

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2023-13**

AN ORDINANCE OF THE CITY COMMISSION, 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.

**WHEREAS**, detached carports are encouraged within the single family residential (SFR) zoning district provisions by excluding it from the home's maximum square footage, but are required to be attached to the main building by definition; and

**WHEREAS**, a goal in the Comprehensive Plan is to promote limiting the bulk and massing within the development of property; and

**WHEREAS**, Staff has drafted a Zoning Code text amendment to update the definition of carport and remove the requirement for a carport to be attached to the main building; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 8th, 2023, 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**, after notice was duly published, a public hearing was held before the City Commission for First Reading on February 28th, 2023, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published, a public hearing was held before the City Commission for Second Reading on March 14<sup>th</sup>, 2023, at which hearing all interested parties were afforded the opportunity to be heard;

**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 as follows<sup>1</sup>.

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

**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.

**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.

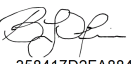
**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF MARCH, A.D., 2023.  
(Moved: Anderson / Seconded: Menendez)  
(Yeas: Menendez, Anderson, Cason, Mena, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: (F-4))

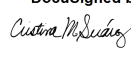
APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ  
CITY ATTORNEY