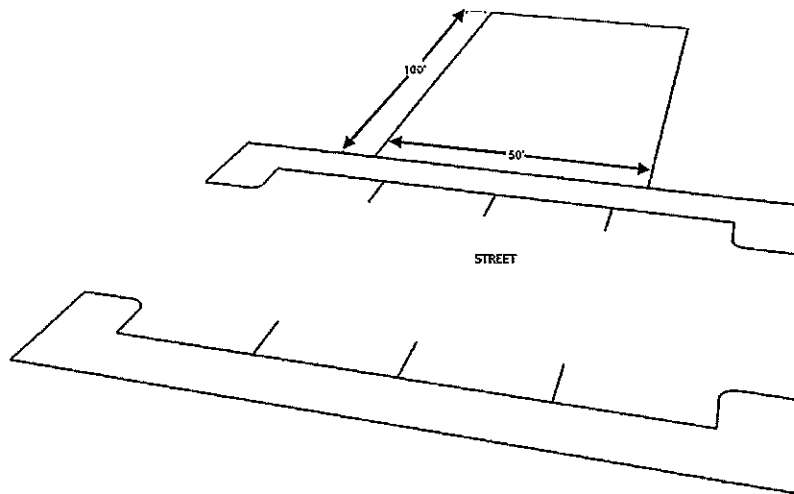
11. Parking garages. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent. That portion of the parking garage that is constructed at ground level shall be screened from street view with living units, portions of living units, or other usable building area, except for vehicular entrance and exit areas. Entrances and exits to garage areas shall have gates that at least partially conceal the interior of the garage from street view. The sides and if necessary the rear of parking structures shall be screened from view of the street with a combination of walls and landscaping as shall be approved by the Board of Architects.
12. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within a building or structure which reflects the architectural character and exterior finishes of the building which is to be served by the facilities. An enclosure used exclusively for refuse and waste facilities may be located in a required front setback area.
13. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five-hundred-seventy-five (575) square feet.
14. Architectural style. See Article 5, Division 6.

Section 4-104. Multi-Family Special Area (MFSA) District.

- A. Purpose and applicability. The purpose of the Multi-Family Special Area (MFSA) District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, while ensuring that there is a transition to single-family neighborhoods which protects the integrity of those neighborhoods.
- B. Permitted principal uses and structures. The following uses are permitted:
 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 2. Duplex dwellings that conform to the performance standards for duplex buildings in an MF1 District.
 3. Family day care as required and defined pursuant to Florida Statutes.
 4. Multi-family dwellings.
 5. Parks, City.
 6. Single-family dwellings that conform to the standards for single-family residences in an SFR District.
 7. Townhouse/row house dwellings.
 8. Utility infrastructure facilities.
- C. Conditional uses. The following uses are permitted in the MFSA District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
 1. Assisted living facilities (ALF).
 2. Bed and breakfast establishments.

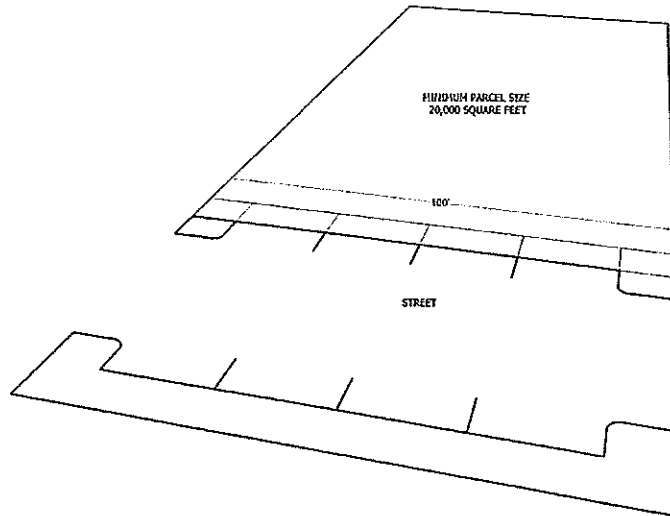
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3. Private yacht basins.
- D. Performance standards. The following performance standards shall govern the general development of structures in this District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Regulations shall apply (see Appendix A).
 1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
 2. Minimum parcel dimensions.
 - a. Buildings with a height of less than seventy (70) feet. Multi-family dwellings shall be depth of not



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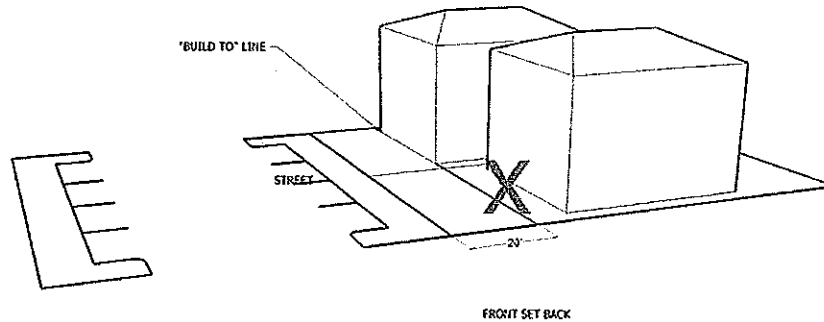
- b. Buildings with a height of seventy (70) feet or greater. Multi-family dwellings with a height of seventy (70) feet or greater shall be constructed on a parcel of land with an area of not less than twenty thousand (20,000) square feet and at least one hundred (100) feet of frontage on a public road.



