



**City of Coral Gables  
CITY COMMISSION MEETING  
October 9, 2018**

**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, Article 4, “Zoning Districts,” Section 4-102, “Multi-Family 1 Duplex (MF1) District,” to modify and clarify provisions regulating duplex standards related to setbacks, heights, and ground area coverage, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 05.09.18 meeting recommended approval (vote: 4-0). The Board also recommended that the Zoning Code Update consultant review the proposed text amendments.

**BRIEF HISTORY:**

Staff has prepared Zoning Code text amendments to be consistent with the recent updates to the single-family residential regulations, which were the result of an informal volunteer panel. The proposed updates include simplifying the language for side street setbacks; clarifying ground area coverage; describing the role of the Board of Architects; guiding the design of garages; etc. These proposed text amendments are updates to the duplex regulations in order to be compatible with the adjacent single-family parcels.

At the request of the Commission, the maximum width of the garage in the proposed text amendments was reduced from one-half to one-third of the duplex façade. Additional clarification for facing of lots and buildings was also added since First Reading.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

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

Date	Board/Committee	Comments (if any)
05.09.18	Planning and Zoning Board	Recommended approval (vote: 4-0).

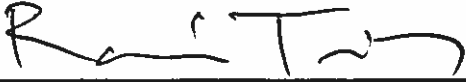
**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
04.27.18	Planning and Zoning Board legal advertisement.
04.27.18	Courtesy notice mailed to all MF-1 Duplex properties.
05.01.18	Planning and Zoning Board agenda posted at City Hall.
05.04.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.

08.15.18	Courtesy notice mailed to all MF-1 Duplex properties (1 <sup>st</sup> Reading).
08.24.18	City Commission meeting agenda posted on City web page (1 <sup>st</sup> Reading).
09.28.18	City Commission legal advertisement (2 <sup>nd</sup> Reading).
10.05.18	City Commission agenda posted on the City webpage.

**APPROVED BY:**

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



**EXHIBIT(S):**

A. Draft Ordinance.