



City of Coral Gables Planning and Zoning Staff Report

Applicant:	City of Coral Gables
Application:	<u>Zoning Code Text Amendment - Building Site Separation Requirements</u>
Public Hearing:	Planning and Zoning Board
Date & Time:	March 12, 2025; 6:00 – 9:00 p.m.
Location:	Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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 14, "Process," Section 14-202.6, "Building Site Determination" to prioritize frontage consistency with existing Building Sites, allowing under certain circumstances the voluntary demolition of existing structures that become non-conforming from the separation of Building Sites to satisfy non-conforming structure criteria, and establish size restrictions on residences in separated Building Sites based on the square footage permitted if developed as a single Building Site; providing for repealer provision, severability clause, codification, and providing for an effective date.

The request requires three (3) public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

At the request of a City Commissioner, staff has drafted text amendments to Section 14-202.6, "Building Site Determination," to prioritize consistency of frontages with existing building sites on abutting streets, allow voluntary demolitions of large properties to satisfy non-conforming structure criteria, and reestablish size restrictions for residences in separated building sites. The proposed text amendments aim to address emerging development patterns while providing greater flexibility in the separation of building sites, particularly for parcels exceeding 20,000 square feet. Building Site Determinations specifically apply to properties within the Single-Family Residential (SFR) and Multi-Family Duplex 1 (MF1) zoning districts.

GIS Analysis & Data Overview

A Geographic Information System (GIS) analysis was conducted to assess the impact and scope of the proposed amendments. The analysis focused on parcels within the City of Coral Gables that are over 20,000 square feet in size. Property data from January 2025 was used to gather insights into zoning designations and existing development patterns. Below is a summary of key findings:

- **Total Parcels (January 2025):** 13,518
- **Parcels Over 20,000 Square Feet:** 1,747
 - **Single-Family Residential (SFR) Zoned Properties:** 239
 - **Multi-Family Duplex 1 (MF1) Zoned Properties:** 2

- **Breakdown of SFR Zoned Properties:**
 - Vacant Properties: 8
 - Residences Built (1923–1999): 192
 - Residences Built (2000–Present): 39
- **Breakdown of MF1 Zoned Properties:**
 - Properties Constructed in 1938 and 1950

The GIS map, attached to this staff report and dated February 20, 2025, visually represents these findings. It highlights the distribution of large parcels throughout the city and serves as a tool to identify properties that could be impacted by the proposed amendments, especially those over 20,000 square feet.

As Coral Gables evolves, balancing growth with the preservation of its historical and architectural character is increasingly important. When larger properties request Building Site Determinations, non-conforming conditions, particularly regarding setbacks and property area, often arise.

These proposed amendments are intended to address these challenges while preserving the integrity of Coral Gables' neighborhoods. The amendments focus on clarifying the process for separating building sites, ensuring frontage consistency, and reintroducing size restrictions for new residences. These measures aim to mitigate the potential negative impacts of property fragmentation on neighborhood character. Specifically, these amendments seek to reinstate a key restriction that was removed by Ordinance 2022-46, which had eliminated Section 14-202.6(1). This provision previously limited the total square footage of residences on separated building sites to the same maximum that would have been allowed if the property were developed as a single site. Its removal allowed larger homes on subdivided lots, creating disparities in neighborhood scale and character. By reintroducing this restriction, the proposed text amendments restore consistency in development standards and ensure that newly separated sites align with the established built environment.

Intent of the Proposed Text Amendments

The goal of these proposed text amendments is to enhance the flexibility of single-family and duplex development while preserving the visual and aesthetic qualities that define Coral Gables. Specifically, the proposed text amendments will address the following areas:

1. **Frontage Consistency:**

Ensuring that the separation of building sites maintains or enhances the existing character of streetscapes, including street frontage, water frontage, and golf course frontage, where applicable.
2. **Voluntary Demolition of Non-Conforming Structures:**

Allowing the voluntary demolition of existing structures on properties larger than 20,000 square feet that become non-conforming after a building site separation.
3. **Size Restrictions on Residences:**

Introducing size restrictions for residences built on newly separated building sites to ensure that new residences remain in harmony with the surrounding neighborhood, preventing oversized properties that could detract from property values or disrupt the visual cohesiveness of the area.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendments are provided below in ~~striketrough~~/underline format.

