

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 2, "ZONING DISTRICTS," SECTION 2-102, "MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT," TO MODIFY AND CLARIFY PROVISIONS RELATED TO GARAGES AND DRIVEWAYS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Staff is requesting a Zoning Code text amendment related to garages and driveways in MF1 District, to eliminate maximum width requirements for garages as it relates to the front façade, and to eliminate curb-cut limitation for building sites with less than one-hundred (100) feet of street frontage; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on September 14, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: \_ to \_) of the text amendment; and

**WHEREAS**, the City staff incorporated changes from first reading, and recommendations from the Planning and Zoning Board, and the City Commission was presented with a final text amendment on Second reading.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended to read as follows:

**Article 2. Zoning Districts**

\*\*\*

## Section 2-102. Multi-Family 1 Duplex (MF1) District

\*\*\*

D. Performance standards. The following performance standards shall govern the general development of structures in the District. All duplexes shall have the exterior appearance of a single-family house. Where there are specific standards for properties that are specifically set forth in Appendix A. Site Specific Zoning Regulations, the regulations in Appendix A shall apply

\*\*\*

10. Parking, garages, driveways, and carports. Parking requirements shall be as per Article 10, Parking and Access, and as follows:

- a. Garages and carports. ~~The full width of a garage façade shall not exceed one third (1/3) of the width of the duplex façade.~~ On corner lots, garages and carports shall face and be accessed from the side street, when appropriate for neighborhood compatibility. Each single garage door shall be separated by at least a sixteen (16) inch column. The garage may be set forward of the rest of the front façade provided the vehicular entry faces to the side, and the garage portion of the façade facing the street contains windows, pedestrian entrances or other features that mimic the habitable portion of the structure.
- b. Driveways. ~~Building sites less than one hundred (100) feet of street frontage shall be limited to one (1) curb cut.~~ To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as ~~determined by the Board of Architects~~ but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

\*\*\*

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may

be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

(Moved: / Seconded:)

(Yeas: )

(; Vote)

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

MIRIAM SOLER RAMOS  
CITY ATTORNEY