



City of Coral Gables
CITY COMMISSION MEETING
December 8, 2020

ITEM TITLE:

Ordinance on Second Reading: AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES ZONING CODE (AS REORGANIZED IN ORDINANCE NO. 2020-31), TO PROVIDE FOR THE MEDITERRANEAN DESIGN DENSITY BONUS IN APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-12, "BILTMORE SECTION" PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE
(Sponsored by Mayor Valdes-Fauli)

BRIEF HISTORY:

The City Commission is currently considering a comprehensive update of the Zoning Code. The reorganization of the Zoning Code was adopted pursuant to Ordinance No. 2020-31 and a substantive update to the Zoning Code is currently being considered by the City Commission.

Applications that have received preliminary Board of Architects approval by the date that the substantive updated Zoning Code is adopted, will be deemed vested and permitted to continue traveling under the 2007 Zoning Code. The City Commission wishes to clarify the application of the Mediterranean Design Density Bonus provisions to projects already approved under the Zoning Code (as reorganized), Section A-12 – Biltmore Section. Staff has confirmed that no changes to Section A-12 are being proposed as part of the substantive Zoning Code update. Therefore, this text, if adopted, will be included in the proposed Zoning Code update.

It is the intent of the sponsor that the Ordinance be reviewed by the Planning and Zoning Board in between first and second reading.

1. Draft Ordinance