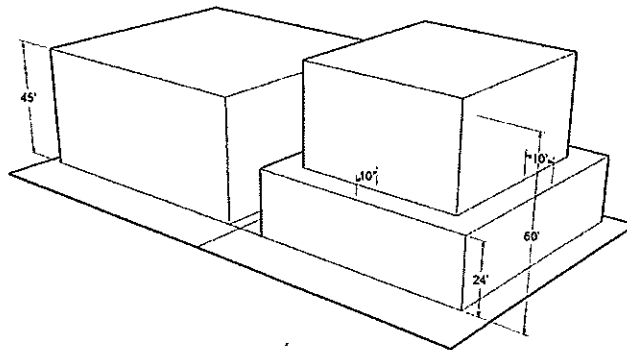
- c. Townhouses/row houses. Minimum building/parcel width of twenty-two (22) feet.
3. Maximum density. Sixty (60) dwelling units per acre or the density provided in the Comprehensive Plan, with architectural incentives, whichever is less.
4. Facing of lots and buildings.
- a. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A.
- b. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one (1) street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face.
- c. Townhouse/row house units on a street shall be designed in a row house building typology that is oriented towards the street. All units shall have their primary pedestrian entrance facing and visible from a street, with off-street parking accessed from the rear of the property.
5. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site.

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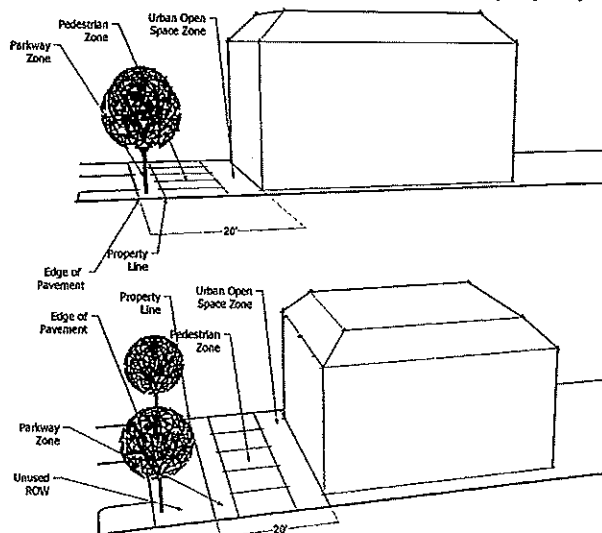
- a. Front setback. The front setback shall also be a build to line for the ground level of any building.



- i. Townhouses/row houses with a height of forty-five (45) feet or less. Ten (10) feet.
- ii. Buildings with a height of forty-five (45) feet or less. Twenty (20) feet.
- iii. Buildings with a height greater than forty-five (45) feet. Twenty (20) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.



- iv. Adjustment to front setback. In the event that there is public right-of-way between the edge of street pavement and the front property line of the parcel proposed for development, the required front setback shall be reduced by the distance between the edge of pavement and the front property line; provided however, that in no case shall a building be constructed within five (5) feet of the front property line.



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- b. Side setbacks.
 - i. Interior property line and abutting alley side setback.
 - (a) Townhouses with a height of forty-five (45) feet or less. None.
 - (b) Buildings with a height of forty-five (45) feet or less. Five (5) feet.
 - (c) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional ten (10) feet.
 - ii. Abutting a public street.
 - (a) Buildings with a height of forty-five (45) feet or less. Ten (10) feet.
 - (b) Buildings with a height of greater than forty-five (45) feet. Ten (10) feet, provided however, that any portion of a building which has a height of greater than twenty-four (24) feet, shall be set back an additional five (5) feet.
 - c. Rear setback. Ten (10) feet or five (5) feet if rear property line abuts an alley.
6. Floor area ratio. Maximum floor area ratio (FAR) shall not exceed 2.0.
7. 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 that is excluded from the determination of a buildings floor area ratio in this District shall include the following:
- a. Unenclosed private balconies.
 - b. Off-street parking garages.
 - c. Lobbies and corridors on the ground floor of the building.
 - d. Corridors located above the ground floor that are at least fifty (50%) percent open and unenclosed.
 - e. Open stairwells.
8. Height. The maximum permitted height is as follows:
- a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
 - b. MFSA properties shall have a height limitation of thirty five (35) feet within fifty (50) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the MFSA property line. MFSA properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, on the remaining portions adjacent, abutting or contiguous (including streets, waterways, or alleys) to an SFR and/or MF1 property.
 - c. Parcels of land which are contiguous or adjacent to MF1 Districts or land designated as public buildings and grounds. Forty-five (45) feet.
 - d. Parcels of land designated Comprehensive Plan Residential Use - multi-family low-density.
 - i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: forty-five (45) feet.

