



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendment – Multi-Family 1 Duplex (MF-1)**  
Public Hearing: Planning and Zoning Board  
Date & Time: **May 9, 2018; 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 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.*

## 2. BACKGROUND INFORMATION

To update the Multi-Family 1 Duplex regulations with the recently amended Single-Family regulations, Staff has prepared Zoning Code text amendments to match side setbacks on corner lots, clarify ground area coverage, and allow more flexibility to roof and massing design. These proposed text amendments are updates to the duplex regulations in order to be compatible with the adjacent Single-Family parcels.

An informal volunteer panel began meeting in 2016 to propose changes to the Single-Family regulations, which were recently adopted in April of 2018. The Multi-Family 1 Duplex district has similar qualities to the Single-Family properties that it typically abuts, such as setbacks, building height, lot coverage, and other standards. As the process to update the Zoning Code commences, Staff has prepared amendments to the Multi-Family 1 Duplex district.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

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

### ARTICLE 4 – Zoning District

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#### Division 1. Residential Districts

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#### Section 4-102. Multi-Family 1 Duplex (MF1) District.

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- D. Performance standards. The following performance standards shall govern the general development of structures in the District. All duplexes shall have the exterior appearance of a single-family house. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
1. Building sites. Buildings and structures constructed in this District shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet.
  2. Density. Maximum density of two (2) units and one (1) principal building per building site.
  3. Facing of lots and buildings. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.
  4. Setback requirements. To create high quality public spaces and promote neighborhood character, all buildings shall meet the following setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
    - a. Front setback. ~~A minimum front setback of twenty~~Twenty-five (25) feet shall be maintained and required on all building sites, except that on building sites on platted lots less than seventy five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required. The Board of Architects may recommend approval of variances to the Board of Adjustment or the Historic Preservation Board, as applicable.
    - b. Side setbacks.
      - i. ~~Interior side: Inside lots shall have minimum side setbacks, which total twenty~~Twenty (20%) percent of the total lot width, of the lot measured across the front setback line with a minimum total of ten (10) feet and up to with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet.
      - i-ii. ~~Side street: A minimum side setback of fifteen~~Fifteen (15) feet, shall be required and maintained from any side line of a building site that abuts upon a street, provided,

~~however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition. In no case shall a side setback be less than five (5) feet.~~

- c. ~~Rear setback. A minimum rear setback of ten~~ Ten (10) feet ~~shall be maintained and required on all buildings.~~
- d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

Uncovered steps and walkways may be located at a less distance than the setback. All other structures, pool equipment, and mechanical systems shall comply with setback requirements.

5. Setback requirements for auxiliary and accessory buildings or structures. Except as specifically prescribed herein ~~to the contrary~~, auxiliary and accessory buildings or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
  - a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building ~~or any part thereof~~.
  - b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building, unless approved by the Board of Architects.
6. Height of duplex buildings and accessory buildings. Maximum heights are as follows:
  - a. Two (2) floors;
  - b. Twenty-nine five (2925) feet, measured from the finished floor to the tie-beam on the top floor, excluding a raised floor of thirty (30) inches, for the first fifty (50) feet or half of the lot depth, whichever is less, abutting SFR properties, as measured from the SFR property line; and
  - c. Thirty-four (3430) feet for the remaining portions of the property; and
  - d. ~~Maximum height includes ridgelines, domes, steeples, towers, cupolas, decorative features and such other similar structures, excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.~~

7. Height of single-family buildings. Single-family buildings and accessory buildings shall satisfy all applicable SFR requirements.
8. Ground area coverage. A maximum of thirty-five (35%) percent of the building site shall be covered by the main building and shall include ~~Buildings or structures designed and constructed shall not occupy more than thirty five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building except balconies. Also included are above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building.~~ Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.
9. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five hundred seventy-five (575) square feet.
10. Architectural style. See Article 5, Division 6.
11. Driveways and Garages. Garage facades and doors, carports, and driveways shall satisfy all applicable standards in Section 4-101. Single-Family Residential (SFR) District.

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#### 4. FINDINGS OF FACT

In accordance with Section 3-1405 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:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- 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.
- 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 of service which is less the minimum requirements of the Comprehensive Plan.

E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

**5. COMPREHENSIVE PLAN CONSISTENCY**

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

**6. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	04.27.18
Courtesy Notice mailed to all MF-1 properties	04.27.18
Posted agenda on City web page/City Hall	05.01.18
Posted Staff report on City web page	05.04.18

**7. STAFF RECOMMENDATION**

The Planning and Zoning Division recommends approval.

**8. ATTACHMENTS**


- A. 04.27.18 Courtesy Notice mailed to all MF-1 addresses.
- B. 04.27.18 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,



Ramon Trias  
 Assistant Director of Development Services  
 for Planning and Zoning  
 City of Coral Gables, Florida

	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>April 27, 2018</b></p>	
<p><b>Applicant:</b></p>	<p><b>City of Coral Gables</b></p>	
<p><b>Application:</b></p>	<p><b>Zoning Code Text Amendment</b></p>	
<p><b>Property:</b></p>	<p><b>Multi-Family 1 (MF-1) District, Coral Gables, Florida</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>Planning and Zoning Board May 9, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b></p>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on May 9, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

To update the Multi-Family 1 Duplex regulations to be more compatible with the recently amended Single-Family regulations, amendments to the Coral Gables Zoning Code are proposed for the MF-1 zoned properties. The MF-1 Duplex district has similar qualities to the Single-Family properties that it typically abuts, such as setbacks, building height, lot coverage, and other similarities. The proposed text amendments to the MF-1 properties clarify side setbacks, building height measurements, lot coverage, and other standards. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and approval 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

The Ordinance under consideration is as follows:

*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.*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, 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, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
PLANNING AND ZONING BOARD - MAY 9, 2017

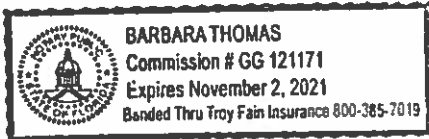
in the XXXX Court,  
was published in said newspaper in the issues of

04/27/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Johana Oliva*  
Sworn to and subscribed before me this  
27 day of APRIL, A.D. 2018  
*Barbara Thomas*

(SEAL)  
JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING  
LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD  
DATES/TIMES  
WEDNESDAY, MAY 9, 2017, 8:00 - 9:00 P.M.

LOCATION  
CITY COMMISSION CHAMBERS, CITY HALL,  
405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 8, "Docks, Wharves, Mooring Piles and Watercraft Moorings," clarifying the distance of unobstructed navigable water, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. 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.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

## Local Planning Agency / Planning and Zoning

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)); Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

4/27

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