


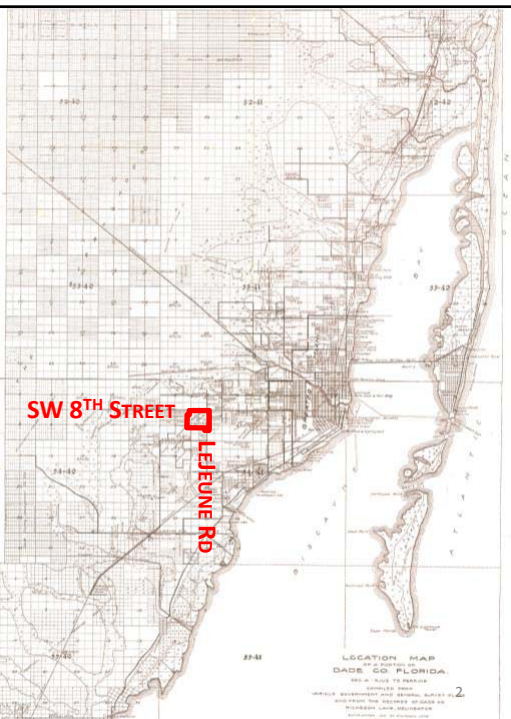
Little Gables

PROPOSED ANNEXATION
CITY COMMISSION
DISCUSSION

CITY COMMISSION
DECEMBER 5, 2017



**DADE COUNTY
1914**

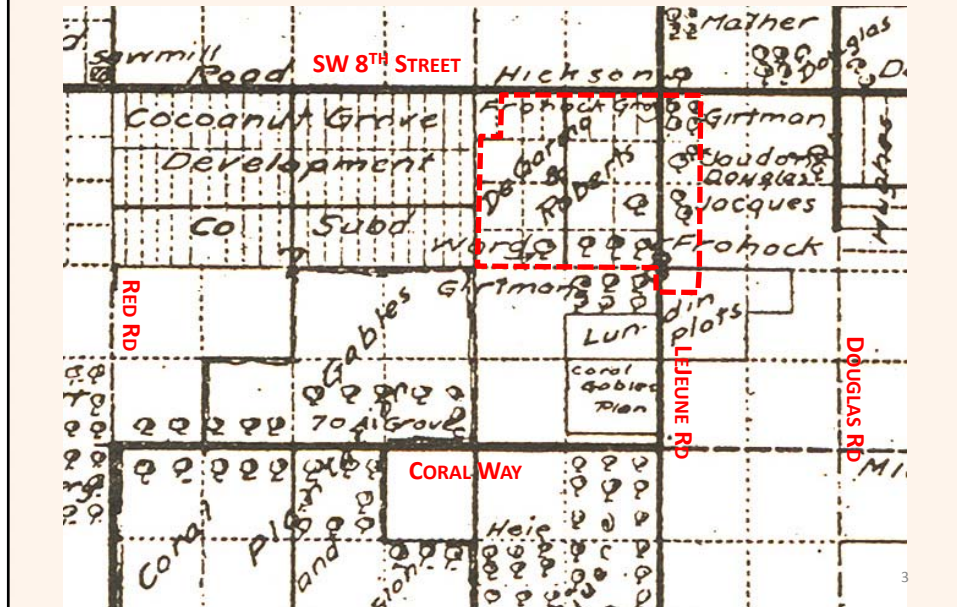


SW 8TH STREET

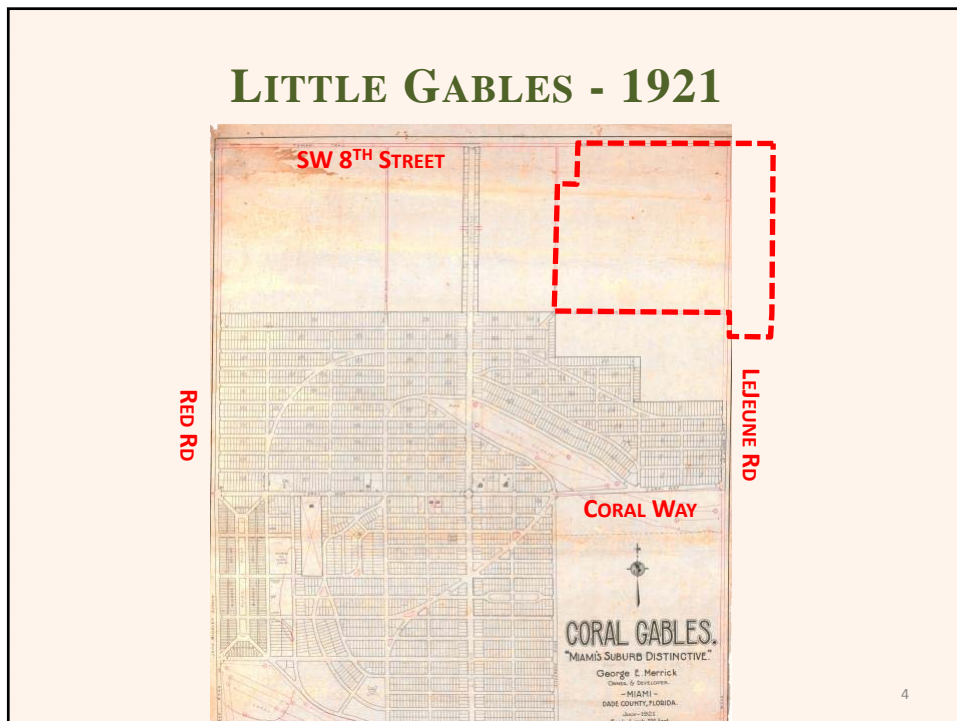
LELEUNE RD

LOCATION MAP
OF THE COUNTY OF
DADE, FLORIDA.
ONE INCH TO MILES.
APPROXIMATE
LANDS ACQUIRED FOR
AND FROM THE RESIDUE OF GRANT OF
FLORIAN JAMES WILSON
RECORDED IN DEED BOOK

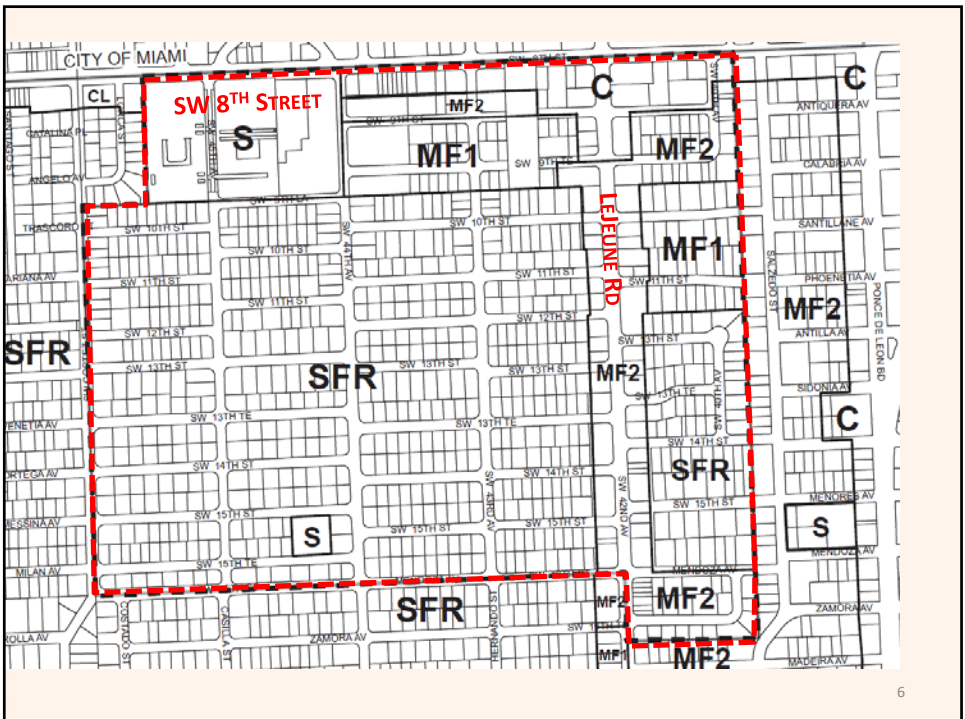
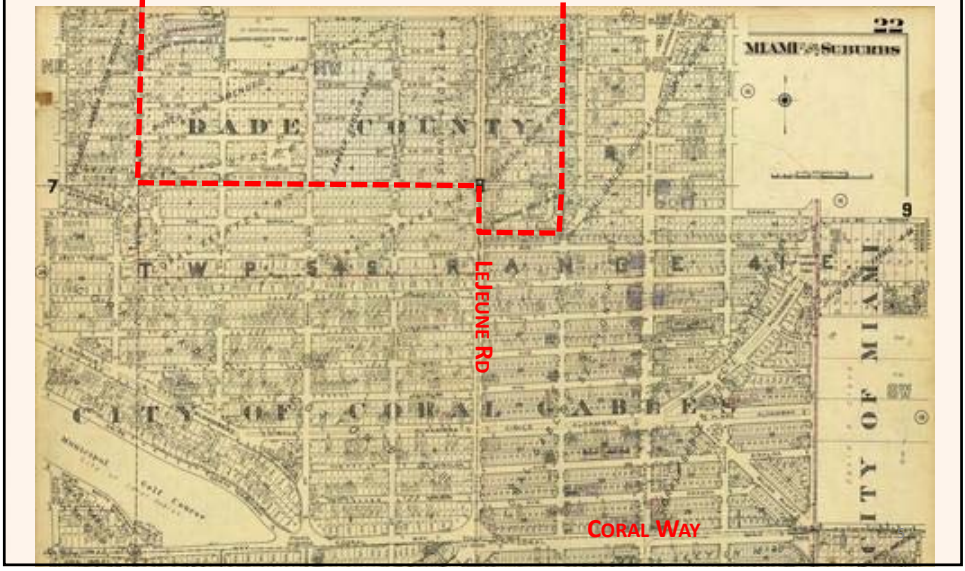
LITTLE GABLES - 1914

