



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **Zoning Code Text Amendments – Rooftop Office Parking Exemption**

Public Hearing: Planning and Zoning Board

Date & Time: **March 8, 2023; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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 10, "Parking," Section 10-110, "Amount of Required Parking" adding parking exemption for newly enclosed roof deck on existing office buildings, providing for severability, repealer codification, and an effective date.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

As requested by a Commissioner, the Planning Staff has prepared a Zoning Code text amendment to propose a parking exemption for office building alterations when enclosing an existing rooftop amenity.

The minimum parking requirement for office use is calculated at a rate of 1 parking space per 300 square feet of enclosed office space. If portions of the office use are unenclosed - such as a rooftop amenity - additional parking is not triggered and therefore not required. However, when an office building requests to enclose their amenity space at the roof, then additional parking is required to be provided, even if the use and impact of the amenity space remains the same. The Zoning Code is silent whether an office building that has an existing occupied roof deck being used as an amenity may enclose the occupied roof deck without requiring additional off-street parking.

Therefore, the Planning Staff has drafted a Zoning Code text amendment to exempt additional parking for newly enclosed roof decks on office buildings as of February 9, 2021, (the adoption date of the Zoning Code Update), if the space is being used as an amenity only to the office. As drafted, the enclosure of the rooftop office amenity only exempts the additional parking. The maximum building height and maximum Floor Area Ratio (FAR) requirements would still apply.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendments are provided below in ~~striketrough~~/underline format.

Article 10. Parking and Access

Section 10-110. Amount of required parking.

A. The following are exempt from parking.

1. Central Business District Overlay:

- a. Ground floor retail, residential, and restaurants that are located within the Central Business District Overlay shall be exempt from the parking requirements.
- b. Buildings that are located within the Central Business District Overlay (CBD) that have a floor-area-ratio of 1.25 or less (1.45 or less if Mediterranean bonus is used) are not required to provide off-street parking for any uses except residential units.

2. MX-1 fronting Giralda Plaza:

- a. Buildings that have a maximum lot width of one-hundred (100) feet and of a maximum height of forty-five (45) feet and three (3) stories, off-street parking shall not be required.
- b. Parking requirements may be fulfilled by shared or remote parking, or by payment in lieu, as per Section 10-109, or by shared parking as per Section 10-111.

3. MX2 Design & Innovation District Overlay:

- a. First-floor showrooms and art galleries shall be exempt from the parking requirements.
- b. Buildings of four (4) stories or less, off-street parking shall not be required.

4. Building Alterations.

- a. Any single-family residence or duplex building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, changes of building types, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.
- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.
- c. Any building or structure, which has an existing occupied roof deck that is used as an amenity to an office use and permitted as of February 9, 2021, may enclose the occupied roof deck without providing additional off-street parking. The newly enclosed space shall be used solely as an amenity to the existing office use, subject to a restrictive covenant.

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

| REVIEW COMMITTEES AND BOARDS | DATE |
|--|----------|
| Planning and Zoning Board | 03.08.23 |
| City Commission – 1 st and 2 nd Readings | TBD |

The following has been completed to solicit input and provide notice of the Application:

| PUBLIC NOTICE | DATE |
|---|----------|
| Legal advertisement | 02.24.23 |
| Posted agenda and Staff report on City web page/City Hall | 03.03.23 |

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

| Standard | Staff Evaluation |
|--|--|
| a. Promotes the public health, safety, and welfare. | The intent of the proposed amendment is to provide a parking exemption for office buildings with newly enclosed roof decks. This amendment has no direct impact on public health, safety, and welfare. |
| b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment. | The proposed amendment does not affect office uses permitted in the Comprehensive Plan. |
| c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property. | The proposed text amendment does not allow densities or intensities in excess of what are permitted by the future land uses. The maximum Floor Area Ratio (FAR) would still apply and are not affected by the proposed text amendment. |
| d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan. | The proposed text amendment will not affect the level of service for public infrastructure. The enclosure of the rooftop amenity would not increase the impact of the office use. |
| e. Does not directly conflict with any objective or policy of the Comprehensive Plan. | The proposed amendment does not directly conflict with any objective or policy of the Comprehensive Plan. |

Staff comments:

The proposed text amendment to Section 10.110 “Amount of Required Parking” provides the authority for office buildings with an existing occupied roof deck as of February 9, 2021, to be enclosed without providing parking. The Zoning Code Update adoption date of February 9, 2021 marks a significant change in the Coral Gables Zoning Code as it relates to parking and office uses. The adoption of the Zoning Code Update provided many options to comply with parking requirements – such as remote parking for new construction and expanding those allowed boundaries, as well as expanding the use of shared parking. The Zoning Code Update also streamlined and updated many of the minimum parking requirements - such as restaurants and specialty offices to require 1 parking space per 300 square feet – as well as provided exemptions to encourage certain ground floor uses and building typologies. It also allowed mixed-use development city-wide on all commercial-zoned properties. Staff confirmed that no new office buildings have been permitted or planned since February 9, 2021. The proposed granted authority to waive parking requirements for enclosing an existing office amenity on the roof is consistent with the goals, objectives, and policies of the Coral Gables Comprehensive Plan. This amendment fulfills Objective MOB-3.1 of the Comprehensive Plan by providing efficient use of parking for office buildings within the City and is consistent with other goals, objectives, and policies of the Coral Gables Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

7. ATTACHMENTS

- A. Legal advertisement published.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL
PLANNING AGENCY / PLANNING AND ZONING BOARD - MAR
. 8, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

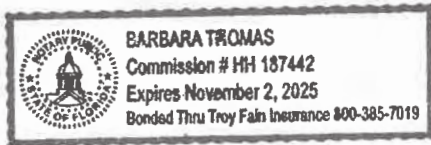
02/24/2023

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Sworn to and subscribed before me this
24 day of FEBRUARY, A.D. 2023

(SEAL)

ROSANA SALGADO personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, March 8, 2023, 6:00 p.m.
Location City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. 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 10, "Parking," Section 10-110, "Amount of Required Parking" adding parking exemption for newly enclosed roof deck on existing office buildings, providing for severability, repealer codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, March 8, 2023, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgty) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
2/24.

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