

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2023-37

AN ORDINANCE OF THE CITY COMMISSION 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.

WHEREAS, the Planning & Zoning Board recommended amending the Zoning Code based on recent concerns for the length of buildings developed in accordance with the Residential Infill Regulations (RIR) on February 9, 2022 (vote: 4 to 0); and

WHEREAS, many community members expressed publicly their concerns for the length of recently proposed buildings that seek approval pursuant to the Residential Infill Regulations (RIR); and

WHEREAS, the City of Coral Gables prides itself in lush and landscaped open spaces and that limiting the length of buildings will allow the preservation or addition of open space on any given block in the Residential Infill Regulations (RIR) boundary; and

WHEREAS, any project applying to utilize the Residential Infill Regulations (RIR) requires Conditional Use review and approval by the City Commission; and

WHEREAS, the Residential Infill Regulations (RIR) is an overlay district and limited to properties zoned Multi-Family 2 (MF2) District located north of Navarre Avenue, south of SW 8th Street, east of LeJeune Road and west of Douglas Road; and

WHEREAS, certain neighboring municipalities, such as the City of Miami, limit the maximum building frontages to not exceed three hundred (300) feet; and

WHEREAS, the past buildings approved pursuant to the Residential Infill Regulations (RIR) measure at an average of 300 feet of building length or less; and

WHEREAS, the 1965 Coral Gables Zoning Code required a twenty (20) foot building separation of open space when multiple buildings occupied one building site; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on June 6, 2023, 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, deferred the text amendment with the request for a Board of Architects representative to offer input; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on July 12, 2023, 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, deferred the text amendment with the request for additional background and analysis of the North Ponce neighborhood; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on September 21, 2023, at which hearing, the Planning and Zoning 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 October 21, 2023, 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: 6-1); and

WHEREAS, a public hearing for First Reading was held before the City Commission on November 14, 2023, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published, 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 follows¹.

Article 2. Zoning Districts

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

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. When two or more buildings occupy a building site, each building shall be separated by an open space of at least twenty (20) feet.
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. ~~Landscape Standards.~~

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.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

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. At the sole determination of the City Attorney, a property with a minimum lot size of twenty-thousand (20,000) square feet on which a building longer than three hundred (300) feet can be currently developed under the RIR regulations and in accordance with all other applicable regulations, whose owner demonstrates by an appropriate instrument recorded in the Public Records of Miami-Dade County prior to the effective date of this Ordinance, was assembled under common ownership prior to the effective date of this ordinance, will be exempt from the terms of this ordinance.

SECTION 8. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWELFTH DAY OF DECEMBER, A.D., 2023.

(Moved: Anderson / Seconded: Fernandez)
(Yeas: Fernandez, Menendez, Anderson, Castro, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-3)

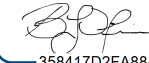
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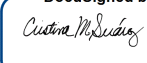
VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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BILLY Y. URQUIA
CITY CLERK

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CRISTINA M. SUÀREZ
CITY ATTORNEY