



**City of Coral Gables  
CITY COMMISSION MEETING  
January 11, 2022**

**ITEM TITLE:**

**Ordinances on First Reading. Comprehensive Plan and Zoning Code Text Amendments.**

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide that the maximum number of floors in the Comprehensive Plan shall not apply to any Planned Area Development (PAD) upon City Commission approval, and to allow an additional height bonus in return for limiting density for qualifying PADs within the Central Business District (CBD); providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (PAD) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create a "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.09.21 meeting deferred the proposed Comprehensive Plan and Zoning Code text amendments to the 01.12.22 meeting to reevaluate the proposed incentives to allow the additional bonus height.

**BRIEF HISTORY:**

At the request of the City Commission, Staff has drafted a Comprehensive Plan text amendment and a Zoning Code text amendment to allow an additional height bonus to a maximum of 205.5 feet and a limit of density of 100 units per acre for qualifying Planned Area Developments (PADs) within the Central Business District (CBD).

Additionally, the text amendments provide that the maximum number of stories in the Comprehensive Plan or Zoning Code shall not apply to any PAD upon City Commission approval, which would apply to all PADs citywide.

At the September 28 and November 9, 2021, City Commission meetings, the Commission sponsored discussions regarding reduced density Planned Area Developments (PADs) with additional height bonus in the Central Business District (CBD) core. The Commission invited the developer of a proposed project on Salzedo, between Almeria and Valencia, to illustrate the intent of the proposed changes. The request requires an amendment to the City’s Comprehensive Plan - which ultimately controls the maximum height of buildings and number of stories allowed - and the Zoning Code.

The proposed additional height bonus of 15 feet for a maximum of 205.5 feet would only apply to a PAD site plan that includes:

- Maximum Density of 100 units per acre;
- PAD site located within the CBD, but not facing Miracle Mile, Le Jeune Road, Douglas Road, Ponce de Leon Boulevard, or Alhambra Circle/Plaza;
- Obtain Coral Gables Mediterranean bonus; and
- Provide an additional 5% ground-level open space.

Building height and the number of stories within that building are different standards. Both have been applied in the Zoning Code in different ways. In 1930, the height of buildings was measured by the width of streets depending on the height district. Later in 1966, the building height was regulated by the number of stories. In 2004, the Zoning Code incorporated building heights to be measured by both the number of stories and feet, for a maximum of 16 stories or 190.5’ for the most intense zoning districts. In 2009, the building height in feet was incorporated into the Comprehensive Plan’s Future Land Use element.

Below summarizes the proposed changes to the Comprehensive Plan and Zoning Code, applicable only to the PAD standards:

| <b>Zoning District<br/>(where PADs<br/>are permitted)</b> | <b>Current<br/>Building Height</b>             | <b><i>Proposed</i><br/>Building Height</b> | <b>Current<br/>Number of Stories</b>   | <b><i>Proposed</i><br/>Number<br/>of Stories</b> |
|---|--|--|--|--|
| MF1   | 30’  | No change                                  | 2                                      | <b>No limit</b>                                  |
| MF2   | 83.5’ w/ Med Bonus 1<br>97’ w/ Med Bonus 2     | No change                                  | 7 w/ Med Bonus 1<br>8 w/ Med Bonus 2   | <b>No limit</b>                                  |
| MF4   | 163.5’ w/ Med Bonus 1<br>190.5’ w/ Med Bonus 2 | No change                                  | 14 w/ Med Bonus 1<br>16 w/ Med Bonus 2 | <b>No limit</b>                                  |
| MX1   | 63.5’ w/ Med Bonus 1<br>77’ w/ Med Bonus 2     | No change                                  | 5 w/ Med Bonus 1<br>6 w/ Med Bonus 2   | <b>No limit</b>                                  |
| MX2   | 83.5’ w/ Med Bonus 1<br>97’ w/ Med Bonus 2     | No change                                  | 7 w/ Med Bonus 1<br>8 w/ Med Bonus 2   | <b>No limit</b>                                  |
| MX3   | 163.5’ w/ Med Bonus 1<br>190.5’ w/ Med Bonus 2 | <b>205.5’ w/ Med Bonus 2</b>               | 14 w/ Med Bonus 1<br>16 w/ Med Bonus 2 | <b>No limit</b>                                  |

**Planning & Zoning Board**

At the December 8, 2021, Planning & Zoning Board meeting, the Board expressed concern for incentivizing less residential units in the downtown area. The concern stemmed from multiple master plans that recommend more downtown residential units to patronize local businesses, including the Downtown Coral Gables Retail Strategy. The Board discussed it may be more beneficial to the community to incentivize better quality design at the ground level to potentially benefit the public realm,

as well as incentivizing more affordable residential units with smaller units or contributing to a dedicated fund.

The proposed Ordinances remain unchanged from the initial Planning & Zoning Board review and as requested by the City Commission. The only addition is the provision of the maximum number of stories in the Comprehensive Plan and Zoning Code will not apply to any Planned Area Development (PAD) in all zoning districts throughout the city where PADs are allowed.

The draft Ordinance of the Comprehensive Plan text amendment is provided as Exhibit A. The Zoning Code text amendments is provided as Exhibit B.

**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  |
|----------|---|
| 11.22.21 | Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for Planning and Zoning Board meeting. |
| 11.24.21 | Planning and Zoning Board legal advertisement.  |
| 12.03.21 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.   |
| 12.28.21 | Mailed notification to all property owners within 1,000 feet of the Central Business District (CBD) boundary for First Reading.                     |
| 12.30.21 | City Commission legal advertisement for First Reading.  |
| 01.04.22 | City Commission meeting agenda posted on City webpage.  |

**APPROVED BY:**

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| <b>Asst. Director of Development Services<br/>for Planning and Zoning</b>           |
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**EXHIBIT(S):**

- A. Draft Ordinance - Comprehensive Plan.
- B. Draft Ordinance - Zoning Code.
- C. 12.08.21 Planning & Zoning Board Staff Report with attachments.
- D. Excerpts from 12.08.21 PZB meeting.