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- ii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family medium density land use designations: forty-five (45) feet.
 - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high density or commercial use high-rise intensity land use designations: sixty (60) feet.
- e. Parcels of land designated Comprehensive Plan Residential Use - multi-family medium-density.
- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet.
 - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
 - iii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family high-density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred (100) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
- f. Parcels of land designated Comprehensive Plan Residential Use - multi-family high-density.
- i. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family low-density land use designations: sixty (60) feet or seventy (70) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
 - ii. Parcels of land which are contiguous or adjacent to parcels designated residential use - multi-family medium-density land use designations:
 - (a) Sixty (60) feet if a parcel of land is less than ten-thousand (10,000) square feet, or seventy (70) feet if a parcel of land has an area of ten-thousand (10,000) square feet or greater but less than twenty-thousand (20,000) square feet; or,
 - (b) One hundred (100) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
 - iii. Parcels of land which are contiguous or adjacent to other parcels designated residential use - multi-family high-density or commercial use high-rise intensity land use designations: sixty (60) feet or one-hundred-fifty (150) feet if a parcel of land has an area of twenty-thousand (20,000) square feet or more.
- g. Parcels of land abutting existing buildings with non-conforming heights. Notwithstanding any other provision of this Subsection 8, a parcel of land which is proposed for development which abuts parcels of land on three (3) sides improved with existing buildings with heights exceeding the maximum permitted height shall have a maximum permitted height of the lowest height of the three (3) buildings on the parcels abutting the parcel proposed for development.

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h. Height summary. The following matrix summarizes the provisions of Subsection 8, a-f:

Maximum height						
	Parcel size	SFR	MF1	MF L	MF M	MF H
MF L		35'	45'	45'	45'	60'
MF M	<20 K	35'	45'	60'	60'	60'
	>20 K	35'	45'	60'	70'	100'
MF H	<10 K	35'	45'	60'	60'	60'
	10K – 20K	35'	45'	60'	70'	70'
	>20 K	35'	45'	70'	100'	150'

"SFR" means any of the SFR District in the Zoning Code.

"MF1" means any of the MF1 District in the Zoning Code.

"MF L" means the residential multi-family low density category in the Comprehensive Plan.

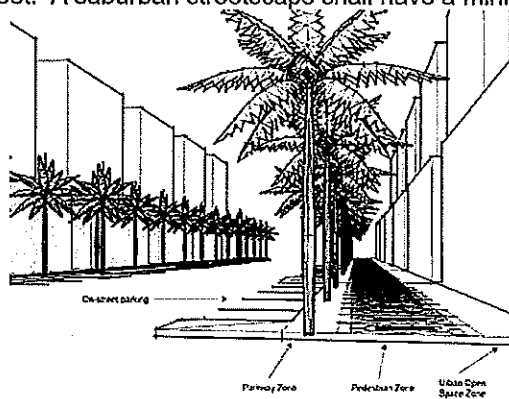
"MF M" means the residential multi-family medium density category in the Comprehensive Plan.

"MF H" means the residential multi-family high density category in the Comprehensive Plan.

i. The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet. When more than one (1) of the following conditions occurs for a specific property, the more restrictive condition shall apply.

9. Streetscape standards.

- Streetscape required.** The developer of all new residential buildings shall be responsible for the improvement of the area between the front set back and edge of pavement as an urban or suburban streetscape. If the parcel of land proposed for development is adjacent to parcels of land designated multi-family high density or multi-family medium density, then an urban streetscape shall be required. If the parcel of land proposed for development is designated multi-family low density and is adjacent to parcels of land designated multi-family low density, then a suburban streetscape shall be required. Any improvements constructed within the public right-of-way shall be dedicated to and maintained by the City.
- Minimum width of required streetscape.** An urban streetscape shall have a minimum width of twenty-nine (29) feet. A suburban streetscape shall have a minimum width of fifteen (15) feet.



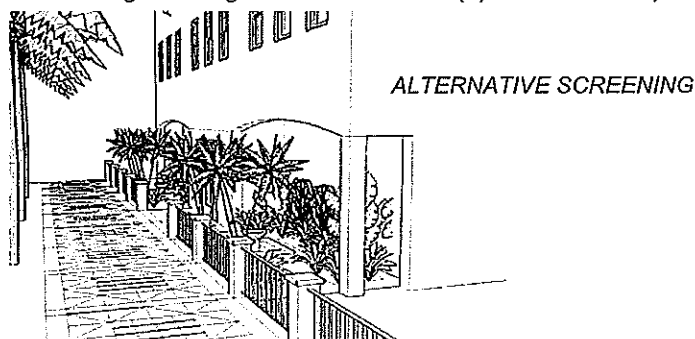
- Required urban streetscape elements.** The required urban streetscape shall be comprised of four (4) zones:

