



City of Coral Gables
CITY COMMISSION MEETING
May 9, 2023

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for a Text Amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10- 110, "Amount of Required Parking," adding parking exemption for newly enclosed roof deck on existing office buildings built as of February 9, 2021, and 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 03.08.23 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

BRIEF HISTORY:

After First Reading, the proposed Zoning Code text amendment was updated to include the following:

- Restrictive covenant will provide authority to inspect space to ensure compliance;
- If deemed noncompliant, the exempted additional parking will be required; and
- Failure to provide parking when in violation may result in Code Enforcement proceedings and revocation of Certificate of Use.

No other changes in addition to these enforcement actions have been made since First Reading.

As requested by a Commissioner, Staff has prepared a Zoning Code text amendment to propose a parking exemption for office building alterations when enclosing an existing rooftop amenity.

The minimum parking requirement for office use is calculated at a rate of 1 parking space per 300 square feet of enclosed office space. If portions of the office use are unenclosed - such as a rooftop amenity - additional parking is not triggered and therefore not required. However, when an office building requests to enclose their amenity space at the roof, then additional parking is required to be provided, even if the use and impact of the amenity space remains the same. The Zoning Code is silent whether an office building that has an existing occupied roof deck being used as an amenity may enclose the occupied roof deck without requiring additional off-street parking.

Therefore, the Planning Staff has drafted a Zoning Code text amendment to exempt additional parking for newly enclosed roof decks on office buildings as of February 9, 2021, (the adoption date of the Zoning Code Update), if the space is being used as an amenity only to the office. As drafted, the enclosure of the rooftop office amenity only exempts the additional parking. The maximum building height and maximum Floor Area Ratio (FAR) requirements would still apply.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.24.22	PZB Legal Advertisement.
03.03.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
03.21.23	City Commission meeting agenda posted on City webpage.
04.27.23	City Commission legal advertisement.
05.02.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.