



**City of Coral Gables
CITY COMMISSION MEETING
April 12, 2022**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts," to increase the interior side setback of certain Multi-Family 3 (MF3) properties; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.09.22 meeting recommended denial of another version of the proposed zoning code text amendment that applied to all developed properties, including townhouses (vote: 4-2).

BRIEF HISTORY:

As requested by the City Commission, the City is proposing a Zoning Code text amendment to increase the interior side setback of townhouses and rowhouses to 5 feet when abutting a developed property that is not a townhouse. There is currently no interior side setback for townhouses, unless abutting a designated historic building. The proposed text amendment is requiring a 5-foot interior side setback when abutting any developed property that is not a townhouse.

The Multi-Family 3 (MF3) is a townhouse zoning district that was created from the Zoning Code Update to reflect the development rights of the Multi-Family Low Density land use designation of the Comprehensive Plan. Many regulations in the MF3 zoning district were transferred from the former Multi-Family Special Area (MFSA), including the interior side setback of 0 feet. However, there have been issues constructing townhouses with a 0-foot setback next to existing multi-family buildings. Therefore, the text amendment proposed is to require a 5-foot interior side setback when abutting a developed property, except if that abutting property is a townhouse.

Planning & Zoning Board Meeting

At the March 9, 2022, Planning & Zoning Board meeting, members of the Board expressed concerns about limiting the development potential of future townhouses when building next to an existing townhouse with a 0-foot side setback. Therefore, the Board recommended denial of the text amendment as presented, vote 4-0.

As requested by the City Commission, Staff has since revised the proposed text amendment to exclude the required side setback if the abutting developed property is a townhouse. As currently drafted and presented the Commission, the side setback will only apply to a property if it abuts an existing multi-family building.

The revised draft Ordinance of the Zoning Code text amendments is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.25.22	March PZB Legal Advertisement.
04.05.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

<p style="text-align: center;">Asst. Director of Development Services for Planning and Zoning</p>


EXHIBIT(S):

- A. Draft Ordinance.
- B. 03.09.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 03.09.22 PZB meeting.