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- i. On-street parking zone.
 - ii. A parkway zone of at least four (4) feet in width.
 - iii. A pedestrian zone of at least eight (8) feet in width except that the zone width may be reduced to six (6) feet where the existing sidewalks adjacent to the parcel proposed for development are five (5) feet or less.
 - iv. An urban open space zone located between the building and the pedestrian zone, except that no urban open space zone shall be required for townhouses.
- d. Required suburban streetscape elements. The required suburban streetscape shall be comprised of two (2) zones:
- i. A parkway zone of at least four (4) feet in width.
 - ii. A pedestrian zone of at least six (6) feet in width.
 - iii. If the placement of streetscape elements results in removal of existing on-street parking, the Directors of Public Service and Public Works may reduce the required elements to provide for the preservation of the existing on-street parking.
- e. On-street parking requirements. Parallel parking spaces shall be provided within the public right-of-way with dimensions of nine (9) feet by twenty (20) feet. Parallel parking spaces shall be separated with "landscape bulb outs" or pedestrian crosswalks so that no more than six (6) spaces shall be contiguous to one another. If the placement of the spaces results in removal of existing on-street over story trees, the Directors of Public Service and Public Works may reduce the on-street parking requirement to provide for the preservation of the existing over story trees.
- f. Parkway zone requirements.
- i. At least twenty-five (25%) percent of the parkway zone shall be landscaped with groundcover, flower planters or tree grates.
 - ii. Street trees shall be located in the parkway zone on thirty (30) foot centers.
 - iii. Portions of the parkway zone which are not landscaped shall be improved with pavers.
 - iv. Planters shall not be located in those portions of the parkway zone which are contiguous to parking spaces in an on-street parking zone.
 - v. Pavers shall be Coral Gables beige with neutral borders and internal patterns.
 - vi. The pedestrian zone shall be free of obstacles such as street furniture and landscaping.
- g. Urban open space zone.
- i. The urban open space zone shall be improved with:
 - (a) Landscape, hardscape or a mix of landscape and hardscape material.
 - (b) Water features, fountains, planters, street lighting and street furniture.
 - (c) Entrance features including steps may be located within the zone.
 - ii. If the urban open space zone is located on private property, the zone may be enclosed with ornamental fencing not to exceed five (5) feet in height. No more than thirty five (35%) percent of the fencing shall be solid and the fencing shall have gates to allow residents to access the pedestrian zone of the required streetscape.
 - iii. Include one (1) tree of at least fourteen (14) feet in overall height per one hundred twenty-five (125) square feet of required open space area.
- h. Building facades. Building facades abutting the required streetscape shall be animated by windows, shutters, planters, columns, relief elements, and other architectural details to give character to the street. All windows shall be recessed at least four (4) inches.
- i. Parking garages.

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- i. No portion of a building which is above grade and within twenty (20) feet of the front setback line shall be used for the storage of vehicles or off-street parking unless the façade is treated with a decorative wall or fence of four and one-half (4½) feet in height along the portion of the building used for off-street parking, with landscaping and urban open space which screens the building to a height of at least seven (7) feet at time of planting.



- ii. In the event that structured parking is to be constructed above grade, the facades of the garage shall be designed and improved so that the use of the building as a garage is not readily apparent.
- iii. Parking garages shall reflect the architectural character and exterior finishes of the building which is to be served by the garage.
- j. Refuse and waste disposal facilities. Refuse and waste disposal facilities shall be enclosed within a building or structure which reflects the architectural character and exterior finishes of the building which is to be served by the facilities. An enclosure used exclusively for refuse and waste facilities may be located in a required front setback area.
- k. Architectural standards. See Article 5, Division 6.
- l. All development shall comply with Article 5, Division 6 for residential uses which are set out in Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6; however, the bonus intensity and heights shall not apply.

Division 2. Overlay and Special Purpose Districts

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

A. Purpose. The purpose of this District is to:

1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.
2. Provide for residential uses at higher densities in exchange for public realm improvements.
3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.
4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.
5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces including the following attributes:
 - a. Provide a variety of uses in the area which can be traversed in a ten (10) minute walk which

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and the 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:

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.
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.
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.
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.
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.
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 submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5, Division 23.
7. 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.

Section 4-204. Special Use (S) District.

- A. Purpose and applicability. The purpose of the Special Use (S) District is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of the City.
- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 2. Canopies, including permanent freestanding shelter canopy structure(s) or structure(s) attached to a building.
 3. Botanical gardens with previously approved master plan. Allow for the placement of the following uses to solely serve the patrons of the botanical gardens:
 - a. Offices.
 - b. Research and technology.
 - c. Retail sales and services.

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- d. Restaurant.
 - e. Educational facility.
 - f. Nighttime uses.
 - g. Outdoor recreation/entertainment.
 - h. Camps.
 - i. Other such uses as are customary for botanical gardens.
- 4. Parks, City.
 - 5. Utility/infrastructure facilities.
 - 6. Temporary uses, in accordance with the provisions of Article 5, Division 21.
- C. Conditional Uses. The following uses are permitted in the S District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
- 1. Botanical gardens master plan.
 - 2. Camps.
 - 3. Cemeteries.
 - 4. Country clubs.
 - 5. Golf course.
 - 6. Government uses.
 - 7. Heliport and helistop.
 - 8. Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
 - a. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
 - b. Diagnostic facility.
 - c. Health/fitness facilities.
 - d. Intermediate care facility.
 - e. Laboratory and research facilities.
 - f. Medical clinic and/or office.
 - g. Medical educational facilities.
 - h. Municipal facilities.
 - i. Pharmacy.
 - j. Rehabilitation facilities.

