

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE (ZONING CODE), AMENDING ARTICLE 10, "PARKING AND ACCESS," SECTION 10-112 "MISCELLANEOUS PARKING STANDARDS," CREATING PROVISIONS FOR CONSIDERING REDUCTION OF PARKING REQUIREMENTS FOR AFFORDABLE HOUSING LOCATED WITHIN A HALF-MILE OF A MAJOR TRANSIT STOP AS REQUIRED BY THE LIVE LOCAL ACT, CH. 2023-17, LAWS OF FLORIDA; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted the Live Local Act, Chapter 2023-17, Laws of Florida, which mandates certain zoning requirements for Affordable Housing including the following: "A municipality must consider reducing parking requirements for a proposed development authorized under this subsection if the development is within one-half mile of a major transit stop, as defined in the municipality's land development code, and the major transit stop is accessible from the development."; and

WHEREAS, the City intends to comply with this State mandate by modifying its parking requirements for consideration of reduced parking requirements for affordable housing within one-half mile of a major transit stop where the major transit stop is accessible to the development; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 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/denial (vote: _ to _) of the text amendment; and

WHEREAS, on _____ the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __-__); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on _____, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: __-__),

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

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 to read as follows¹:

ARTICLE 10-PARKING AND ACCESS

Section 10-112. Miscellaneous parking standards.

D. The City Commission shall consider a parking reduction for affordable housing developments as defined in the Live Local Act, Ch. 2023-17, Laws of Florida under the following conditions:

1. The development is located within a half (1/2) mile of a major transit stop.

2. For purposes of this subsection D, a major transit stop shall be defined as a Miami-Dade County Metrorail Station or the intersection of two or more major bus or trolley routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon or peak commute periods.

3. The development is accessible and within one-quarter (1/4) mile walking distance of the transit stop. For the purpose of this subsection D, accessible means having access to a connected network of sidewalks, ramps, crossings and other pedestrian features.

4. In considering whether a development should receive a parking reduction as authorized by this subsection D, the City Commission shall consider the impact of the parking reduction for the subject development and its compatibility with the surrounding area.

5. Where the requirements of subsection D are met, the City Commission may reduce the parking requirements for a qualifying development as follows:

a. a 5% reduction for developments with a building site area of 20,000 square feet or greater.

b. a 10% reduction for developments with a building site area between 10,000 square feet and 20,000 square feet.

c. a 15% reduction for developments with a building site area under 10,000 square feet.

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

d. the City Commission may, in its discretion, grant greater parking reductions for developments with a building site of less than 6,000 square feet.

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 City Commission of the City of Coral Gables, Florida that the provisions of this Ordinance shall become and be made a part of the City of Coral Gables Zoning Code, and that the sections of this “Ordinance” may be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the 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. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D.
2023.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA M. SUAREZ
CITY ATTORNEY