



# City of Coral Gables Planning and Zoning Staff Report

Applicant:	City of Coral Gables
Application:	<b><u>Zoning Code Text Amendment – Residential Infill Regulations (RIR) Building Length</u></b>
Public Hearing:	Planning and Zoning Board
<b>Date &amp; Time:</b>	<b>June 6, 2023; 6:00 – 9:00 p.m.</b>
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 Article 2 “Zoning Districts,” Section 2-405 “Residential Infill Regulations Overlay District (RIR)” of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; 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 maximum building length of 300 feet for all properties seeking approval pursuant to the Residential Infill Regulations (RIR) under Section 2-405 of the Zoning Code.

The Residential Infill Regulations (RIR) were adopted as a conditional use in May 2017 to allow an increase of density from 40 units per acre, or 50 with Mediterranean Bonus, to a maximum of 100 units per acre if the property is 20,000 square feet or more within the North Ponce neighborhood. However, a maximum building length or lot area was not adopted with the regulations.

Most of the projects that have been approved and adopted pursuant to the RIR have a building length less than 300 feet in length. However, longer buildings that may be proposed within the RIR are not compatible within the finer-grain urbanism of existing North Ponce buildings. The longer buildings would also be unable to provide as much landscape open space as multiple smaller buildings.

Therefore, the Planning Staff has drafted a Zoning Code text amendment to limit the length of the building to 300 feet. As drafted, a developer would not need to accumulate more than approximately 6 properties averaging 50-feet in width to utilize the Residential Infill Regulations (RIR). This would continue to allow redevelopment of the North Ponce area as desired by the City Commission while also respecting the fine-grain urbanism of the neighborhood.

### 3. PROPOSED ZONING CODE TEXT AMENDMENT

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

#### Article 2. Zoning Districts

##### Section 2-405. Residential Infill Regulations Overlay District (RIR).

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##### B. Regulations.

1. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
2. Maximum density. The maximum density shall be according to MF2 or, with architectural incentives, shall be a maximum one-hundred (100) units per acre.
3. Maximum FAR 2.0 or 2.5, with architectural incentives.
4. Maximum Height. Maximum height shall be according to MF2 or, with architectural incentives, may be one-hundred (100) feet maximum with architectural incentives.
5. Maximum building length. The maximum building length on any street shall be limited to three-hundred (300) feet maximum.
6. Architecture Standards.
  - a. Coral Gables Mediterranean Architecture Design, as set forth in Section 5-200 shall be required for all buildings.
  - b. All development shall comply with Section 5-201 Coral Gables Mediterranean Style Design Standards including all Table 1 requirements and five (5) of ten (10) of the standards in Table 2.
7. ~~6.~~ Landscape Standards.

### 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	06.06.23
City Commission – 1 <sup>st</sup> and 2 <sup>nd</sup> Readings	TBD

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

PUBLIC NOTICE	DATE
Legal advertisement	05.26.23
Posted agenda and Staff report on City web page/City Hall	06.02.23

### 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 limit the building length in the North Ponce apartment district. Shorter building lengths would be more compatible with the fine grain urbanism and garden apartment building typologies of the North Ponce neighborhood by encouraging more open space. Limiting building length also fosters walkability and connectivity and contributes to a more pedestrian friendly streetscape and street. Residents will be more inclined to walk and/or bike to their destinations that will be in closer proximity, which promotes public health for the neighborhood and residents. Furthermore, limiting the length of buildings can spur a diversity of uses, ownership, and businesses within the district that promotes the welfare of the district and its residents.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment to limit the building length does not affect the multi-family residential 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 of multi-family medium density. The maximum Floor Area Ratio (FAR) of 2.5 and density of 100 units per acre 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 building length limitation would not increase the impact of the multi-family residential 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 2-405 “Residential Infill Regulations (RIR)” limits the length of new buildings utilizing the RIR. The proposed limitation is consistent with the goals, objectives, and policies of the Coral Gables Comprehensive Plan. This amendment fulfills Policy HOU-1.2.6 of the Comprehensive Plan by providing regulations to lessen the impact of new development to be compatible with the adjacent established North Ponce residential area. The proposed building length limitation is also consistent with other goals, objectives, and policies of the Coral Gables Comprehensive Plan that encourage compatibility with the character of the surrounding community and increasing open space.

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](http://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:**

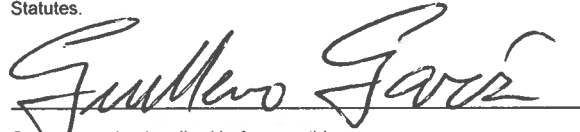
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement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

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUN. 6, 2023

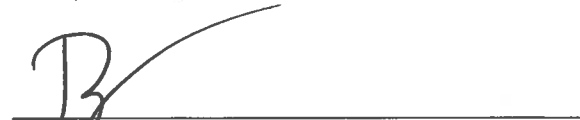
in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

05/26/2023

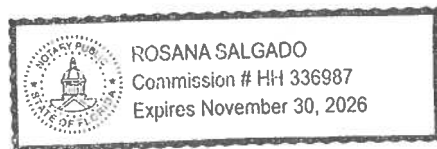
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 26 day of MAY, A.D. 2023



(SEAL)  
GUILLERMO GARCIA 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** Tuesday, June 6, 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. A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the commercial project referred to as "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed remote parking associated with the mixed-use project referred to as "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

6/6/2023

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a mixed-use project referred to as "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date.

The Planning and Zoning Board will be holding its board meeting on Tuesday, June 6, 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](mailto: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/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
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