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- k. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative offices, data processing and printing.
 - 9. Marina facilities.
 - 10. Municipal facilities.
 - 11. Museum.
 - 12. Open space areas.
 - 13. Private club.
 - 14. Public transportation facilities.
 - 15. Religious institutions.
 - 16. Schools.
 - 17. Tennis courts.
- D. Performance standards:
- 1. Setbacks:
 - a. Front: Twenty-five (25) feet, except that platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
 - b. Side:
 - i. Inside lots: Minimum side setbacks which total twenty (20%) percent of the width of the lot measured across the front setback line up to a maximum of twenty (20) feet.
 - ii. Side street: Fifteen (15) feet, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. In no case shall a side setback be less than five (5) feet.
 - c. Rear: Five (5) feet.
 - d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet, except as provided in site specific regulations included as Appendix A.
 - 2. Height: forty-five (45) feet except as provided in Site Specific Zoning Regulations (see Appendix A).
 - 3. Landscaped open space: Not less than thirty-five (35%) percent of the area of the building site.
 - 4. Floor area ratio:
 - a. .35, when adjacent to a single-family residential district.
 - b. 1.0, when not adjacent to a single-family residential district.

Section 4-205. Preservation (P) District.

- A. Purpose and applicability. The purpose of the Preservation (P) District is for the preservation and conservation of natural and cultural resources and environmentally sensitive lands such as wetlands,

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tideland, mangroves, natural forest communities, marine and wildlife habitats and such other areas or terrain which have qualities of scenic, natural and aesthetic value in its present state as a natural area. In addition, this District category shall accommodate compatible public use of conservation, preservation, passive recreation areas and encourage public appreciation of the natural environment by allowing educational programs and public access to natural areas.

B. Permitted uses. The following uses are permitted in the P District subject to the standards in this Section and other applicable regulations in Article 5:

1. Wetlands.
2. Tidelands.
3. Mangroves.
4. Upland forests.
5. Natural and cultural resource management and restoration.
6. Marine and wildlife habitats, and such other areas or terrain which has qualities of scenic, natural and aesthetic value in its natural state.
7. Support facilities and infrastructure necessary to operate and maintain recreation facilities, including but not limited to roads, parking, utilities, and maintenance facilities.
8. Miami-Dade County Recreation Areas. For those facilities designated Miami-Dade County Recreation Areas (R. Hardy Matheson Preserve, and Chapman Field Park) in the City's Comprehensive Plan, active and passive recreational activities and facilities.
9. Within undeveloped or undisturbed natural areas permitted uses shall be limited to the following activities:
 - a. Those activities established or proposed in Section 4-205(B) (8) above.
 - b. Improvement, maintenance, or restoration activities required to enhance or improve natural areas and wildlife habitats.
 - c. Passive recreation activities, such as nature observation, picnicking, walking, bicycling, and recreational boating; and resource-based recreational facilities such as nature trails and boardwalks, fishing piers, launching ramps, and nature observation and camping areas.
 - d. Water conservation areas, including natural drainage systems.
 - e. Wildlife management areas, including fish and game preserves, and wildlife observation areas.
10. Development within previously developed or disturbed areas shall be limited to the following:
 - a. Upgrade or improvements to existing facilities and supporting infrastructure.
 - b. Those activities established in Section 4-205(B) (8) above.
 - c. Botanical and natural gardens.
 - d. Nature trails, bicycle paths, and walkways.

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- e. Investigations of archaeological, cultural, or historical resources.
- f. Nature or visitor centers, including marine research and education facilities, launching ramps, restrooms, maintenance facilities and utilities ancillary and incidental to these facilities.
- g. Open space.

C. Performance standards.

1. The property, together with any black or red mangroves or upland forest thereon, shall be kept and preserved in its natural state as a natural wilderness and preserve.
2. The use of motor vehicles within the District shall be consistent with existing or planned development and those uses and shall be discouraged in undeveloped natural areas except for service access.
3. No man-made alterations shall be made in a preservation area except:
 - a. To protect the property and any black or red mangrove forest thereon from damage by natural elements;
 - b. To protect or restore to its natural state any property damaged by the platting of adjoining properties and which is in danger of being eroded, or otherwise materially affected by natural elements, and/or
 - c. To provide, subject to the approval of the City Commission through conditional, passive support facilities within designated areas such as nature trails, walkways, bird watch areas, and restrooms, launching ramps, and then only after obtaining such permits as may be required by local, state and/or federal authorities and permission (whether permits are necessary or not) from the Board of Trustees of the Internal Improvement Trust Fund, the Department of Environmental Protection, or their successors in interest.