ARTICLE 14. PROCESS

Section 14-200. Procedures

Section 14-202.6 Building site determination

F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning and Zoning Division, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies the following criteria:

1. That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.
2. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).
3. That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.
4. That the application satisfies at least two (2) of the following three (3) criteria:
 - a. That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The street frontage of the building site(s) created shall also be equal to or larger than the majority of the existing frontages on the abutting street(s). For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.
 - b. That the building site(s) separated or established with less than ten thousand (10,000) square feet, would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. Properties of twenty thousand (20,000) square feet or more may voluntarily demolish any existing structure where such structure becomes non-conforming upon the separation of the building site. However, the voluntary demolition of a building or structure of existing building sites with

less than twenty thousand (20,000) square feet within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

- c. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.

G. Conditions of approval (if applicable). If an application is recommended for approval, the Planning and Zoning Division, Planning and Zoning Board, and City Commission may prescribe conditions, restrictions or safeguards deemed necessary to satisfy the provisions within this Section. The following conditions are the minimum required for an approval:

- 1. The new single-family residences constructed on the separated building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
- 2. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 14-203.10 of the Zoning Code.
- 3. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.
- 4. The total square footage of the residences allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	03.12.25
City Commission 1 st Reading	TBD
City Commission 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	02.28.25
Posted agenda and Staff report on City web page/City Hall	03.07.25

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes public health, safety, and welfare.	The proposed text amendments prioritize maintaining neighborhood aesthetics and architectural integrity by ensuring that newly separated building sites continue to promote compatibility with existing structures. By requiring frontage consistency, preserving open spaces, and introducing size restrictions for new residences, the amendments seek to maintain a balance between property redevelopment and the preservation of public and environmental interests, such as green space, trees, and visual attractiveness.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed text amendments do not introduce any new uses to the affected areas.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed amendments do not increase densities or intensities beyond those currently permitted in the applicable zoning districts. By regulating the size of residences on separated building sites and ensuring that development does not exceed the area that would be permitted on a single building site, the amendments maintain existing density standards and ensure that single-family and duplex development is in line with the intended character of the neighborhoods.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed amendments are not anticipated to create any additional demands on public infrastructure such as transportation, utilities, or stormwater management. The size restrictions on newly separated building sites ensure that new residences remain within the capacity of existing infrastructure. No significant negative impacts on public services are expected, as the overall development pattern remains consistent with the City's existing service levels and infrastructure capacities.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendments support the goals and policies of the Comprehensive Plan, including those related to preserving the residential character of neighborhoods, protecting open spaces, and maintaining compatibility in the built environment. The amendments align with the City's goals for responsible development while balancing

the preservation of its unique aesthetic and architectural values. Specifically, the amendments support policies related to neighborhood compatibility, historic preservation, and environmental sustainability.

Staff comments: Staff finds that all five of these criteria are **satisfied**.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

7. ATTACHMENTS

- A. Legal advertisement.
- B. Map of Analysis of Parcels over 20,000 sq.ft.
- C. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,








Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

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PUBLIC NOTICE - PLANNING AND ZONING BOARD MEETING

Coral Gables | Publish Date: Feb 28, 2025

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on Wednesday, March 12, 2025, at 6:00 p.m., Community Meeting Room located at Coral Gables Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida 33134.

