



City of Coral Gables
CITY COMMISSION MEETING
October 24, 2023

ITEM TITLE:

Ordinance on Second Reading. Comprehensive Plan Text Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District regulations: and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Ordinance on Second Reading. Zoning Code Text Amendment.

2. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create an incentive program within the Design & Innovation District to allow a maximum building height of one hundred and thirty-seven feet and six inches when providing a park open to the public, providing for repealer provision, severability clause, codification, and providing for an effective date.

BRIEF HISTORY:

After discussion by the City Commission at First Reading, the maximum allowed area for an adjacent business to utilize the park for outdoor seating was reduced to 10%, to maximize the potential area for public use.

Additionally, as requested by the City Commission at First Reading, a noticed Sunshine Meeting was held on Thursday, October 5, 2023. The additional feedback was consistent with the direction provided by the community at the June 2022 Sunshine meeting to incentivize park space in exchange for increased building height.

The proposed Comprehensive Plan text amendments were transmitted to the Department of Commerce and local review agencies after First Reading, as required by Chapter 163 Florida State Statutes. The Department and the local review agencies provided no comments. As such, the proposed text amendments may proceed for adoption and will be transmitted to the State thereafter if adopted. The Department's notification is provided as Exhibit C.

As requested by the Commission, Staff prepared Comprehensive Plan and Zoning Code text amendments to create a parks incentive program within the Design & Innovation District. To incentivize the development of more urban parks in Coral Gables, the City Commission will allow taller buildings to be built in the Design and Innovation District in return for additional open spaces on private property. The District is the area surrounding the Shops of Merrick Park and bounded by Bird Road, SW 39th Avenue, Ruiz Avenue/Ponce de Leon Boulevard, and Le Jeune Road. The proposed text amendments provide for additional building height of up to 137.5 feet within the District when providing an on-site park that is open to the public.

Planning & Zoning Board

At the July 12, 2023 Planning & Zoning Board meeting, these proposed text amendments to the Comprehensive Plan Future Land Use Element and Zoning Code were discussed amongst the Board members. Some board members expressed concerns for the proposed additional height in exchange for more open space, while others agreed that the Design & Innovation District needs more park space and incentivizing with additional building height is the correct approach. After much discussion, a motion was made for approval of the Comprehensive Plan amendments; however, the vote was 3-2, which is deemed a recommendation of denial per Section 14-102.3. Similarly, a motion for approval of the proposed Zoning Code text amendments was made; however, the vote was 3-2, which is deemed as no recommendation.

The proposed Zoning Code text amendment was revised after the Planning & Zoning Board meeting to allow a portion of the rooftop architectural features to be enclosed if certain criteria are met including: rooftop is landscaped to further the intent of providing additional landscape in the Design & Innovation District; enclosed space is used solely as building amenity and step-backed an additional 10’; and the overall building density does not exceed 125 units per acre.

The draft Ordinance for the Comprehensive Plan text amendment is provided as Exhibit A. The draft Ordinance for the Zoning Code text amendment is provided as Exhibit B.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.29.23	Mailed Notification for PZB.
06.30.23	PZB Legal Advertisement.
07.07.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.03.23	Mailed Notification for First Reading.
08.15.23	City Commission meeting agenda posted on City webpage.
09.22.23	Mailed Notification for Sunshine Meeting.
10.13.23	Mailed Notification for Second Reading.
10.13.23	City Commission legal advertisement.
10.16.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance for Comprehensive Plan Text Amendment.
- B. Draft Ordinance for Zoning Code Text Amendment.
- C. Florida Department of Commerce Notification.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.			
Total:			

Fiscal Impact:

The approval of the text amendments may generate private interest for redevelopment with adjacent park space and therefore increase property values for adjacent properties.

BUSINESS IMPACT:

The proposed Comprehensive Plan text amendment provides for additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District regulations. The proposed Zoning Code text amendment creates an incentive program within the Design & Innovation District to allow a maximum building height of one hundred and thirty-seven feet and six inches when providing a park open to the public. Businesses will not be charged compliance costs nor any new charges or fees subject to the proposed ordinances.