



**City of Coral Gables  
CITY COMMISSION MEETING  
March 29, 2022**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment.**

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date.

**Resolution.**

2. A Resolution of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-17, as amended, to add a Board of Architects fees for conceptual review; providing for severability, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board recommended approval of the conceptual design review by the Board of Architects, but recommended denial of the limitation on Mediterranean style (vote: 6-0).

**BRIEF HISTORY:**

No changes have been made to the proposed text amendments since First Reading and the Planning & Zoning Board meeting.

Based on the City Commission discussions, the following text amendments are proposed:

**Mediterranean Bonus**

- Mediterranean Style required for all Tables
- Optional Conceptual Design review

In addition to the proposed text amendments to the Zoning Code, Staff has included an amendment to the Development Services fee schedule to include a Board of Architects conceptual review fee for \$250.00 for residential (SFR) projects, and \$2,000.00 for commercial, mixed-use, and multi-family projects.

**Planning & Zoning Board**

At the March 1, 2022, Planning & Zoning Board meeting, the Board recommended approval of the optional conceptual design review by the Board of Architects. However, the Board recommended denial of the requiring Mediterranean architectural style for the Coral Gables Mediterranean style design standards Table 1: Required standards (vote: 6-0). Many members of the Board had concerns about limiting the architectural style to Mediterranean.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit A. The draft resolution for the additional fee for BOA conceptual review is provided as Exhibit B.

**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
10.19.21	Posted Commission agenda meeting.
10.29.21	November PZB Legal Advertisement.
11.24.21	December PZB Legal Advertisement.
12.30.21	January PZB Legal Advertisement.
01.28.22	February PZB Legal Advertisement.
02.18.22	March 1 PZB Legal Advertisement.
03.18.22	City Commission Legal Advertisement.
03.22.22	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. Draft Resolution.
- C. 03.01.22 Planning & Zoning Board Staff Report with attachments.
- D. Excerpts from 03.01.22 PZB meeting.