



City of Coral Gables
CITY COMMISSION MEETING
January 9, 2024

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

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 near 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board will review and make a recommendation of the proposed Zoning Code text amendment at their January 10th, 2024 meeting.

BRIEF HISTORY:

As legislated by Senate Bill No. 102, Staff has prepared a Zoning Code text amendment for parking and access standards to consider parking reduction requirements for affordable housing located near major transit stops.

On March 28, 2023, Florida Governor Ron DeSantis adopted Senate Bill No. 102 under Chapter 2023-17, Law of Florida. The Bill, otherwise known as the Live Local Act, became effective on July 1, 2023. The Live Local Act states a county or municipality cannot require a proposed multifamily development with commercial, industrial, or mixed-use zoning to receive a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for building height, zoning, and density if the proposed multifamily development delivers a minimum of 40% affordable housing. Under the Live Local Act provisions, proposed developments can have the highest allowable density allowed in the county or municipality and the highest allowable height for a commercial or residential development within 1 mile of the proposed development, or 3 stories.

The Live Local Act also requires a county or municipality to consider reducing parking requirements for a proposed multifamily development with commercial, industrial, or mixed-use zoning if the proposed development is located within one-half mile of an accessible, major transit stop. A major transit stop is defined as a "Metrorail station or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon or peak commute periods"

The City of Coral Gables aims to comply with the State’s newly adopted regulations. Staff has drafted a zoning code text amendment to consider parking reductions for proposed multifamily developments that meet the 40% affordable housing threshold within one-half mile of an accessible and major transit stop. Future projects that meet the Live Local Act criteria and within ¼ of a mile of a major transit stop may receive parking reductions.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.02.23	City Commission meeting agenda posted on City webpage.
12.21.23	Planning & Zoning Board legal advertisement.
01.05.23	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.

EXHIBIT(S):

- A. Draft Ordinance.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval of parking reduction for proposed multifamily developments that meet the 40% affordable housing threshold within one-half mile of an accessible and major transit stop will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment is to consider parking reduction requirements for affordable housing located near major transit stops as legislated by Senate Bill No. 102.

The proposed parking and access standards will not have an additional cost for compliance. Additionally, the review for compliance by the Director of Development Services, or their designee, will be included in the current permit fees and not create a new charge or fee on businesses. Since the Live Local Act was adopted on July 1st, 2023, no building permits are applicable yet.