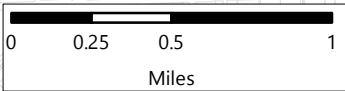
-  Coral Gables Municipal Boundary
-  Properties Zoned SFR
-  Properties Zoned MF1
-  Platted Lot Lines
-  Streets of Coral Gables

**City of
West Miami**

Attachment B

City of Miami

**City of
South Miami**



Planning & Zoning Division
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134
Tel: 305.460.5230
Created by Craig Southern, CFM
csouthern@coralgables.com

City of Coral Gables
Planning & Zoning Board
February 20, 2025

Location Map
Building Site Determination Analysis
20,000 sq.ft. Lots Affected by
Proposed Text Amendment

**Map
1.0**

Building Site Determinations

Text Amendment to Section 14-202.6

City of Coral Gables
Planning and Zoning Board
March 12, 2025



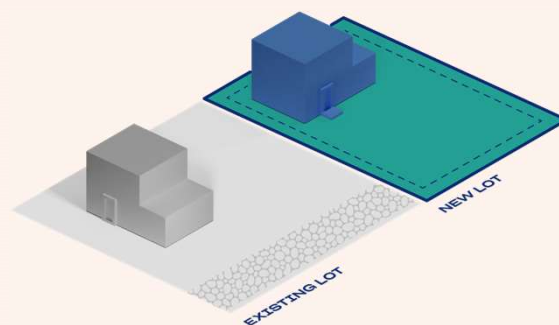
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Introduction

Building Site Separation:

- **Division of an existing building site into smaller sites**
- Applicable to **Single Family and Duplex properties**
- Establishes eligibility for issuing building permits



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Administrative Approval Requirements



Section 14-202.6 of Zoning Code

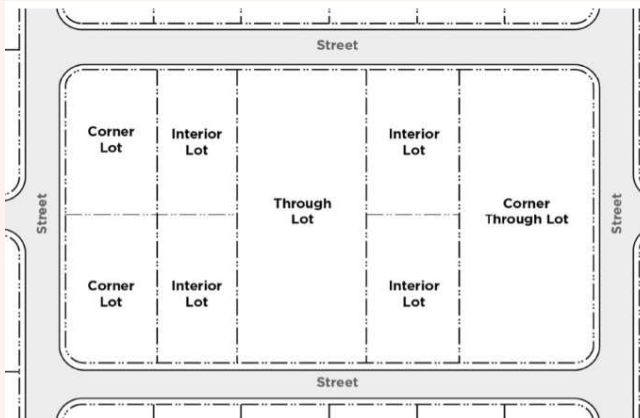
Administrative Approval Criteria:

- Minimum of 1 platted lot and street frontage of 50 ft.
- No more than 1 building on existing/previous building site with structures (incl. walls, fences)
- No more than 1 building to be rebuilt after voluntarily or involuntarily removal of previous building
- Meets all of the following:
 - No more than 1 building on a site (5,000 sq. ft min)
 - No building site shall reduce/diminish less than 50 ft. street frontage
 - No encroachments (including fences)
 - Avoid creating non-conformities (setbacks, etc)
 - Absence of Restrictive Covenants or Unit of Title Conflicts
 - Analysis of exceptional or unusual circumstances
No structure on site is an accessory use to adjacent site

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Current Conditions



Different lot types have specific implications for building site determinations and lot splits.

Interior Lot: A lot bounded by two (2) or more interior side lot lines.

Corner Lot: A lot located at the intersection of two (2) or more streets or street and canal or waterway.

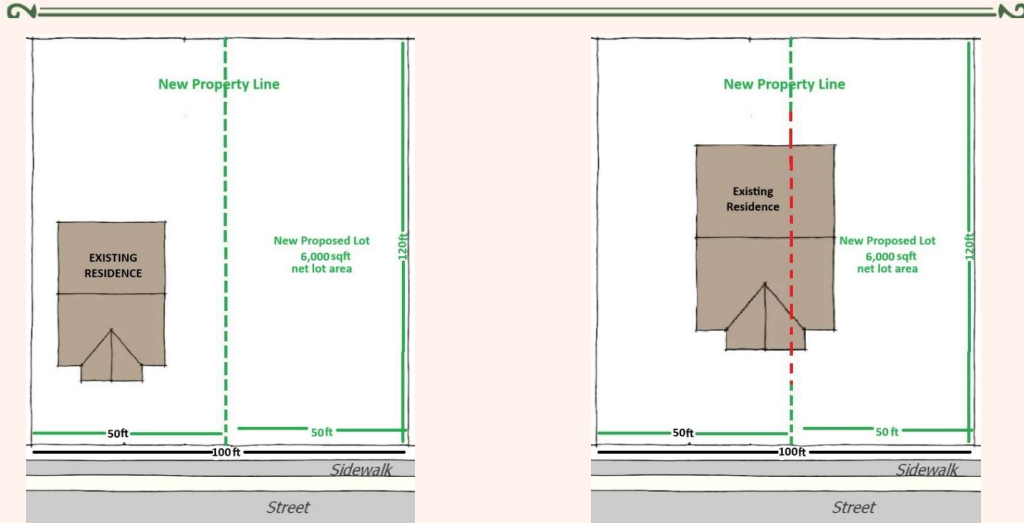
Through Lot: An interior lot having frontage on two (2) parallel or approximately parallel streets.

