



City of Coral Gables
CITY COMMISSION MEETING
January 10, 2023

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 3, "Uses," Section 3-315, "Restaurant, open air dining at ground level and other location" and Article 16, "Definitions;" by removing Floor Area Ratio (FAR) requirements for rooftop dining; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.14.22 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

BRIEF HISTORY:

Zoning Code text amendments are proposed to encourage rooftop dining by removing Floor Area Ratio (FAR) requirements. Rooftop dining had been utilizing the general provisions for open-air dining on private property until the adopted changes of the Zoning Code Update, when rooftop dining was required to comply with both FAR and parking. Recent proposed mixed-use buildings have demonstrated that these additional regulations are not consistent with the purpose of FAR, which is to control and limit the bulk and mass of a building.

Therefore, Zoning Code text amendments are proposed for both the open-air dining on private property section of the Zoning Code and the definition of FAR to clarify what can be excluded. Below summarizes the proposed changes:

- Rooftop dining is excluded from FAR limitations if uncovered or if under a trellis or canopy
- Rooftop dining is exempt from parking requirements - as is in all open-air dining

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
12.02.22	PZB Legal Advertisement.
12.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.03.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 12.14.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 12.14.22 PZB meeting minutes.