



**City of Coral Gables  
CITY COMMISSION MEETING  
October 8, 2019**

**ITEM TITLE:**

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

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 5, "Development Standards," Division 8, "Docks, Wharves, Mooring Piles And Watercraft Moorings," updating side setback requirements and allowing multi-Level docks below established grade; providing for a repealer provision, severability clause, codification, and providing for an effective date.
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.
3. 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 5, "Development Standards," Division 21, "Temporary Uses," Section 5-2107, "Temporary Use of Construction Office" to allow temporary construction office for multi-family projects in Multi-Family 2 (MF2) and Multi-Family Special Area (MFSA) districts; 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 has not reviewed the proposed text amendments.

**BRIEF HISTORY:**

Staff has prepared Zoning Code text amendments to establish provisions for Docks, Driveways, and Construction Offices in residential districts.

**Docks** - Per Section 5-802 of the Zoning Code, side setback restrictions are not consistent with the existing character of established docks along the Gables Waterways. It is proposed to not require the same side setback as the residence and to allow multi-level docks below established grade, subject to the Board of Architects approval and as permitted by Miami Dade County Department of Regulatory and Economic Resources (DERM).

**Driveways** - Per Sections 4-101 and 4-102 of the Zoning Code, driveway approach regulations allow one access point no greater than 11 feet in width to allow green landscaped area in the public swale. It is proposed that regulations remain consistent with allowing one access point for every 50 feet of frontage,

but to allow flexibility in the width to no greater than 18 feet to accommodate for existing conditions, subject to the Board of Architects approval.

**Construction Office** – Per Section 5-2108 of the Zoning Code, a Temporary Sales Office is currently allowed in multi-family districts. It is proposed in Section 5-2107 to also allow a construction trailer or field office on-site in multi-family projects more than 20,000 square feet.

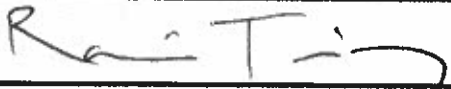
The Planning and Zoning Board deferred the proposed text amendments at the September 11, 2019, meeting.

The draft Ordinance for the proposed Zoning Code text amendment regarding Docks is provided as Exhibit A. The draft Ordinance for the proposed Zoning Code text amendment regarding Driveways is provided as Exhibit B. The draft Ordinance for the proposed Zoning Code text amendment regarding Construction Offices is provided as Exhibit C. A diagram to illustrate the intent of the proposed Zoning Code text amendment for multi-level docks is provided as Exhibit D.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.01.19	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance - Docks.
- B. Draft Ordinance – Driveways.
- C. Draft Ordinance – Construction Office.
- D. Multi-Level Dock below established grade diagram.