

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-\_\_\_

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 FOR ALL PROPERTIES SEEKING APPROVAL PURSUANT TO THE RESIDENTIAL INFILL REGULATIONS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the Planning & Zoning Board recommended amending the Zoning Code based on recent concerns for the length of buildings developed in accordance with the Residential Infill Regulations (RIR) on February 9, 2022 (vote: 4 to 0); and

**WHEREAS**, many community members expressed publicly their concerns for the length of recently proposed buildings that seek approval pursuant to the Residential Infill Regulations (RIR); and

**WHEREAS**, the city of Coral Gables prides itself in lush and landscaped open spaces and that limiting the length of buildings will allow the preservation or addition of open space on any given block in the Residential Infill Regulations (RIR) boundary; and

**WHEREAS**, the past buildings approved pursuant to the Residential Infill Regulations (RIR) measured at 300 feet of building length or less; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval/denial (vote: \_ to \_) of the text amendment; and

**WHEREAS**, a public hearing was held before the City Commission on (month) (day), 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>.

**Article 2. Zoning Districts**

Section 2-405. Residential Infill Regulations Overlay District (RIR).

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**B. Regulations.**

1. Minimum Building Site Area. Twenty-thousand (20,000) square feet.
2. Maximum density. The maximum density shall be according to MF2 or, with architectural incentives, shall be a maximum one-hundred (100) units per acre.
3. Maximum FAR 2.0 or 2.5, with architectural incentives.
4. Maximum Height. Maximum height shall be according to MF2 or, with architectural incentives, may be one-hundred (100) feet maximum with architectural incentives.
5. Maximum building length. The maximum building length on any street shall be limited to three-hundred (300) feet maximum.
6. Architecture Standards.
  - a. Coral Gables Mediterranean Architecture Design, as set forth in Section 5-200 shall be required for all buildings.
  - b. All development shall comply with Section 5-201 Coral Gables Mediterranean Style Design Standards including all Table 1 requirements and five (5) of ten (10) of the standards in Table 2.
- ~~7.~~ ~~6.~~ Landscape Standards.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

(Moved: / Seconded:)

(Yeas: )

(; Vote)

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

MIRIAM SOLER RAMOS  
CITY ATTORNEY