Corner Through Lot: A lot which fronts upon three (3) streets of which two (2) streets do not intersect at the boundaries of the lot.

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Current Conditions



- Vacant lots meeting zoning criteria.
- Lots with sufficient street frontage.
- Combined platted lots compliant with current zoning.

- Existing structures straddling proposed lot lines.
- Lots tied by encroachments (fences, walls).
- Lots restricted by covenants or unity of title.

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Conditional Use Approval Requirements



Section 14-202.6 of Zoning Code

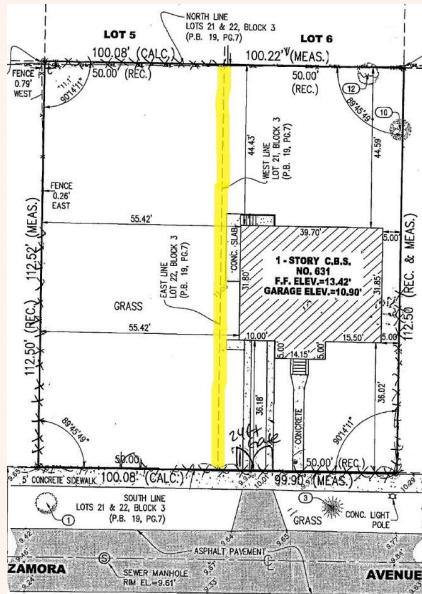
Conditional Use Criteria:

- Proposed building site area \geq to others lots within 1,000 ft
- Maintains open space, neighborhood compatibility, and historic character.
- Exceptional or unusual circumstances (multiple facings, through-block sites, etc)
- Meets at least two of three criteria:
 - Comparable frontage.
 - **No non-conforming (setbacks, encroachments, etc.)**
 - Continuous ownership for 10+ years.

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Case Studies and Examples



631 Zamora Avenue:

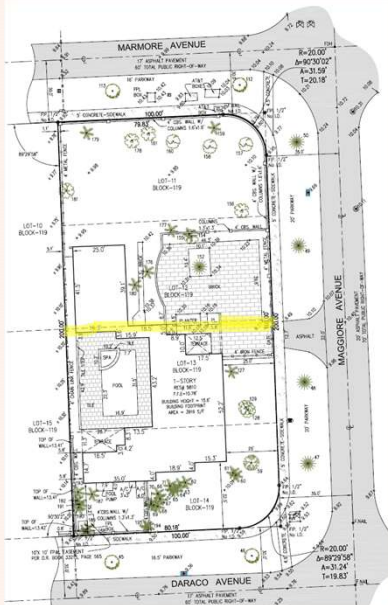
Location: Interior Lot on the north side of Zamora Avenue
Original Building Site: 11,300 sq. ft. net area (2 combined platted lots)
Proposal: Separate into two (2) separate 5,650 sq. ft. building sites
Outcome: Approved by City Commission in 2023

Conditional Use Criteria:

- ✓ Proposed building site area \geq to others lots within 1,000 ft
- ✓ Maintains open space, neighborhood compatibility, and historic character.
- ✓ Exceptional or unusual circumstances (multiple facings, through-block sites, etc)
- ✓ Meets at least two of three criteria:
 - ✓ Comparable frontage.
 - ✓ **No non-conformities (setbacks, encroachments, etc.).**
 - Continuous ownership for 10+ years.

