



**City of Coral Gables
CITY COMMISSION MEETING
February 14, 2023**

ITEM TITLE:

Ordinance on First 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 2, "Zoning Districts," Section 2-402, "Zain/Friedman Miracle Mile Downtown District Overlay" to strengthen the design intent and amend the property size requirements that require Conditional Use review and approval for properties facing Miracle Mile; 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 11.01.22 meeting recommended denial of the proposed zoning code text amendment (vote: 5-0).

BRIEF HISTORY:

As requested by a Commissioner, Zoning Code text amendments are proposed to require Conditional Use review and approval for any future proposed development on Miracle Mile with parcels of land ten thousand (10,000) square feet or greater. Conditional Use review requires a recommendation from the Planning & Zoning Board and approval from the City Commission, in addition to the Development Review Committee review and Board of Architects approval. The Conditional Use for Site Plan review would be reviewed and considered concurrently with any other request that requires City Commission approval.

The Downtown Overlay District was adopted in 2001, and later renamed as the "Zain/Friedman Miracle Mile Overlay District" in 2005. The District provided standards to continue and enhance the historic Downtown area. Specifically, an objective within the District is "to maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables;" as well as limit building bulk, mass, and intensity on Miracle Mile of large-scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists. Almost 20 years later, the Commission and community still regard Miracle Mile as a unique and special thoroughfare in Coral Gables. Therefore, a Commissioner wishes to require the additional consideration regarding traditional massing, design, architecture, and site planning by requiring Commission approval for properties 10,000 square feet or more via the Conditional Use process.

Currently, all redevelopment on Miracle Mile is required to park any required parking remotely, and remote parking is a Conditional Use. However, the remote parking review is solely the analysis and local

impact of parking remotely, and not review of the site plan. Also, only site plans that are 20,000 square feet or larger require the Conditional use review. As such, a Commissioner has requested the proposed text amendment which will require Conditional Use review of site plans for properties 10,000 square feet or larger.

Planning & Zoning Board

At their November 1, 2022, Planning & Zoning Board meeting, the proposed text amendment was presented to the Board. The Board was concerned of the additional burden placed on commercial property owners of 10,000 square feet being required a Conditional Use review and approval, and therefore recommended denial (5-0).

After the Planning & Zoning Board meeting, the proposed text amendment was revised as requested by the sponsoring commissioner to clarify that the Conditional Use site plan request would be reviewed and considered concurrently with any other request(s) requiring City Commission approval.

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
10.19.22	Mailed notice.
10.21.22	PZB Legal Advertisement.
10.28.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
12.27.22	First Reading Mailed notice.
01.31.23	First Reading Mailed notice.
02.07.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 11.01.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 11.01.22 PZB meeting.