D. Prohibited uses.

1. A preservation area shall not be used for residential, commercial, or agricultural purposes that are not consistent with Park and Recreation uses.
2. Development not consistent with Park and Recreation uses shall not be permitted in:
 - a. Miami-Dade County designated natural areas.
 - b. Natural areas that are part of a mitigation project.
 - c. Natural areas that are part of a restoration plan.

Section 4-206. Business Improvement Overlay (BIOD) District.

A. Applicability.

1. The following provisions shall apply within the boundaries of the Business Improvement District (BID) as established pursuant to Resolution No. 2012-99.

B. Business Operation Standards.

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- i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
 - ii. Removal of trees shall be subject to Chapter 82 of the City Code.
- e. Driveway / Parking Placement.
 - i. For corner lots, driveways shall be located on the side street.
 - ii. For interior lots that do not have a side street frontage, a maximum of twenty (20%) percent of the front setback may be used for driveway placement. For instance, for a fifty (50) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
 - iii. Off-street parking shall be set back a minimum of thirty (30) feet from the front property line and shall be screened with habitable liner space or landscaping. Off-street parking is prohibited in the front setback.
- f. Open Space.
 - i. Additional open space at the ground level shall be required to achieve the maximum allowed height and FAR.

Division 3. Nonresidential Districts

Section 4-301. Commercial Limited (CL) District.

- H. Purpose and applicability. The purpose of the Commercial Limited (CL) District is to provide convenient access to goods and services of low and medium intensity without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City. This District also contains special provisions regarding nighttime commercial uses located in close proximity to residential districts which create special considerations with regard to the compatibility of adjacent land uses.
- I. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
 - 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 - 2. Alcohol sales as an accessory use.
 - 3. Camps.
 - 4. Congregate care.
 - 5. Educational facilities of no more than fifty (50) student seats.
 - 6. Indoor recreation/entertainment.
 - 7. Live work.
 - 8. Municipal facilities.

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9. Nursing homes.
10. Offices.
11. Overnight accommodations. Maximum of (8) rooms when adjacent to an SFR or MF1 district.
12. Parks, City.
13. Restaurants.
14. Retail, sales and services.
15. Swimming pools as an accessory use.
16. Temporary uses, in accordance with the provisions of Article 5, Division 21.
17. Utility/infrastructure facilities.
19. Building sites unified by a recorded Unity of Title filed prior to the enactment of this Zoning Ordinance and which, as a result of the enactment of this Zoning Ordinance, are zoned Commercial (C), in part, and Commercial Limited (CL), in part, are permitted to have Commercial (C) uses on the portions of the property designated Commercial Limited (CL), except for the following:
 - a. Medical clinics in excess of ten-thousand-five-hundred (10,500) square feet of floor area.
 - b. Drive through facilities.
 - c. Sale of alcohol other than as an accessory use.
 - d. Nightclubs.

Commercial (C) uses on Commercial Limited (CL) property may only be permitted pursuant to this provision on the condition that the property is maintained as one unified parcel and is adjacent to property designated Residential-Use Single-Family High-Density on the CP Map. All other provisions of the Zoning Ordinance shall be applicable.

- J. Conditional uses. The following uses are permitted in the CL District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
 1. Assisted living facilities.
 2. Automobile service stations (reconstruction only).
 3. Community center.
 4. Drive-through facilities if not adjacent to SFR or MF1 districts.
 5. Educational facilities of greater than fifty (50) student seats.
 6. Medical-related uses. For purposes of this section, medical-related use includes medical clinics, medical laboratories, and diagnostic and imaging centers, but does not include any other uses not otherwise already allowed as a permitted use or conditional use in this zoning district.

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7. Museum.
 8. Nighttime uses within one-hundred-fifty (150) feet of a parcel of land designated as a residential districts.
 9. Outdoor recreation/entertainment.
 10. Overnight accommodations greater than eight (8) rooms when adjacent to an SFR or MF1 district.
 11. Parking lots as a principal use.
- D. Performance standards.
1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall have a minimum of two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
 3. Minimum setbacks. The following setbacks shall be provided for all buildings in the CL District:
 - a. Front: None.
 - b. Side:
 - ii. Interior side: None.
 - ii. Side street: None.
 - c. Rear:
 - i. Where there is a dedicated alley in the rear: Five (5) feet.
 - ii. Where there is no dedicated alley in the rear: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 4. Floor area ratio: 3.0.
 5. Height. The maximum permitted height is as follows:
 - a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
 - b. CL properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including

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streets, waterways, or alleys) SFR and/or MF1 property, as measured from the CL property line.

E. Performance standards for nighttime uses.

1. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a minimum height of six (6) feet at time of planting so that vehicle headlamps cannot illuminate land which is designated as a residential district.
2. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available from the hours of 8:00 PM to 6:00 AM.
3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.
4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
7. Additional criteria for medical clinics:
 - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
 - a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.

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- b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.
- c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.

Section 4-302. Commercial District (C).

