



**City of Coral Gables
CITY COMMISSION MEETING
July 13, 2021**

ITEM TITLE:

Resolution.

A Resolution of the City Commission of Coral Gables, Florida issuing a Zoning in Progress, in accordance with Article 14 "Process," Section 14-209, "Moratorium," Section 14.209.3, "Zoning in Progress Request" and 14-209.4 "City Commission zoning in progress resolution review and decision," for the consideration of Zoning Code text amendments to address the incentives and/or bonuses provided in Section 5-200 of the Zoning Code "Mediterranean Standards," for new commercial, mixed-use, and multi-family projects; providing that projects that received final approval by the Board of Architects shall not be subject to the Zoning in Progress; and providing for an effective date.

(Sponsored by Commissioner Anderson)

BRIEF HISTORY:

This Zoning in Progress has been requested to address the bonuses and/or incentives set forth in Section 5-200 of the Zoning Code, as applied to new commercial, mixed use, and multi-family projects.

The proposed Zoning in Progress Resolution would apply to any requests or applications for permits, site plan approvals, or any other official action of the City of Coral Gables permitting or having the effect of allowing incentives and/or bonuses pursuant to Section 5-200 of the Zoning Code for new commercial, mixed-use, and multi-family projects. To the extent such a request or application is submitted, the City staff would be authorized to take action to reject such application during the term of the Zoning in Progress.

The Zoning in Progress shall not apply to projects that have already received final approval by the Board of Architects by July 13, 2021 and are not seeking any changes to the applicable zoning or land use designations. The Zoning in Progress shall expire on the date of the first regularly scheduled City Commission meeting after 120 days from the effective date of this resolution, unless extended in accordance with applicable law.

ATTACHMENT(S):

1. Draft Resolution