



City of Coral Gables
CITY COMMISSION MEETING
July 9, 2024

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 1, "General Provisions," Section 1-108, "Transitional rules," and Article 5, "Architecture," Section 5-201, "Coral Gables Mediterranean style design standards," to remove the architectural incentives for Coral Gables Mediterranean design of additional building height, intensity, and density for properties with Site Specific zoning regulations, providing for repealer provision, severability clause, codification, and providing for an effective date.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board has not reviewed the proposed Zoning Code text amendment.

BRIEF HISTORY:

As requested by a Commissioner, Staff prepared a Zoning Code text amendment to remove the architectural incentives for Coral Gables Mediterranean design of additional height, intensity, and density for properties with site specific zoning regulations.

In 1976, Ordinance No. 2632 created maximum building height zones of 3-stories (45'), 6-stories (70'), and 13 stories (150') throughout significant areas of the city which are now known as the Site Specific Zoning Regulations in Appendix A of the Zoning Code. These areas included approximately 90 blocks with 13-stories (150') allowed building height within the downtown, Biltmore Way, and North Ponce areas. Other areas included the former Industrial district with a maximum height of 6-stories (70'), and US-1/Red Road/Sunset Drive with a maximum height of 3-stories (45').

The Coral Gables Mediterranean style design bonus was later adopted in 1986 to incentivize Coral Gables Mediterranean style architecture with additional stories, floor area ratio (FAR), and density to be applicable to the Central Business District (CBD) and North Ponce areas, and explicitly superseded the regulations in other sections of the Zoning Code - including what is now known as the Site Specifics. A year later in 1987, the applicable areas for Coral Gables Mediterranean style design were expanded to also include properties facing Biltmore Way and Coral Way, from LeJeune Road to Anderson Road, and, therefore, superseding the site specifics of the Biltmore Section. Most recently, Ordinance No. 2011-05 was adopted to further clarify that Site Specific zoning regulations govern except if granted Coral Gables Mediterranean style design bonuses.

However, there are some concerns that buildings that were granted Coral Gables Mediterranean style design bonuses were not sufficiently designed to be compatible with the height and scale of historic buildings and existing context. These historic buildings are generally located within the building height zones adopted in 1976 of downtown, North Ponce, and Biltmore Way. Therefore, a text amendment is

proposed to remove the architectural incentives for these properties and allow the site specifics to supersede any bonus program.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.02.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

A. Draft Ordinance.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval of allowing the site specific regulations to supersede any bonus program will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment is to allow the site specific zoning regulations to supersede the Coral Gables Mediterranean style bonuses.

The proposed limitation on available bonuses will not have an additional cost for compliance. Compliance will not affect or create a new charge or fee on businesses. A range from 6 to 10 properties seek Mediterranean Bonus per year.