- A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City.
- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
 - 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 - 2. Alcoholic beverage sales.
 - 3. Animal grooming and boarding.
 - 4. Automobile service station.
 - 5. Camps.
 - 6. Community center.
 - 7. Congregate care.
 - 8. Day care.
 - 9. Educational facilities.
 - 10. Funeral home.
 - 11. Government uses.
 - 12. Indoor recreation/entertainment.
 - 13. Medical clinic.
 - 14. Municipal facilities.
 - 15. Museum.
 - 16. Nighttime uses.
 - 17. Nursing homes.
 - 18. Offices.

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19. Overnight accommodations.
20. Parking garages.
21. Parking lots.
22. Parks, City.
23. Public transportation facility.
24. Restaurants.
25. Restaurants, fast food.
26. Retail sales and services.
27. Swimming pools as an accessory use.
28. Temporary uses.
29. TV/radio studios.
30. Utility/infrastructure facilities.
31. Vehicle sales/displays.
32. Vehicle service, major.
33. Veterinary offices.

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Assisted living facilities (ALF).
2. Drive through facilities.
3. Helistop.
4. Marina facilities.
5. Medical Marijuana Retail Center, unless prohibited under state or federal law, subject to all of the following additional requirements:
 - a. Application. In addition to meeting the application requirements for a Medical Marijuana Permit in Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code of Ordinances, an application for conditional use approval for a Medical Marijuana Retail Center shall:
 - i. Be a joint application by the property owner and the tenant, if the Medical Marijuana Treatment Center and the property are not owned by the same person or entity;
 - ii. Be accompanied by a lease identifying the specific use, if the Medical Marijuana Treatment Center and the property are not owned by the same person or entity;
 - iii. Include a survey sealed by a registered land surveyor who is licensed by the State of Florida. The survey shall indicate the distance between the proposed Medical Marijuana Retail Center and any other Medical Marijuana Retail Center, SFR or MF1 zoning district,

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- elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship, as identified in Section 4-302(C)4.b;
- iv. Conduct the public information meeting required pursuant to Section 3-302(D). Notice of the public information meeting shall be provided to all property owners and tenants within 1,000 feet of the property on which the Medical Marijuana Retail Center is proposed; and
 - v. Provide, in addition to the quasi-judicial notice of conditional use hearings to property owners required by this Code, no later than 10 days prior to each and every public hearing, notice of the public hearing to all tenants within 1,000 feet of the property on which the Medical Marijuana Retail Center is proposed.
- b. Location requirements. A Medical Marijuana Retail Center shall not be located:
- i. Within 500 feet of any SFR or MF1 zoning district;
 - ii. Within 1,000 feet of another Medical Marijuana Retail Center, whether it is located in the City or in another jurisdiction;
 - iii. Within 1,000 feet of a Medical Marijuana Treatment Center located in another jurisdiction (Medical Marijuana Treatment Centers are not allowed in the City);
 - iv. Within 1,000 feet of an elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship; and
 - iv. Within the Central Business District.
- c. Effect of future uses on spacing. Where a Medical Marijuana Retail Center is located in conformity with the provisions of this Chapter, the subsequent locating of one of the uses listed in b. above within the specified distance of an existing Medical Marijuana Retail Center shall not cause a violation of this Section. Whenever a Conditional Use approval for a Medical Marijuana Retail Center has been lawfully procured and thereafter an elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship be established within a distance otherwise prohibited by law, the establishment of such use shall not be cause for the revocation of the Conditional Use approval or related Medical Marijuana Permit or prevent the subsequent renewal of same.
- d. Measurement. Distances shall be measured using an airline measurement from the property line of the property on which the Medical Marijuana Retail Center is located to the nearest property line of the use or zone identified in b.i. through b.iv. that existed before the date the Medical Marijuana Retail Center submitted its initial application for approval.
- e. Building requirements and use.
- i. If the Medical Marijuana Retail Center is located in a freestanding building the Center shall be the only use permitted on the property.
 - ii. If the Medical Marijuana Retail Center is located in a bay or multi-bay space within a multi-tenant structure, the Center shall be the only use permitted within the bay or multi-bay space it occupies.
 - iii. Odor and air quality. A complete air filtration and odor elimination filter and scrubber system shall be provided ensuring the use will not cause or result in dissemination of dust, smoke, or odors beyond the confines of the building, or in the case of a tenant in a multi-tenant building, beyond the confines of the occupied space. A double door system shall be provided at all entrances to mitigate odor intrusion into the air outside the Medical Marijuana Retail Center.
 - iv. Signage. Notwithstanding other provisions of this Code and the City Zoning Code, signage for a Medical Marijuana Retail Center shall be limited as follows:
 - (1) One (1) Wall Sign, not to exceed 18 square feet;
 - (2) No other signage, except as required by this subsection, shall be allowed;
 - (3) Graphics, symbols and logos are prohibited;
 - (4) Neon shall be prohibited;
 - (5) Signs shall not be internally illuminated;

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- (6) Signs may be externally illuminated only during hours of operation;
- (7) A Medical Marijuana Retail Center shall post, at each entrance to the Medical Marijuana Retail Center the following language:

ONLY INDIVIDUALS WITH LEGALLY RECOGNIZED MARIJUANA OR CANNABIS QUALIFYING PATIENT OR CAREGIVER IDENTIFICATION CARDS OR A QUALIFYING PATIENT'S LEGAL GUARDIAN MAY OBTAIN MARIJUANA FROM A MEDICAL MARIJUANA RETAIL CENTER.

