



City of Coral Gables
CITY COMMISSION MEETING
March 29, 2022

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," 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:

No changes have been made from First Reading.

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 and Second Readings.
03.01.22	City Commission meeting agenda posted on City webpage.
03.18.22	Commission Legal Advertisement.
03.22.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.