



**City of Coral Gables
CITY COMMISSION MEETING
January 23, 2024**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to Article 2, "Zoning Districts," Section 2-201, "Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts" and Article 3, "Uses," Section 3-209, "Live work minimum requirements," of the City of Coral Gables Official Zoning Code to allow a reduction of storefront transparency on frontages facing single-family and multi-family uses, providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the January 10, 2024, meeting, the Planning and Zoning Board recommended denial (vote: 6-0).

BRIEF HISTORY:

No changes have been made since First Reading.

As requested by a member of the City Commission, Staff prepared a Zoning Code text amendment that requires a minimum shopfront windowsill height in mixed-use districts and allows a reduction of storefront transparency on frontages facing single-family and multi-family uses.

Currently, the mixed-use zoning regulations require a minimum of 60% transparency of the ground floor to allow visibility into the interior of the commercial space and promote walkability. However, the design of a storefront facing multi-family or single-family uses should not allow glass from the top to the bottom of the shopfront. Therefore, the proposed text amendments require a windowsill between 18" to 24" in height for frontages facing ground level single-family and multi-family uses.

Similarly, the same shopfront transparency requirements of mixed-use zoning also apply to live/work units that may be built on the ground floor of a multi-family building within multi-family zoning districts. Therefore, the proposed text amendments also include a reduction of the required transparency to 40% minimum on live/work frontages facing ground level single-family and multi-family uses, as reviewed and approved by the Board of Architects.

Planning & Zoning Board

At the January 10th, 2024, meeting, the Planning and Zoning Board discussed their concerns of lighting – both exterior building illumination and interior lighting from storefronts – that also affect adjacent residential. The Board members decided that the proposed text amendments should be accompanied with provisions for controlling the amount of lighting near residential uses, and therefore recommended denial, with a recommendation to explore the lighting emanating from the buildings (vote: 6-0).

The draft Ordinance is provided as Attachment A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.05.23	City Commission meeting agenda posted on City webpage.
12.28.23	PZB Legal Advertisement.
01.05.24	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.13.24	City Commission Legal Advertisement.
01.18.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 01.10.24 PZB Staff Report.
- C. Excerpt of 01.10.24 PZB Meeting Minutes.

FINANCIAL INFORMATION:

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

Fiscal Impact:

The approval of allowing a reduction of transparency for storefront facing single-family and multi-family uses will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment for a storefront windowsill and a transparency reduction for live/work units facing single-family or multi-family uses is to allow more compatibility when ground level commercial when across the street from residential.

The proposed transparency reduction will not have an additional cost for compliance, and not create a new charge or fee on businesses.

Any mixed-use building, or multi-family building with ground level live/work units, would be subject to this potential reduction of transparency and storefront windowsill requirement.