The required text shall be a minimum one-half inch in height.

- f. Queuing of vehicles. The Medical Marijuana Retail Center shall ensure that there is no queuing of vehicles in the adjacent rights-of-way, the drive aisles of the Center's parking lot, or on any adjacent properties. The Medical Marijuana Retail Center shall take all necessary and immediate steps to ensure compliance with this paragraph.
- g. No drive-through service. No Medical Marijuana Retail Center shall have a drive-through service aisle. All activities will occur within an enclosed building.
- h. Prohibited activities. A Medical Marijuana Retail Center shall not engage in any activity other than those activities specifically defined herein as an authorized part of the use. The preparation, wholesale storage, cultivation, or processing of any form of Marijuana or Marijuana product and on-site consumption of any Marijuana or Marijuana product is specifically prohibited. On-site storage of any form of Marijuana or Marijuana product is prohibited, except to the extent reasonably necessary for the conduct of the on-site retail business.
- i. Conditional use duration. A conditional use approval for a Medical Marijuana Retail Center shall be valid for two (2) years, subject to compliance with the conditions of approval and all state and federal laws, licensing and operational requirements. A new conditional use approval must be obtained prior to expiration of the active approval to ensure continued operation.
- j. Revocation of conditional use approval. Any conditional use approval granted under this section shall be immediately terminated if any one or more of the following occur:
 - i. The Applicant provides false or misleading information to the City;
 - ii. Anyone on the premises knowingly dispenses, delivers, or otherwise transfers any Marijuana or Marijuana product to an individual or entity not authorized by state and federal law to receive such substance or product;
 - iii. An Applicant, Owner or manager is convicted of a felony offense;
 - iv. Any Applicant, Owner, manager or Employee is convicted of any drug-related crime under Florida Statutes;
 - v. The Applicant fails to correct any City Code violation or to otherwise provide an action plan to remedy the violation acceptable to the City Manager within 30 days of citation;
 - vi. The Applicant fails to correct any State law violation or address any warning in accordance with any corrective action plan required by the State within the timeframes and completion date the Applicant provided to the City;
 - vii. The Applicant's State license or approval authorizing the dispensing of Medical Marijuana expires or is revoked; or
 - viii. The Applicant fails to maintain a Medical Marijuana Permit as required by Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code of Ordinances.
- k. Transfer of Medical Marijuana Conditional Use Approval.
 - i. A Conditional Use Approval for a Medical Marijuana Retail Center shall not be transferred to a new Owner, or possession, control, or operation of the establishment surrendered to such other person until a new Medical Marijuana Permit has been obtained by the new Applicant in accordance with Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code.

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- ii. An application for a Conditional Use Approval transfer, meeting the requirements of Section 4-302.C.4.a., shall be filed with the City at the same time the new Applicant files its application for a Medical Marijuana Permit.
 - iii. The Application for a Conditional Use Approval transfer shall be accompanied by a Conditional Use Approval transfer fee to be set by resolution of the Commission.
 - iv. If the new Applicant is granted a Medical Marijuana Permit and the transfer application meets the material requirements of Section 4-302.C.4., the City Manager shall approve the Conditional Use Approval transfer.
 - v. A Conditional Use approval is particular only to the applicant at the approved location and shall not be transferred to another applicant, owner or location.
 - vi. An attempt to transfer a Conditional Use approval either directly or indirectly in violation of this Section is hereby declared void, and in that event the Conditional Use shall be deemed abandoned, and the related Medical Marijuana Permit shall be forfeited.
6. Mixed use building(s).
7. Outdoor recreation/entertainment.
8. Private yacht basin.
9. Walk-up counter only as an accessory use to a restaurant.
- K. Performance standards.
1. Minimum parcel of land:
- a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
2. Minimum parcel dimensions:
- a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
3. Minimum setbacks. The following setbacks shall be provided for all buildings:
- a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.
 - b. Side:
 - i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - ii. Side street: Fifteen (15) feet.

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- c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 - e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
4. Floor area ratio: 3.0.
5. Height. The maximum permitted height is as follows:
- a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
 - b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.
6. Nighttime uses adjacent to a residential district.
- a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.
 - b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.
 - c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.
 - d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
 - e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
 - f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
 - g. Additional criteria for medical clinics.
 - i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - vi. All doors in the medical clinic that face a residential district shall remain closed at all

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times between the hours of 10:00 PM and 6:00 AM.

- vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
- h. Overnight accommodations.
- i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.
 - ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.
7. Additional standards for mixed-use development.
- a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.
 - b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.
 - c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

- A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.
- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
- 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 - 2. Alcoholic beverage sales, including wine shops and similar uses.
 - 3. Animal grooming or boarding.
 - 4. Automobile service stations.
 - 5. Camps.
 - 6. Commercial laundry.
 - 7. Community center.
 - 8. Day care.