

**City of Coral Gables
CITY COMMISSION MEETING
March 15, 2016**

ITEM TITLE:

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

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 10.14.15 meeting recommended approval (vote: 7-0).

BRIEF HISTORY:

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

1. The first Zoning Code text amendment requested by City Staff will require all MXD projects to meet the standards of LEED criteria specified by the U.S. Green Building Council, or similar rating agency.
2. The second requested amendment will allow for the Board of Architects to approve minor adjustments for aesthetic purposes to required MXD design regulations.
3. The third amendment reduces parking requirements for ground floor commercial uses and allows for a change of use to be reviewed and approved by the Development Review Official.
4. The last amendment is to include a reference to proposed shared parking reduction standards for MXD developments.

At their 10.14.15 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendments (vote: 7-0). The proposed amendments are provided in the draft Ordinance in ~~strike through~~/underline format attached as Exhibit A. The 10.14.15 Staff report and recommendation is provided as Exhibit B and excerpts from the 10.14.15 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		




OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.14.15	Planning and Zoning Board	Recommended approval (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.02.15	Planning and Zoning Board legal advertisement.
10.09.15	Planning and Zoning Board agenda posted at City Hall.
10.09.15	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.11.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
	 RT WSD/US	

Reviewed by special counsel Craig Collier

EXHIBIT(S):

- A. Draft Ordinance.
- B. 10.14.15 Staff report and recommendation with attachments.
- C. Excerpts of 10.14.15 Planning and Zoning Board meeting minutes.