



**City of Coral Gables  
CITY COMMISSION MEETING  
June 12, 2018**

**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 the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending parking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 03.14.18 meeting recommended approval (vote: 5-0).

**BRIEF HISTORY:**

At the request of the City Commission, Staff has prepared a Zoning Code text amendment to the provisions for the Mixed Use District to allow small scale development. After First Reading on April 24, the proposed amendment was presented to and supported by the Parking Advisory Board at their May 24 meeting.

To further the goals and objectives of the Comprehensive Plan in encouraging future infill and redevelopment within existing developed areas, Staff has prepared Zoning Code text amendments to reduce the off-street parking requirements for proposed buildings less than 45 feet. Staff has also updated the bicycle storage requirement in Mixed Use Districts to be based off of the number of units/bedrooms instead of car parking spaces.

The Industrial Mixed Use Districts are rapidly changing with many new mixed-use projects under construction and more in the development pipeline. This urban neighborhood offers the best transit service in the City of Coral Gables, conveniently located next to both Coral Gables Trolley routes, the future Underline walking and biking paths, and Miami-Dade bus and Metrorail services.

These mixed-use districts also contain many small, underutilized parcels. Due to off-street parking requirements, these small parcels are unable to redevelop. The City currently reduces parking requirements for buildings built before 1964, as well as proposed Mediterranean-style buildings less than 1.45 FAR. However these small parcels do not qualify for these provisions.

The proposed Zoning Code text amendments allow for a reduction of parking requirements for proposed buildings less than 45 feet in height in the North and South Industrial Districts. These proposed amendments are similar to the proposed Giralda Overlay District.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
03.14.18	Planning and Zoning Board	Recommended approval (vote: 5-0).
05.24.18	Parking Advisory Board	Supported proposed text amendments

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Planning and Zoning Board agenda posted at City Hall.
03.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
04.20.18	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
05.31.18	Courtesy Notice mailed to all affected property owners
06.01.18	Legal Advertisement for Commission 2 <sup>nd</sup> Reading
06.08.18	Posted agenda on City web page/City Hall

**APPROVED BY:**

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


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. PowerPoint Presentation.