



City of Coral Gables
CITY COMMISSION MEETING
August 24, 2022

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-205.3, "Declaration of Restrictive Covenant in Lieu of a Unity of Title" to encourage the creation of City Parks by allowing non-contiguous building sites with dedicated park spaces; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.10.22 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

BRIEF HISTORY:

As requested by the City Commission, a Zoning Code text amendment is proposed that allows non-contiguous building sites if the site includes the dedication of a new park space.

In recent years, parks have normally been proffered by developers only when directly abutting a proposed development. However, the Commission believes that allowing flexibility with the building site requirements and allow it to be non-contiguous and non-abutting will encourage the creation of more public park spaces.

At First Reading, the City Commission voted in favor of a similar version of the proposed text amendment that only allowed a maximum of 4.375 FAR on the developed parcel. This maximum was initially proposed to control the mass and bulk of the new building to be visually consistent with the maximum size of a building in Coral Gables with Transfer of Development Rights (TDRs). The Ordinance's sponsor has since requested to remove this limitation from the proposed text amendment after discussions with stake holders in the community and realizing the limitation would limit the use of this text amendment. To control excessive building bulk, the text amendment has been revised after the Planning & Zoning Board's review to limit the amount of square footage contributed from the park parcel to the development parcel's square footage to no more than 45% of the unified building site. Additionally, the use of Transfer of Development Rights (TDRs) is prohibited. The maximum building height will still apply, as it is part of the development envelope, as regulated by the Comprehensive Plan and Zoning Code.

The draft Ordinance is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.20.22	City Commission meeting agenda posted on City webpage.
07.29.22	PZB Legal Advertisement.
08.05.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.12.22	City Commission Legal Advertisement.
08.17.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 08.10.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 08.10.22 PZB meeting.