



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendments – Single-Family Enclosures Covenant**  
Public Hearing: Planning and Zoning Board  
**Date & Time: December 14, 2022; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, 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 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.*

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

## 2. BACKGROUND INFORMATION

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.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in ~~striketrough~~/underline format.

### ARTICLE 2. ZONING DISTRICTS

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Section 2-101. Single-Family Residential (SFR) District

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D. Performance standards. The following performance standards shall regulate design provisions for structures in the District. The Board of Architects shall have authority over the following performance standards and shall make any adjustments as required by compatibility with neighboring properties, site characteristics, and design goals in the Comprehensive Plan. The Board of Architects may deny any proposed project based on aesthetic design as applied to the unique conditions of each building site. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

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6. Ground area coverage. Ground area coverage requirements shall be as per Section 2-100, Residential Districts Table and as follows:

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The determination of a building’s square foot floor area shall also exclude the following:

- a. Floor space in one (1) story roofed terraces or breezeways, and one- or two-story porches with an average floor to ceiling height less than or equal to thirteen (13) feet, ~~provided, a covenant is submitted stating that such roofed terrace, breezeway, or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- b. Detached one- and two-story structures less than or equal to four-hundred (400) square feet where the ground level is a carport or garage. The Board of Architects will approve the location and review compatibility with the surround area. Any additional area will not be excluded.
- c. Upper volume of interior spaces or courtyards.
- d. Basements and attics within a pitched roof.

**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	12.14.22
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

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

PUBLIC NOTICE	DATE
Legal advertisement	12.02.22
Posted agenda and Staff report on City web page/City Hall	12.09.22

**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 the public health, safety, and welfare.	The intent of the proposed amendment is to remove the requirement for a covenant when building a terrace, breezeway or porch. These amendments have no direct

	impact on public health, safety, and welfare.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in the Comprehensive Plan.
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 text amendment does not allow densities or intensities in excess of what are permitted by the future land uses.
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 text amendment will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment does not directly conflict with any objective or policy of the Comprehensive Plan.

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 published.

Please visit the City’s webpage at [www.coralgables.com](http://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  
 City Planner  
 City of Coral Gables, Florida

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - DEC. 14, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

12/02/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

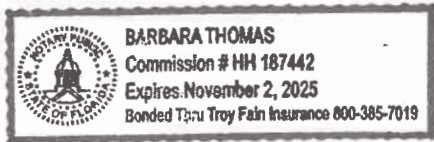

*Guillermo Garcia*  
Sworn to and subscribed before me this

2 day of DECEMBER, A.D. 2022

*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me

**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

<b>City Public Hearing</b>	<b>Local Planning Agency / Planning and Zoning Board</b>
<b>Dates/Times</b>	<b>Wednesday, December 14, 2022, 6:00 p.m.</b>
<b>Location</b>	<b>City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134</b>

**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 the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 10, "Parking," Section 10-109, "Payment in Lieu and Remote Off-Street Parking;" to revise remote parking and payment-in-lieu processes, requirements, and fee structure; providing for severability, repealer, codification, and for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Uses," Section 3-315, "Restaurant, open air dining at ground level and other location;" by removing Floor Area Ratio (FAR) requirements for rooftop dining; providing for severability, repealer, codification, and for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code 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 severability, repealer, codification, and for an effective date.

# City of Coral Gables, Florida Notice of Public Hearing Hybrid Meeting on Zoom Platform

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, December 14, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
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