



City of Coral Gables
CITY COMMISSION MEETING
March 8, 2022

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, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Section 2-105, "Multi-Family 4 (MF4) District," and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height, density, and floor area ratio (FAR) for Multi-Family 4 (MF4) properties south of Biltmore Way; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.09.21 meeting recommended approval of removing the Mediterranean Bonus height, and to also study and consider height changes to MF4 north of Biltmore Way (vote: 7 yes – 0 no).

BRIEF HISTORY:

The Multi-Family Special Area (MFSA) zoning district existed since 2004. In that MFSA, Mediterranean design was required, therefore no bonus for height, floor area ratio (FAR), and density was afforded for building Mediterranean.

In 2021 (ADD MONTH), when the MFSA district designation was removed from the Zoning Code, the change inadvertently allowed certain property owners, who were building in Mediterranean design, to be afforded the bonus. After discovering this, and understanding that this was not the intention, the City Commission would like to return to the criteria that existed for the last 18 years. Staff has drafted a Zoning Code text amendment to remove the ability to obtain additional building height, density, and floor area ratio (FAR) using the Mediterranean Bonus program for all properties zoned Multi-Family 4 (MF4) District south of Biltmore Way, which are the MFSA properties that were inadvertently changed; thereby returning those property owners to the pre-2021 Zoning Code restrictions

A draft ordinance was prepared for the January 25, 2022, City Commission meeting; however, the Commission deferred the item to the February 22, 2022, meeting.

A Sunshine Meeting was held on February 15, 2022, to allow further discussion of MF-4 Mediterranean Bonus provisions. After considering public input, determining that the change was inadvertent, and wishing to return to the status quo, the City Commission directed staff to move forward with restoration

of the pre-2021 language removing said Mediterranean Bonus for properties zoned MF4 south of Biltmore Way.

The proposed text amendment is returning to the City Commission for approval at First Reading and includes the following for properties zoned MF4 south of Biltmore Way:

- Maximum building height of 150 feet,
- Maximum density of 60 units/acre,
- Maximum floor area ratio (FAR) of 2.0, and

Planning & Zoning Board

The item will go to Planning and Zoning between first and second reading.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit A. The public was notified by mailed notice seven times to 1,368 addresses within 1,000 feet of all the MF4 designated properties.

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
10.27.21	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for November Planning and Zoning Board meeting.
10.29.21	Planning and Zoning Board legal advertisement. (November PZB)
11.04.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (November PZB)
11.24.21	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for December Planning and Zoning Board meeting.
11.24.21	Planning and Zoning Board legal advertisement. (December PZB)
12.03.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (December PZB)
12.28.21	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for First Reading.
01.04.22	City Commission meeting agenda posted on City webpage.
01.12.22	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for First Reading.
01.18.22	City Commission meeting agenda posted on City webpage.
02.02.22	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for Sunshine meeting.
02.02.22	Emailed notification to all property managers and HOA representatives.

02.08.22	Revised mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for Sunshine meeting.
02.09.22	Commission Sunshine meeting posted on City webpage.
02.23.22	Mailed notification to all property owners within 1,000 feet of the MF4 zoning district boundary for First Reading.
03.01.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning

EXHIBIT(S):

- A. Draft Ordinance.