



**City of Coral Gables  
CITY COMMISSION MEETING  
November 12, 2019**

**ITEM TITLE:**

**Ordinances on Second 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 recommended approval with modifications of the proposed text amendments at the October 16, 2019.

1. Docks, Wharves, Mooring Piles and Watercraft Moorings– Approval (Vote 5-1)
2. Driveways – Approval (Vote 6-0)
3. Temporary Construction Office – Approval (Vote 6-0)

All modifications have been incorporated into proposed text amendment.

**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). The Planning and Zoning Board recommended to incorporate a five (5) feet minimum for side setback for docks at their October 16, 2019 meeting.

**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 building sites less than 100 feet of street 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.

**PLANNING AND ZONING BOARD:**

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

The Planning and Zoning Board recommended approval with modifications, of the proposed text amendments at the October 16, 2019, meeting, including the following:

**Docks** - Maintain a minimum side setback of five (5) feet for all mooring piles, docks and/or similar structures in Section 5-802.E.

**Construction Trailer** – The office shall be removed by the contractor prior to the issuance of a Temporary or Final Certificate of Occupancy for the property in Section 5-2107.F.

Since the First Reading, Staff has incorporated provisions recommended by The Planning and Zoning Board.

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. The Staff Report and recommendations with attachments is provided as Exhibit D. The Planning & Zoning Board excerpts meeting minutes are provided as Exhibit E.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
08.30.19	Planning and Zoning Board legal advertisement and agenda posted at City Hall.
09.16.19	Planning and Zoning Board legal advertisement and agenda posted at City Hall.
10.15.19	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading)
11.01.19	Legal Advertising for Commission (2 <sup>nd</sup> reading)
11.05.19	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).

**APPROVED BY:**

**Asst. Director of Development Services  
for Planning and Zoning**



**EXHIBIT(S):**

- A. Draft Ordinance - Docks.
- B. Draft Ordinance – Driveways.
- C. Draft Ordinance – Construction Office.
- D. 10.16.19 Staff Report and recommendations with attachments.
- E. Excerpts of 10.16.19 Planning & Zoning Board meeting minutes.