



**City of Coral Gables  
CITY COMMISSION MEETING  
March 9, 2021**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendments.**

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending Article 10 "Parking," updating certain parking requirements, providing for repealer provision, 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 08.20.20 meeting recommended approval proposed text amendments as part of the Zoning Code Update (vote: 7-0), which included the consultant's proposed changes related to Miracle Mile. The Planning and Zoning Board at their 09.09.20 meeting reviewed a revised draft of the Zoning Code Update text amendments.

**BRIEF HISTORY:**

The City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading, which included various parking reductions.

Two virtual Community Meetings were held on January 14 and February 1, 2021, to further explain the proposed changes to interested participants and allow for public comments.

On February 9, 2021, the City Commission decided to only adopt the general Zoning Code Update ordinance and to remove the proposed changes to the parking requirements. The Commission requested to take action on changes to parking requirements at a later date.

A Commission Workshop was held on February 24, 2021, to discuss proposed changes to Miracle Mile and parking requirements, at which time the Commission direct Staff to prepare an ordinance of the text amendments to the parking requirements as proposed in the original Zoning Code Update ordinance, but to not include any parking changes to multi-family, townhouses, hotels (overnight accommodations), and offices.

At the February 24<sup>th</sup> Commission Workshop, the Vice Mayor also requested recent parking reductions. Staff identified four adopted text amendments related to parking requirements: Ordinance No. 2016-23 which created shared parking for mixed-use buildings; Ordinance No. 2016-24 which streamlined the parking requirement for ground floor uses in mixed-used buildings; Ordinance No. 2016-27 which reduced the parking requirements for studios and 1-bedrooms; and Ordinance No. 2018-21 which

exempted parking requirements for small, low-rise buildings in the Design & Innovation District (formerly North and South Industrial Districts).

The draft Ordinance of proposed text amendments related to parking requirements is provided as Exhibit A.

Type of Review	Date
Business Improvement District (BID) meeting	05.11.18
Staff Committee meeting	05.14.18
Working Group meeting	06.01.18
Staff Committee meeting	06.11.18
Working Group meeting	06.15.18
Staff Committee meeting	08.06.18
Working Group meeting	08.10.18
Planning and Zoning Board Public Workshop	09.21.18
Planning and Zoning Board meeting	10.17.18
Planning and Zoning Board meeting	02.13.19
City Commission	03.05.19
Working Group meeting	04.22.19
Planning and Zoning Board meeting	05.08.19
City Commission Workshop (Downtown / Open Space)	06.24.19
City Commission Workshop (North Ponce / MF-2)	09.04.19
Planning and Zoning Board meeting	10.16.19
City Commission Workshop (Updated Code)	03.05.20
Planning and Zoning Board meeting	07.29.20
Planning and Zoning Board meeting	08.20.20
Planning and Zoning Board meeting	09.09.20
City Commission First Reading (Reorganization)	09.15.20
City Commission Sunshine Meeting	10.19.20
City Commission First Reading (Updated Provisions)	10.27.20
City Commission Second Reading (Reorganization)	11.10.20
City Commission Workshop (Miracle Mile, Crafts Section, MF FAR)	11.30.20
Community Meeting	01.14.21
Community Meeting	02.01.21
City Commission Second Reading (Updated Provisions)	02.09.21
Commission Workshop	02.24.21
City Commission (Parking)	03.09.21

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

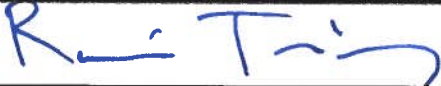
Date	Board/Committee	Comments (if any)
08.20.20	Planning and Zoning Board	Recommended approval of Zoning Code Update text amendments (vote: 7-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
09.12.18	Legal advertisement for PZB Zoning Code Update workshop 2018
10.05.18	Planning & Zoning Board legal ad and October 2018 agenda posted at City Hall.
02.01.19	Planning & Zoning Board legal ad and February 2019 agenda posted at City Hall.
08.30.19	Planning & Zoning Board legal ad and September 2019 agenda posted at City Hall.

10.04.19	Planning & Zoning Board legal ad and October 2019 agenda posted at City Hall.
07.17.20	Planning & Zoning Board legal ad and July 2020 agenda posted at City Hall.
08.10.20	Planning & Zoning Board legal ad and August 2020 agenda posted at City Hall.
09.09.20	Planning & Zoning Board legal ad and September 2020 agenda posted at City Hall.
09.08.20	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
10.20.20	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
10.30.20	City Commission Legal Advertisement (2 <sup>nd</sup> reading).
11.03.20	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).
11.27.20	City Commission Legal Advertisement (2 <sup>nd</sup> reading).
12.01.20	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).
01.29.21	City Commission Legal Advertisement (2 <sup>nd</sup> reading).
02.05.21	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).
02.26.21	City Commission Legal Advertisement (2 <sup>nd</sup> reading).
03.02.21	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).

**APPROVED BY:**

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


**EXHIBIT(S):**

A. Draft Ordinance.