



City of Coral Gables
CITY COMMISSION MEETING
May 10, 2022

ITEM TITLE:

Ordinances on Second Reading. Comprehensive Plan and Zoning Code Text Amendments.

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide that the maximum number of floors in the Comprehensive Plan shall not apply to any Planned Area Development (PAD) upon City Commission approval, and to allow an additional height bonus in return for limiting density for qualifying PADs within the Central Business District (CBD); providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (PAD) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create a "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.01.22 meeting recommended approval, with conditions (vote: 6-0) for the proposed Comprehensive Plan and Zoning Code text amendments, to limit the maximum number of stories to 18 and require high quality design for the first 3 stories.

BRIEF HISTORY:

As required, the proposed Comprehensive Plan text amendment was transmitted to the Florida State Department of Economic Opportunity (DEO) after First Reading and the Planning & Zoning Board's recommendation. The DEO had no comment and authorized the City to act on the proposed text amendment. The DEO response letter is provided as Exhibit C.

There have been no changes since First Reading.

At the request of the City Commission, Staff has drafted a Comprehensive Plan text amendment and a Zoning Code text amendment to allow an additional height bonus to a maximum of 205.5 feet and a limit of density of 100 units per acre for qualifying Planned Area Developments (PADs) within the Central Business District (CBD).

Additionally, the text amendments provide that the maximum number of stories in the Comprehensive Plan or Zoning Code shall not apply to any PAD upon City Commission approval, which would apply to all PADs citywide.

At the September 28 and November 9, 2021, City Commission meetings, the Commission sponsored discussions regarding reduced density Planned Area Developments (PADs) with additional height bonus in the Central Business District (CBD) core. The Commission invited the developer of a proposed project on Salzedo, between Almeria and Valencia, to illustrate the intent of the proposed changes. The request requires an amendment to the City’s Comprehensive Plan - which ultimately controls the maximum height of buildings and number of stories allowed - and the Zoning Code.

The proposed additional height bonus of 15 feet for a maximum of 205.5 feet would only apply to a PAD site plan that includes:

- Maximum Density of 100 units per acre;
- PAD site located within the CBD, but not facing Miracle Mile, Le Jeune Road, Douglas Road, Ponce de Leon Boulevard, or Alhambra Circle/Plaza;
- Obtain Coral Gables Mediterranean bonus; and
- Provide an additional 5% ground-level open space.

Building height and the number of stories within that building are different standards. Both have been applied in the Zoning Code in different ways. In 1930, the height of buildings was measured by the width of streets depending on the height district. Later in 1966, the building height was regulated by the number of stories. In 2004, the Zoning Code incorporated building heights to be measured by both the number of stories and feet, for a maximum of 16 stories or 190.5’ for the most intense zoning districts. In 2009, the building height in feet was incorporated into the Comprehensive Plan’s Future Land Use element.

Below summarizes the proposed changes to the Comprehensive Plan and Zoning Code, applicable only to the PAD standards:

Zoning District (where PADs are permitted)	Current Building Height	Proposed Building Height	Current Number of Stories	Proposed Number of Stories
MF1	30’	No change	2	No limit
MF2	83.5’ w/ Med Bonus 1 97’ w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	No limit
MF4	163.5’ w/ Med Bonus 1 190.5’ w/ Med Bonus 2	No change	14 w/ Med Bonus 1 16 w/ Med Bonus 2	No limit
MX1	63.5’ w/ Med Bonus 1 77’ w/ Med Bonus 2	No change	5 w/ Med Bonus 1 6 w/ Med Bonus 2	No limit
MX2	83.5’ w/ Med Bonus 1 97’ w/ Med Bonus 2	No change	7 w/ Med Bonus 1 8 w/ Med Bonus 2	No limit
MX3	163.5’ w/ Med Bonus 1 190.5’ w/ Med Bonus 2	205.5’ w/ Med Bonus 2	14 w/ Med Bonus 1 16 w/ Med Bonus 2	No limit

Planning & Zoning Board

At the December 8, 2021, Planning & Zoning Board meeting, the Board expressed concern for incentivizing less residential units in the downtown area. The concern stemmed from multiple master plans that recommend more downtown residential units to patronize local businesses, including the Downtown Coral Gables Retail Strategy. The Board discussed it may be more beneficial to the community to incentivize better quality design at the ground level to potentially benefit the public realm, as well as incentivizing more affordable residential units with smaller units or contributing to a dedicated fund.

At the February 9, 2022, Planning & Zoning Board meeting, the Board had a tied vote (2-2). Therefore, the Board had no recommendation. Per the Florida State Statutes Chapter 163, the Local Planning Agency (LPA) – which is the Planning & Zoning Board in the City of Coral Gables – is required to make recommendations for any proposed Comprehensive Plan amendment to the governing body (City Commission). Therefore, the proposed text amendments returned to the Planning & Zoning Board agenda to receive a recommendation before Staff could transmit the proposed changes to the Florida State Department of Economic Opportunity (DEO).

At the March 1, 2022, Planning & Zoning Board meeting, the Board recommended approval with conditions (6-0). The conditions included the limitation of 18 stories and to add aspirational goals in the PAD purpose that promotes high quality design for the public realm, especially within the first 3 stories.

The proposed Ordinances remain unchanged from the initial Planning & Zoning Board review and as requested by the City Commission.

The draft Ordinance of the Comprehensive Plan text amendment is provided as Exhibit A. The Zoning Code text amendments is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.22.21	Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for Planning and Zoning Board meeting.
11.24.21	Planning and Zoning Board legal advertisement.
12.03.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
12.28.21	Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for January PZB and First Reading.
12.29.21	Planning and Zoning Board legal advertisement.
12.30.21	City Commission legal advertisement for First Reading.

01.04.22	City Commission meeting agenda posted on City webpage.
01.07.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.28.22	Planning and Zoning Board legal advertisement.
02.04.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.16.22	Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for Planning and Zoning Board meeting.
02.18.22	Planning and Zoning Board legal advertisement.
02.25.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
04.27.22	Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for Second Reading.
04.29.22	City Commission legal advertisement for Second Reading.
05.03.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance - Comprehensive Plan.
- B. Draft Ordinance - Zoning Code.
- C. Department of Economic Opportunity (DEO) Response Letter.
- D. 03.01.22 Planning & Zoning Board Staff Report with attachments.
- E. Excerpts from 03.01.22 PZB meeting.
- F. Proposed additional text amendments, as requested by the PZB.