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Case Studies and Examples



5810 Maggiore Street

Location: Corner Through Lot on the NW corner of Draco Ave and Maggiore Ave and the SW corner of Marmore Ave and Maggiore Ave,
Original Building Site area: 20,006 sq. ft. net area (4 combined platted lots)
Proposal: Split into two(2) separate 10,003 sq. ft. building sites
Outcome: Pending

Conditional Use Criteria:

- ✓ Proposed building site area \geq to others lots within 1,000 ft
- ✓ Maintains open space, neighborhood compatibility, and historic character.
- ✓ Exceptional or unusual circumstances (multiple facings, through-block sites, etc)
- Meets at least two of three criteria:
 - ✓ Comparable frontage.
 - No non-conformities (setbacks, encroachments, etc.).**
 - Continuous ownership for 10+ years.

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Conditional Use Criteria Overview

Existing Conditional Use Criteria 14-202.6(F):

- Proposed building site area \geq to others lots within 1,000 ft
- Maintains open space, neighborhood compatibility, and historic character.
- Exceptional or unusual circumstances (multiple facings, through-block sites, etc)
- Meets at least two of three criteria:
 - Comparable frontage.
 - **No resulting non-conformities (setbacks, encroachments, etc).**
 - Continuous ownership for 10+ years.

Current Conditional Use Criteria Summary

Section 14-202.6(F)(4)(b):

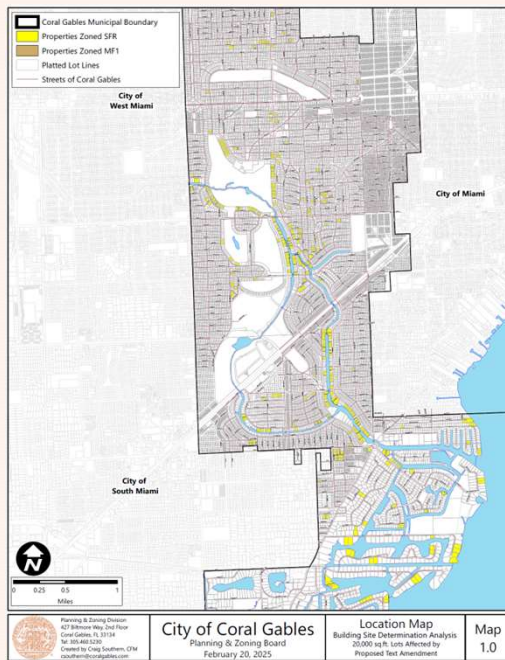
- Any sized building sites must not create non-conforming structures under Zoning Code standards.
- Voluntary demolitions on sites within the last 10 years that create non-conformities will result in non-compliance.

Proposed Text Amendment Summary

Conditional Use Criteria Section 14-202.6(F)(4)(b):

- Building sites under 10,000 sq. ft. must not create non-conforming structures under Zoning Code standards.
- Voluntary demolitions on existing sites under 20,000 sq. ft. within the last 10 years that create non-conformities will result in non-compliance.

GIS Analysis & Data Overview



GIS Analysis for properties over 20,000 square feet

- Total Parcels (January 2025): 13,518
- Parcels Over 20,000 square feet: 1,747
 - Single-Family Residential (SFR) Zoned Properties: 239
 - Multi-Family Duplex 1 (MF1) Zoned Properties: 2
- Breakdown of SFR Zoned Properties:
 - Vacant Properties: 8
 - Residences Built (1923–1999): 192
 - Residences Built (2000–Present): 39
- Breakdown of MF1 Zoned Properties:
 - Properties Constructed in 1938 and 1950

Proposed Text Amendment

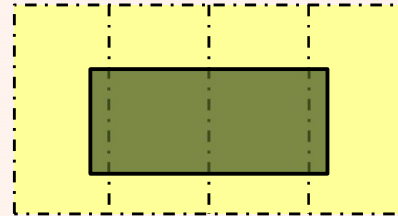
Proposed Text Amendment Conditional Use Criteria Section 14-202.6(F)(4)(a)and(b):

(a) The street frontage of the building site(s) created shall also be equal to or larger than the majority of the existing frontages on the abutting street(s).

