



**City of Coral Gables  
CITY COMMISSION MEETING  
April 24, 2018**

**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 MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 03.14.18 meeting recommended approval (vote: 5-0).

**BRIEF HISTORY:**

At the request of the City Commission, Staff has prepared a Zoning Code text amendment to the provisions for the Mixed Use District to allow small scale development.

To further the goals and objectives of the Comprehensive Plan in encouraging future infill and redevelopment within existing developed areas, Staff has prepared Zoning Code text amendments to reduce the off-street parking requirements for proposed buildings less than 45 feet. Staff has also updated the bicycle storage requirement in Mixed Use Districts to be based off of the number of units/bedrooms instead of car parking spaces.

The Industrial Mixed Use Districts are rapidly changing with many new mixed-use projects under construction and more in the development pipeline. This urban neighborhood offers the best transit service in the City of Coral Gables, conveniently located next to both Coral Gables Trolley routes, the future Underline walking and biking paths, and Miami-Dade bus and Metrorail services.

These mixed-use districts also contain many small, underutilized parcels. Due to off-street parking requirements, these small parcels are unable to redevelop. The City currently reduces parking requirements for buildings built before 1964, as well as proposed Mediterranean-style buildings less than 1.45 FAR. However these small parcels do not qualify for these provisions.

The proposed Zoning Code text amendments allow for a reduction of parking requirements for proposed buildings less than 45 feet in height in the North and South Industrial Districts. These proposed amendments are similar to the proposed Giralda Overlay District, which was recommended for approval by the Planning and Zoning Board and passed First Reading by the City Commission.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A. Additional review will be done regarding public parking impact between First and Second Readings.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
03.14.18	Planning and Zoning Board	Recommended approval (vote: 5-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Planning and Zoning Board agenda posted at City Hall.
03.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.23.18	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 03.14.18 Staff Report and recommendation with attachments.
- C. Excerpts of 03.14.18 Planning and Zoning Board meeting minutes.
- D. PowerPoint Presentation.
- E. Parking Department Staff Memo.