



City of Coral Gables
CITY COMMISSION MEETING
March 12, 2024

ITEM TITLE:

Ordinance on Second Reading. Comprehensive Plan Text Amendment.

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 Future Land Use Element, 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 for additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District regulations; and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

BRIEF HISTORY:

The text amendment to the Comprehensive Plan was already adopted by the City Commission on October 24, 2023, by Ordinance No. 2023-34. However, the adopted legislation was not received by the state land planning agency within the State's internal required timeframe, and therefore was not accepted. Therefore, the City must readopt the legislation due to a technical error and resubmit the Comprehensive Plan amendment within the required timeframe.

There have been no changes since the adoption at the October 24, 2023, public hearing.

The Comprehensive Plan text amendment was a companion item to the Zoning Code amendments that created a parks incentive program within the Design & Innovation District that was adopted by Ordinance No. 2023-35 by the City Commission on October 24, 2023 (vote: 5-0). The ordinances incentivize the development of more urban parks in Coral Gables; the City Commission may allow additional building height within the Design and Innovation District in return for additional open spaces to be owned by the City and reduction in density. The District is limited to the area surrounding the Shops of Merrick Park and bounded by Bird Road, SW 39th Avenue, Ruiz Avenue/Ponce de Leon Boulevard, and Le Jeune Road.

The draft Ordinance for the Comprehensive Plan text amendment is provided as Exhibit A.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.29.23	Mailed Notification for PZB.
06.30.23	PZB Legal Advertisement.

07.07.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.03.23	Mailed Notification for First Reading.
08.15.23	City Commission meeting agenda posted on City webpage.
09.22.23	Mailed Notification for Sunshine Meeting.
10.13.23	Mailed Notification for Second Reading.
10.13.23	City Commission legal advertisement.
10.16.23	City Commission meeting agenda posted on City webpage.
02.26.24	City Commission legal advertisement.
03.05.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

A. Draft Ordinance for Comprehensive Plan Text Amendment.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.			
Total:			
Fiscal Impact: Not applicable.			

BUSINESS IMPACT:

Not applicable.
