



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

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City 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 Article 16, "Definitions," to increase the interior side setback of certain Multi-Family 3 (MF3) properties; 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 03.09.22 meeting recommended denial of another version of the proposed zoning code text amendment that applied to all developed properties, including townhouses that abut alleys (vote: 4-2).

BRIEF HISTORY:

The proposed text amendment has been revised since First Reading to exclude Multi-Family 3 (MF3) properties when abutting an active alley, as requested by the City Commission. The additional 5-foot interior side setback now only applies to proposed townhouses that abut an existing multi-family building without an active alley.

As requested by the City Commission, the City is proposing a Zoning Code text amendment to increase the interior side setback of townhouses and rowhouses to 5 feet when abutting a developed property that is not a townhouse and does not abut an active alley. There is currently no interior side setback for townhouses, unless abutting a designated historic building. The proposed text amendment is requiring a 5-foot interior side setback when abutting any developed multi-family property that does not abut an active alley.

The Multi-Family 3 (MF3) is a townhouse zoning district that was created from the Zoning Code Update to reflect the development rights of the Multi-Family Low Density land use designation of the Comprehensive Plan. Many regulations in the MF3 zoning district were transferred from the former Multi-Family Special Area (MFSA), including the interior side setback of 0 feet. However, there have been issues constructing townhouses with a 0-foot setback next to existing multi-family buildings. Therefore, the text amendment proposed is to require a 5-foot interior side setback when abutting a developed multi-family property, except if abutting an active alley.

Planning & Zoning Board Meeting

At the March 9, 2022, Planning & Zoning Board meeting, members of the Board expressed concerns about limiting the development potential of future townhouses when building next to an existing townhouse with a 0-foot side setback. Therefore, the Board recommended denial of the text amendment as presented, vote 4-0.

As requested by the City Commission, Staff revised the proposed text amendment prior to First Reading to exclude the required side setback if the abutting developed property is a townhouse. After First Reading, the text was revised again to not apply to properties also abutting an active alley. As currently drafted and presented to the Commission, the side setback will only apply to a property if it abuts an existing multi-family building without an active alley.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit A.

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
02.25.22	March PZB Legal Advertisement.
04.05.22	City Commission meeting agenda posted on City webpage.
07.15.22	City Commission Legal Advertisement.
07.19.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

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