



City of Coral Gables
CITY COMMISSION MEETING
December 12, 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 Article 2 “Zoning Districts,” Section 2-405 “Residential Infill Regulations Overlay District (RIR)” of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment at their October 11, 2023, meeting (vote: 6-1).

BRIEF HISTORY:

Since First Reading, the proposed Ordinance was revised to provide for an exemption for any affected 20,000 square-foot-property that can currently construct a building longer than 300 feet under the RIR regulations. No other changes have been made since First Reading.

As requested by a member of the Commission, Planning Staff prepared a Zoning Code text amendment to propose a maximum building length of 300 feet for all properties seeking approval pursuant to the Residential Infill Regulations (RIR) under Section 2-405 of the Zoning Code. The Residential Infill Regulations (RIR) were adopted as a conditional use in May of 2017 to allow an increase of density from 40 units per acre, or 50 with Mediterranean Bonus, to a maximum of 100 units per acre if the property is 20,000 square feet or more within the North Ponce neighborhood. However, a maximum building length or lot area was not adopted with the regulations. Therefore to be more compatible with the existing North Ponce neighborhood, a member of the City Commission requested a Zoning Code text amendment to limit the length of the building to 300 feet.

Planning & Zoning Board

This item was discussed at the June 6th, 2023, Planning & Zoning Board meeting, which was deferred with the request to have the City Architect or representative from the Board of Architects available for discussion and input at the following PZB meeting. At the following meeting of July 12th, 2023, the Board of Architects’ Chairperson discussed the need to have regulations in the Zoning Code to limit the building length in the North Ponce area, as the Board of Architects themselves was unable to limit a proposed/approved building in the past. Regardless, new members of the Planning & Zoning Board

deferred the item again to the following meeting and requested more background and analysis of the neighborhood. The item was later deferred at the September 21st, 2023, Planning and Zoning Board meeting.

At the October 11th, 2023 meeting, City Staff presented the history, current conditions, past studies, and the impact of the proposed text amendment. The Board discussed their concerns regarding the North Ponce apartment district and how the City should preserve the value and quality of the area. Several Board members voiced their concerns, such as the compactness of the area and the loss of affordable housing, quality of buildings, and open space. The Board recommended approval of the zoning code text amendment (vote: 6 to 1) with the clarity that 20 feet will be required between multiple buildings. The Board member that voted against the proposed text amendment preferred to limit the building length further to 200 feet.

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.26.23	PZB Legal Advertisement.
06.02.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
06.30.23	PZB Legal Advertisement.
07.12.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.08.23	PZB Legal Advertisement.
09.21.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.29.23	PZB Legal Advertisement.
10.11.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
11.07.23	City Commission meeting agenda posted on City webpage.
12.01.23	Legal advertisement.
12.05.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.			
Total:			
Fiscal Impact:			

The approval of the text amendment may generate private interest for redevelopment of the North Ponce area as desired by the City Commission while respecting the fine-grain urbanism of the neighborhood.

BUSINESS IMPACT:

The proposed zoning code text amendment to limit the length of the building to 300 feet. As drafted, a developer would not need to accumulate more than approximately 6 properties averaging 50-feet in width to utilize the Residential Infill Regulations (RIR). Businesses will not be charged compliance costs nor any be charged fees subject to the proposed ordinance.