



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**July 25, 2022**

**ITEM TITLE:**

**Ordinance on First Reading.** An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-205.3, "Declaration of Restrictive Covenant in Lieu of a Unity of Title" to encourage the creation of city parks by allowing non-contiguous building sites with dedicated park spaces; providing for severability, repealer, codification, and an effective date.

**BRIEF HISTORY:**

The City has consistently stressed the important of open spaces such as public parks and therefore seeks to promote and incentivizes the establishment of additional public park space for the use and enjoyment of its residents.

In recent years parks and recreational spaces have normally been proffered by developers only when directly abutting a proposed development and the City believes that allowing the creation of non-contiguous building sites would encourage the creation of more public park spaces by not limiting the would be developers to directly abutting parcels.

There will be further evaluation of the ordinance between first and second reading and it will be presented to the Planning and Zoning Board between first and second reading.

**EXHIBIT(S):**

A. 07-25-2022 Draft Ordinance