

City of Coral Gables City Commission Meeting
Agenda Item F-6
January 10, 2023
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jim Cason

Commissioner Kirk Menendez

City Staff

City Attorney, Miriam Ramos

City Manager, Peter Iglesias

City Clerk, Billy Urquia

City Planner, Jennifer Garcia

Public Speaker(s)

Agenda Item F-6 [11:27 a.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, “Uses,” Section 3-315, “Restaurant, open air dining at ground level and other location;” by removing Floor Area Ratio (FAR) requirements for rooftop dining; providing for severability clause, repealer provision, codification, and providing for an effective date.

Mayor Lago: Moving onto F-6.

City Attorney Ramos: Now. Its An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, “Uses,” Section 3-315, “Restaurant, open air dining at ground level and other location;” by removing Floor Area Ratio (FAR) requirements for rooftop dining; providing for severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item.

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Agenda Item F-6 – Ordinance providing for text amendments of Official Zoning Code Article 3, “Uses” Section 3-315, “Restaurant open-air dining at ground level

[Date]

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City Planner Garcia: So, this was encouraging rooftop dining before the zoning code update. It was regulated under our open-air dining regulations. During the zoning code update there was, I guess, direction to apply parking requirements and if there are requirements for open-air dining on the rooftop. After looking at that through some newer projects, it definitely makes sense. Its kind of hard to argue that open-air dining is going to count against the building's mass and bulk, so that's kind of the intent of FAR is to control and limit the bulk of a building. So, with the City Manager we created this doesn't really make sense, its kind of hard to apply, especially moving on with new projects that if they come forward with an extension of maybe a ground floor restaurant and having rooftop dining that they are limited as far as the FAR and how much they can have. So, this is basically going back to what was allowed before, which is what allowing, I think two or three rooftop dining in our city.

City Manager Iglesias: The prior – the current building code has quite a bit on that, because the prior building code required either a fire separation of 20 feet or fire walls. The current condition of the building code has removed that requirement and made a combustibility requirement which means that we have a four-foot wall you can actually have that because if you have a 50-foot property and you lose 20 and 20, you are only left with 10 feet. Right now, you could actually use the 50 feet or rooftop dining. However, its not like everybody existing is going to be very difficult for existing buildings, because you have to have ADA accessibility, an elevator. You have to have two means of egress to get out and you also have a structural requirement as a floor and not a roof. So, its more really for new construction or construction that is substantially renovated.

Mayor Lago: Pretty self-explanatory. Have a motion.

Commissioner Anderson: I'll move it. I think it's a very logical transition because you're moving tables from the ground lower on up. So, there is no need to count that as FAR.

Commissioner Cason: I'll second it.

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Cason: Yes

Mayor Lago: Yes

(Vote: 5-0)