



**City of Coral Gables
CITY COMMISSION MEETING
March 15, 2016**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," creating Section 5-1410, "Shared Parking Reduction Standards," providing for shared parking reductions as a part of a mixed use site plan or planned area development; 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 02.10.16 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

City Staff is requesting a Zoning Code text amendment to create provisions allowing for the utilization of shared parking reduction standards for Mixed Use (MXD) and Planned Area Development (PAD) projects.

Under the proposed text amendment MXD and PAD developments that meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or a similar rating agency, would have the option of reducing required parking by utilizing the Urban Land Institute's Shared Parking Methodology, using the proposed shared parking matrix, or by providing a parking study approved by the City that meets specific criteria.

At their 02.10.16 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 5-0). The proposed amendment is provided in the draft Ordinance in ~~strikethrough~~/underline format attached as Exhibit A. The 02.10.16 Staff report and recommendation is provided as Exhibit B and excerpts from the 02.10.16 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

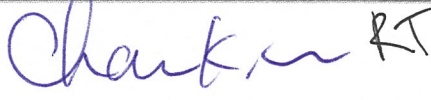
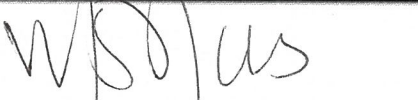

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.10.16	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.29.16	Planning and Zoning Board legal advertisement.
01.29.16	Planning and Zoning Board agenda posted at City Hall.
02.05.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.11.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

Reviewed by special counsel Craig Collier.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 02.10.16 Staff report and recommendation with attachments.
- C. Excerpts of 02.10.16 Planning and Zoning Board meeting minutes.