

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-17

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 10, "PARKING," SECTION 10-110, "AMOUNT OF REQUIRED PARKING" AND ARTICLE 16, "DEFINITIONS," TO CLARIFY PARKING REQUIREMENTS RELATED TO SINGLE-FAMILY BUILDING ALTERATIONS AND TO UPDATE THE DEFINITION FOR A SINGLE-FAMILY RESIDENCE REGARDING THE USE OF COVERED OPEN AIR WALKWAYS, AND LOCATION OF PORTE-COCHES AND CARPORTS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Staff has drafted a Zoning Code text amendments to clarify parking requirements related to single-family building alterations and to update the definition for a single-family residence regarding the use of covered open-air walkways, and location of porte-cocheres and carports; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment; and

WHEREAS, on March 29, 2022 the City Commission was presented on first reading the proposed text amendments; and

WHEREAS, the City staff incorporated changes from first reading, and recommendations from the Planning and Zoning Board, and the City Commission was presented with a final text amendment on Second reading, included below:

Article 10. Parking

Section 10-110. Amount of required parking.

A. The following are exempt from parking.

4. Building Alterations.

- a. Any single-family residence or duplex building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, changes of building types, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.
- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.

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.

Porte-cochere means a porch roof projecting over a driveway at the entrance to a building and attached to the main building for the purpose of sheltering those getting in or out of vehicles. Porte-cocheres shall be located in the front of single-family residences.

Single-family residence means a building used or designated to be used as a home or residence in which all living rooms are accessible to each other from within the building or roofed walkway, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, and to be occupied by one family plus servants, who are living and cooking as a single household.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended.

SECTION 3. All ordinances or parts of Ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “Ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.


SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF APRIL, A.D., 2022.

(Moved: Anderson / Seconded: Menendez)
(Yeas: Fors, Jr., Menendez, Anderson, Lago)
(Absent: Mena)
(Unanimous: 4-0 Vote)
(Agenda Item: F-1)


APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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BILLY Y. URQUIA
CITY CLERK

DocuSigned by:

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MIRIAM SOLER RAMOS
CITY ATTORNEY