



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**September 13, 2022**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment.**

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 14, "Process," Section 14-200 "Procedures," Section 14-202.6, "Building Site Determination" by eliminating size restrictions on residences in a separated building site based on what was permitted as a single building site; providing for severability, repealer, codification, and for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 08.10.22 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

**BRIEF HISTORY:**

No changes have been made since First Reading.

As requested by the City Commission, a Zoning Code text amendment is proposed that eliminates the current size restrictions on residences in a separated building site based on what was permitted as a single building site. The proposed amendment is the result of recent comments by the City Commission regarding a proposed building site separation, also referred to as a lot split.

The building site separation criteria and requirements were re-written and adopted in 2016 via Ordinance No. 2016-26. At this time, the Commission requested to codify the language that was typically included as conditions of approval with previous applications for building site separation. This included the common condition of approval to limit the total square footage of new residences in a separated building site based on the square footage that was permitted on the single building site.

In Section 2-101(D)(6), the maximum building floor area of a single-family home depends on the size of the property. Therefore, smaller building sites allow a higher percentage of building floor area; and as such, newly separated lots would permit additional floor area than what would otherwise be allowed with the larger single building site.

The proposed text amendment would allow a separated building site the maximum building floor area based on the new subdivided lots, by eliminating condition 1 of 4 that are the minimum required for an approval of a building site that currently reads:

“The total square footage of the residences allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.”

The draft Ordinance is provided as Exhibit A.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
07.29.22	PZB Legal Advertisement.
08.05.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.17.22	City Commission meeting agenda posted on City webpage.
09.02.22	City Commission Legal Advertisement.
09.06.22	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.