

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-___

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, "ARCHITECTURE," SECTION 5-200, "MEDITERRANEAN STANDARDS;" TO LIMIT THE MEDITERRANEAN BONUS PROGRAM TO CORAL GABLES MEDITERRANEAN ARCHITECTURAL STYLE AND EXPAND THE BOARD OF ARCHITECTS REVIEW PROCESS TO INCLUDE AN OPTIONAL CONCEPTUAL REVIEW; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission is considering Zoning Code text amendments to address the incentives and/or bonuses provided in Section 5-200 of the Zoning Code "Mediterranean Standards;" and

WHEREAS, a Blue Ribbon Committee was appointed by the City Commission to study the Mediterranean Bonus; and

WHEREAS, the Blue Ribbon Committee's recommendations were considered and two ideas were incorporated into the proposed Ordinance: Conceptual Review and the emphasis on Mediterranean architecture; and

WHEREAS, Staff prepared text amendments based on the City Commission discussions; and

WHEREAS, on October 26, 2021 the City Commission was presented on first reading the proposed text amendments to Section 5-200 of the Zoning Code "Mediterranean Standards"; and

WHEREAS, after notice was duly published, the November 10, 2021, Planning and Zoning Board meeting was cancelled due to lack of quorum; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on December 8, 2021, at which hearing the Board deferred the item to the next Board meeting; and

WHEREAS, after notice was duly published, the January 12, 2022, Planning and Zoning Board meeting was cancelled due to lack of quorum; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 9, 2022, at which hearing the Board deferred the item to the next Board meeting; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment to include an optional conceptual design review, and recommended denial of the text amendment to limit Coral Gables Mediterranean style Table 1 to only Mediterranean architectural style; and

WHEREAS, the City staff incorporated changes from first reading, and recommendations from the Planning and Zoning Board, and the City Commission was presented with a final text amendment on Second reading, included below:

WHEREAS, after notice was duly published, a public hearing was held before the City Commission on March 29, 2022, at which hearing all interested parties were afforded the opportunity to be heard.

Article 5. Architecture

Section 5-200. Mediterranean Standards

Section 5-201. Coral Gables Mediterranean style design standards.

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1), and two additional levels of standards (Tables 2 and 3).

A. Purpose and applicability.

1. Purpose.

- a. Provide bonuses and incentives to property owners to encourage and expand the creative use of Coral Gables Mediterranean ~~various~~ architectural styles in association with promoting public realm improvements.

2. Zoning district applicability. These regulations are available for new construction, additions, restorations ~~and/or~~ renovations of existing buildings using Coral Gables Mediterranean architectural style ~~all types of architecture styles~~ as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family-3 (MF3), Multi-Family-4 (MF4), Mixed-Use-1 (MX1), Mixed-Use-2 (MX2), Mixed-Use-3 (MX3),_except as otherwise provided herein.

4. In the MF3 and MF4 Districts, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ~~ten~~ twelve (10 12) of the standards in Table 2; however, the bonus heights shall not apply to MF3.

C. Level 1 bonus – Standards for Coral Gables Mediterranean Style ~~all types of architectural design~~. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story ~~for all types of architectural designs of buildings~~. The allowable stories shall not exceed are subject to the subject property applicable CP Map designation per and the height as is regulated by the Zoning Code. The allowable stories and height are as follows:

Section 14-108. Development Review Committee.

Section 14-108.1. Purpose and intent.

The Development Review Committee (DRC) is an administrative staff committee, which reviews projects of varying scope that may benefit from staff input before the projects are presented to the City Commission and/or the various development review Boards appointed by the City Commission (the “Boards”). An optional conceptual review by the Board of Architects is available prior to submitting a DRC application.

The DRC is also an administrative and technical committee that provides input on technical issues raised by a development project for consistency with policies established by the City Commission. The DRC is intended to streamline and coordinate the review of the development process by identifying and addressing all of the issues that will subsequently be heard by the City Commission and/or other Boards of the City, therefore, minimizing the number of reviews by the City Commission and the Boards, and providing applicants with a single administrative committee at which they can be provided input, advice and comments regarding all applicable provisions and regulations applicable to the development applications, projects or similar reviews. The comments and input provided by the DRC is not meant to be an exhaustive technical review and additional comments may be raised upon formal submittal of more detailed development plans. Although the DRC meetings are open to the public, no decision is made at the meeting and public comment is not intended to be solicited.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and

confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2022.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA

MIRIAM SOLER RAMOS

CITY CLERK

CITY ATTORNEY