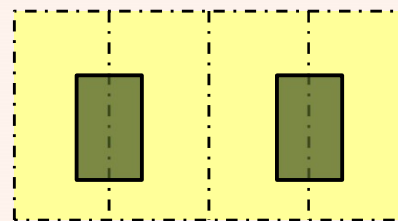
(b) That the building site(s) separated or established with less than 10,000 square feet, would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. However, the voluntary demolition of a building or structure of existing building sites with less than 20,000 square feet within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

Proposed Text Amendment Conditional Use Criteria Section 14-202.6(G)(4):

The total square footage of the residences allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.

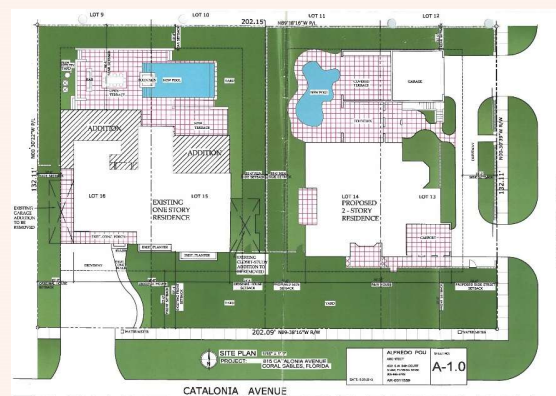
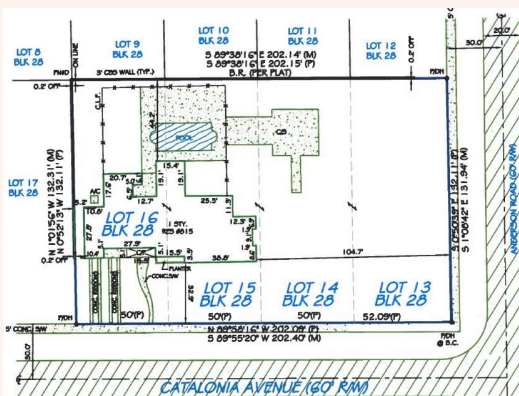


20,000 sf building site with straddling structure



Two 10,000 sf building sites

Case Studies and Examples



Case Study | 815 Catalonia Avenue

Location: Corner Lot at NW Corner of Catalonia Ave. & Anderson Rd.

Original Lot area: 26,664 sq. ft. net area (4 combined platted lots)

Proposal: Split into two(2) separate 13,000+ sq. ft. lots

Outcome: Approved - Met all eligibility criteria per Section 14-202.6

Eligible Building Site Determination:

Reason for Approval: the Corner Lot made up of combined platted lots that met all zoning criteria; lot area, sufficient frontage, no encroachments, has neighborhood compatibility, etc.

Benefits of Proposed Text Amendment

Proposed Text Amendment Conditional Use Criteria Section 14-202.6(F)(4)(a)and(b):

(a) The street frontage of the building site(s) created shall also be equal to or larger than the majority of the existing frontages on the abutting street(s).

(b) That the building site(s) separated or established with less than 10,000 square feet, would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. However, the voluntary demolition of a building or structure of existing building sites with less than 20,000 square feet within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

Proposed Text Amendment Conditional Use Criteria Section 14-202.6(G)(4):

The total square footage of the residences allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.

Benefits of the Proposed Text Amendment Section 14-202.6(F)(4)(b):

- Continued Preservation of Neighborhood Character
- Sustainable Urban Growth
- Safeguards against Incompatible Development
- Provides More Defined Development Guidelines
- Enhances Community Confidence

Benefits of the Proposed Text Amendment Section 14-202.6(G)(4):

- Reintroducing size restrictions for new residences

Building Site Determinations

Text Amendment to Section 14-202.6

City of Coral Gables
Planning and Zoning Board
March 12, 2025

