



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**January 10, 2023**

**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 by amending Article 2, “Zoning Districts,” Section 2-101, “Single-Family Residential (SFR) District,” amending performance standards for ground area coverage by deleting required covenant; and providing for a 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 12.14.22 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

**BRIEF HISTORY:**

Staff has prepared a Zoning Code text amendment to the performance standards for ground area coverage in single-family residential zoning – specifically the building’s square foot floor area – by eliminating the requirement for covenant for roofed terrace, breezeway, or porch.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
12.02.22	PZB Legal Advertisement.
12.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.03.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 12.14.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 12.14.22 PZB meeting minutes.