

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE ARTICLE 1, “GENERAL PROVISIONS,” SECTION 1-108, “TRANSITIONAL RULES,” AND ARTICLE 5, “ARCHITECTURE,” SECTION 5-201, “CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS,” TO REMOVE THE ARCHITECTURAL INCENTIVES FOR CORAL GABLES MEDITERRANEAN DESIGN OF ADDITIONAL BUILDING HEIGHT, INTENSITY, AND DENSITY FOR PROPERTIES WITH SITE SPECIFIC ZONING REGULATIONS, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 2171 was adopted in 1976 to create maximum building height zones of 3-stories (45’), 6-stories (70’), and 13 stories (150’) throughout significant areas of the city which are now known as the Site Specific Zoning Regulations; and,

WHEREAS, the Coral Gables Mediterranean style design bonus program was adopted in 1986 via Ordinance No. 2632 to incentivize Coral Gables Mediterranean style architecture with additional stories, floor area ratio (FAR), and density to be applicable to the Central Business District (CBD) and North Ponce areas by superseding the regulations in other sections of the Zoning Code, including the Site Specifics; and,

WHEREAS, the applicable areas for Coral Gables Mediterranean style design were expanded per Ord. No. 2740 in 1987 to also include properties facing Biltmore Way and Coral Way, from LeJeune Road to Anderson Road, and, therefore, superseding any other regulations in the Zoning Code for those specific areas; and,

WHEREAS, Ordinance No. 2011-05 was adopted to further clarify that Site Specific zoning regulations govern except if granted Coral Gables Mediterranean style design bonuses; and,

WHEREAS, there are some concerns that buildings that were granted Coral Gables Mediterranean style design bonuses were not sufficiently designed to be compatible with the height and scale of historic buildings and existing context, and these historic buildings are generally located within the building height zones of the 1970s site specifics; and,

WHEREAS, a Commissioner has requested to remove the architectural incentives for Coral Gables Mediterranean style of additional building height, intensity, and density for properties with Site Specific zoning regulations; and

WHEREAS, the City Commission held a public hearing on July 9, 2024 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: _ to _); and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 2024, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the text amendments to the Official Zoning Code, and after due consideration, the Board recommended approval/denial (vote: _ to _); 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, and the item was approved on second reading.

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 follows¹.

ARTICLE 1. GENERAL PROVISIONS.

Section 1-108. Transitional rules.

C. Existing site-specific Zoning Regulations. There are certain properties which are subject to prior governmental approvals which have established standards which deviate from the basic standards in these regulations. Properties which are subject to those prior approvals are identified on the Official Zoning Map and the Site Specific Standards are set out in Appendix A of these regulations. In the event the Site Specific Standards and these regulations conflict, the Site Specific Standards shall control ~~except if granted Coral Gables Mediterranean Style Design Standards bonuses as provided for in Section 5-200.~~

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

ARTICLE 5. ARCHITECTURE.

Section 5-201. Coral Gables Mediterranean style design standards.

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1), and two additional levels of standards (Tables 2 and 3).

A. Purpose and applicability.

3. Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives as provided for in this Section ~~may~~ shall not be awarded in addition to the ~~as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in “Appendix A Site Specific Zoning Regulations.”~~ ~~These supplemental (additional) bonuses or incentives or both shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-201.~~

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.

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 passage and adoption herein.

PASSED AND ADOPTED THIS (DAY) OF (MONTH), A.D., 2024.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY