



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

**ITEM TITLE:**

**Ordinances on First Reading. Zoning Code Text Amendments.**

1. 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. (Exhibit A)
2. 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 4, "Zoning Districts," Section 4-101, Single-Family Residential (SFR) District, and Section 4-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions related to driveways; providing for a repealer provision, severability clause, codification, and providing for an effective date. (Exhibit B)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board recommended approval with modifications of the proposed text amendments at the September 14, 2022.

1. Driveways and Garages– Approval (Vote 6-0)
2. Visibility Triangle, Convex Mirror – Approval (Vote 6-0)

**BRIEF HISTORY:**

Staff has prepared Zoning Code text amendments to establish provisions for Driveways in Multi-Family 1 Duplex (MF-1) District and clarifying provision regarding convex mirror.

**Garages and Driveways** - Per Section 2-102 of the Zoning Code, the full width of a garage shall not exceed one-third (1/3) of the width of the duplex façade, and that building site less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. Through this proposed amendment, Staff is proposing to eliminate these requirements to allow flexibility for smaller lots - specifically the fifty (50) feet wide lots with no alley on the rear.

**Convex Mirror** – Per Section 10-106 of the Zoning Code, visibility triangle for parking and access, in cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. Through this proposed amendment, Staff is proposing to add a language to clarify that convex mirrors shall only be used at driveways within private property and that is prohibited at the public right-of-way.

The draft Ordinance for the proposed Zoning Code text amendment regarding Garages and Driveways is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code text amendment regarding Convex Mirror is provided as Exhibit B. The Staff Report and recommendations with attachments is provided as Exhibit D.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
08.02.22	Planning and Zoning Board legal advertisement and agenda posted at City Hall.
10.07.22	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading)

**EXHIBIT(S):**

- A. Draft Ordinance – Garages and Driveways.
- B. Draft Ordinance – Convex Mirror.
- C. PZB Staff Report and recommendations with attachments.
- D. Excerpts of 09.14.22 Planning & Zoning Board meeting minutes.