

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-12**

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,” SECTION 2-100, “RESIDENTIAL DISTRICTS,” SECTION 2-104, “MULTI-FAMILY 3 (MF3) DISTRICT,” AND SECTION 2-105, “MULTI-FAMILY 4 (MF4) DISTRICT,” AND ARTICLE 5, “ARCHITECTURE,” SECTION 5-200, “MEDITERRANEAN STANDARDS;” TO REMOVE THE MEDITERRANEAN BONUS OF HEIGHT, DENSITY, AND FLOOR AREA RATIO (FAR) FOR MULTI-FAMILY 4 (MF4) PROPERTIES SOUTH OF BILTMORE WAY; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

**WHEREAS**, the former Multi-Family Special Area (MFSA) required all buildings to build according to the Mediterranean standards in the Zoning Code and, accordingly, did not allow buildings in the MFSA to obtain bonus building height and/or floor area ratio (FAR) for doing so; and

**WHEREAS**, the Zoning Code Update that was adopted via Ordinance No. 2021-07 (As Amended) created the Multi-Family 4 (MF-4) zoning district to be consistent with the Multi-Family Residential High Density land use of the City’s Comprehensive Plan Future Land Use Element that allows additional building height and density with architectural incentives; and

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to remove the ability to obtain additional building height and floor area ratio (FAR) under the Mediterranean Bonus for all properties zoned Multi-Family 4 (MF-4) District south of Biltmore Way, that were formerly zoned MFSA with Multi-Family Residential High Density land use designations; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, the November 10, 2021, Planning and Zoning Board meeting was cancelled due to lack of quorum; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, a public hearing was held before the Planning and Zoning Board on December 8, 2021, 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: 7 to 0) of the text amendment; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, a public hearing was held before the City Commission on January 11, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with text amendments to the Official Zoning Code, and after due consideration, recommended to also remove the ability to obtain the additional floor area ratio (FAR); and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, the City Commission deferred the proposed text amendments to the February 22, 2022, Commission meeting; and

**WHEREAS**, notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties; and

**WHEREAS**, notice was electronically sent to all property managers and Home Owner Associations (HOAs) on record within a one-thousand (1,000) foot radius from MF4 zoned properties; and

**WHEREAS**, after notice was duly published and a revised public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, a Commission Sunshine Meeting was held on February 15, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, a public hearing was held before the City Commission on March 8, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from MF4 zoned properties, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard;

**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 as follows<sup>1</sup>.

**Article 2. Zoning Districts**

**Section 2-100. Residential Districts.**

**Section 2-100. Residential Districts Table.**

Use categories		SFR	MF-1	MF-2	MF-3		MF-4		
							<u>South Of Biltmore Way</u>	<u>All Others</u>	
<b>A</b>	<b>Lot occupation</b>								
<b>1</b>	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	<u>10,000</u>	10,000
<b>2</b>	Building Site Width Minimum (feet)	50	50	50	100	50	100	<u>100</u>	100
<b>3</b>	Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	<u>60%</u>	60%
<b>4</b>	Open Space Minimum	40%	40%	25%	25%	25%	25%	<u>25%</u>	25%
<b>B</b>	<b>Density</b>								
<b>1</b>	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	<u>60</u>	60
<b>2</b>	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	<u>NA</u>	75
<b>3</b>	Unit Size Minimum (Square feet)	NA	500	500	500	500	500	<u>500</u>	500
<b>4</b>	Floor Area Ratio (FAR)	NA	NA	2.0	2.0	NA	NA	<u>2.0</u>	2.0
<b>5</b>	FAR Med. Bonus I	NA	NA	2.2	2.2	NA	NA	<u>NA</u>	2.2
<b>6</b>	FAR Med. Bonus II	NA	NA	2.5	2.5	NA	NA	<u>NA</u>	2.5
<b>C</b>	<b>Setback minimums (feet)</b>								
<b>1</b>	Principal Front	25	25	10	10	10	10	<u>10</u>	10
<b>2</b>	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0/5	5	<u>10</u>	10
<b>3</b>	Side Street	15	15	10	10	10	10	<u>10</u>	10
<b>4</b>	Rear	10	10	10	10	10	10	<u>10</u>	10

<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

Use categories		SFR	MF-1	MF-2		MF-3		MF-4	
								South Of Biltmore Way	All Others
5	Rear at Alley	10	10	5	5	5	5	<u>5</u>	5
6	Waterway	35 ft	35	35	35	35	35	<u>35</u>	35
<b>D Stepback (feet)</b>									
1	Stepback Front	0	0	0	10	0	0	<u>0</u>	0
2	Stepback Side	0	0	0	10	0	0	<u>10</u>	10
3	Stepback Side Street	0	0	0	10	0	0	<u>10</u>	10
4	Stepback Rear	0	0	0	10	0	0	<u>10</u>	10
5	Stepback Rear at Alley	0	0	0	10	0	0	<u>10</u>	10
<b>E Building height maximums (stories/feet)</b>									
1	Principal Building	2 stories/ 25'	2 stories/ 25'/30'	45'	70'	45'	45'	<u>150'</u>	150'
2	Accessory Building	1 story	1 story	2 stories	2 stories	2 stories	2 stories	<u>NA</u>	NA
3	Mediterranean Bonus I	NA	NA	5 stories /63.5'	7 stories /83.5'	NA	NA	<u>NA</u>	14 stories /163.5'
4	Mediterranean Bonus II	NA	NA	6 stories /77'	8 stories /97'	NA	NA	<u>NA</u>	16 stories /190.5'

## General Notes:

1. Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
2. An additional five (5%) of landscaped open space on elevated levels of multifamily buildings and other requirements shall apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
3. Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
4. Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
5. The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

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## Section 2-104. Multi-Family 3 (MF3) District.

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12. MF-3 properties shall comply with the provisions for residential uses which are set out in Section 5-201, Table 1 and a minimum of six items in Table 2; however, the bonus heights, density, and intensity shall not apply.

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Section 2-105. Multi-Family 4 (MF4) District.

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12. MF-4 properties south of Biltmore Way shall comply with the provisions for residential uses which are set out in Section 5-201, Table 1 and a minimum of six items in Table 2; however, the bonus heights, density, and intensity shall not apply.

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**Article 5. Architecture**

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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.

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~~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 (10) of the standards in Table 2; however, the bonus heights shall not apply.~~

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C. Level 1 bonuses – ~~Standards~~ Bonuses for Coral Gables Mediterranean Style all types of architectural design. Bonuses shall be in accordance with Section 2-100 Residential Districts Table.

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E. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. Bonuses shall be in accordance with Section 2-100 Residential Districts Table.

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**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.

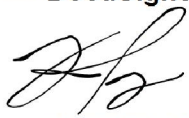
**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF MARCH, A.D., 2022.

(Moved: Anderson / Seconded: Menendez)  
(Yeas: Fors, Jr, Mena, Menendez, Anderson, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-3)


APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

DocuSigned by:  
  
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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
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MIRIAM SOLER RAMOS  
CITY ATTORNEY