



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
 Application: **Zoning Code Text Amendments – Carports**  
 Public Hearing: Planning and Zoning Board  
 Date & Time: **February 8, 2023; 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, Article 16, “Definitions,” by amending the definition of carport; providing for severability, repealer, codification, and 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 update the definition of a carport.

The Zoning Code initially defined CARPORT in 1983 as “a roofed structure not more than seventy-five (75%) enclosed by walls and attached to the main building for the purpose of providing shelter for one or more motor vehicles.”

In 2018, the single-family residential (SFR) district section in the Zoning Code was amended substantially to both clarify regulations and encourage certain features in single-family residences. One of the desired outcomes was to reduce the massing of homes by encouraging detached accessory structures. This was intended to be accomplished by excluding “detached one- and two-story structures less than or equal to four-hundred (400) square feet where the ground floor level is a carport or garage” from the building’s maximum square footage. However, the definition of carport still requires that it be attached to the main building. Therefore, to fulfill the original intent of encouraging the smaller building bulk and massing, Staff is proposing to update the definition of carport to be consistent with the single-family residential regulations and allow detached carports.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

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

### ARTICLE 16. DEFINITIONS

Carport means a roofed structure not more than seventy-five (75%) percent enclosed by walls and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.

**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	02.08.23
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	01.27.23
Posted agenda and Staff report on City web page/City Hall	02.03.23

**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 carport to be attached to the main structure. This amendment has 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	The proposed text amendment will not affect the level of service for public infrastructure.

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of service which is less than the minimum requirements of the Comprehensive Plan.

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- 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.
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The proposed text amendment to Article 16. Definitions of the Zoning Code updates the definition of carport to allow detached carports. This amendment fulfills Policy DES-1.1.5 of the Comprehensive Plan to promote limiting the bulk and massing within the development of property and is consistent with other goals, objectives, and policies of the Coral Gables 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 ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 - FEB. 8, 2023

in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

01/27/2023

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

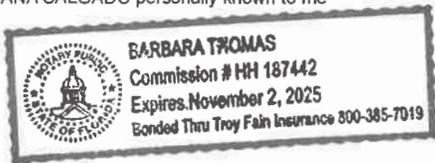


Sworn to and subscribed before me this 27 day of JANUARY, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me




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

<b>City Public Hearing Dates/Times</b>	<b>Local Planning Agency / Planning and Zoning Board Wednesday, February 8, 2023, 6:00 p.m.</b>
<b>Location</b>	<b>City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134</b>

# City of Coral Gables

2/8/2023

**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 amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 5 through 24, Block 36, Section "K," (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 5 through 24, Block 36, Section "K," from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, (306, 318, 330 and 350 Aragon, 2324 Salzedo, and 2341 Le Jeune Road); providing for a repealer provision, severability clause, and providing 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 by amending Article 6, "Landscape," Section 6-103, "Landscape general requirements," and Article 16, "Definitions," providing a definition, requirements, and review processes to utilize artificial turf within athletic fields in the Special Use (S) Zoning district; providing conditional use review and approval when such artificial turf athletic fields are visible from the street; and providing for a repealer provision, severability clause, codification, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 16, "Definitions", by amending the definition of carport; and providing for a repealer provision, severability clause, codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, February 8, 2023, 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  
1/27

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