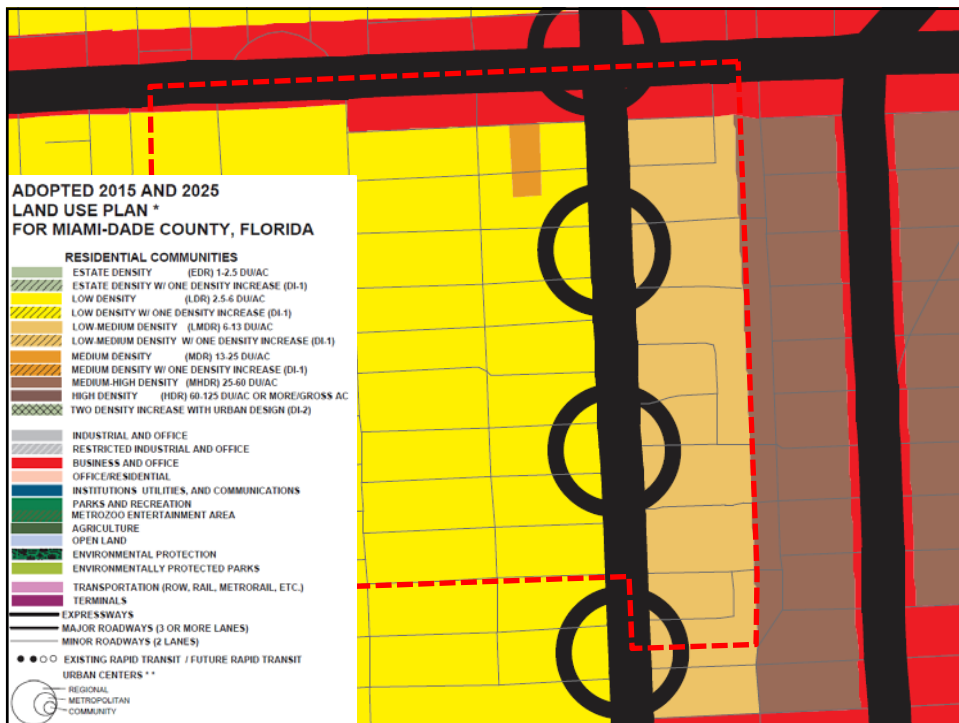


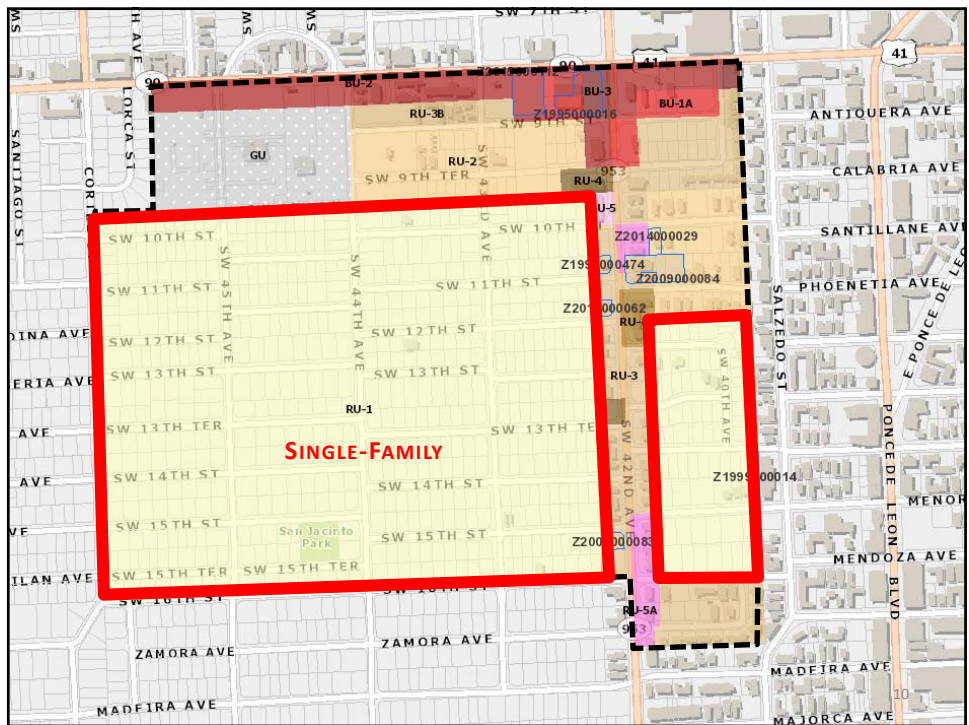
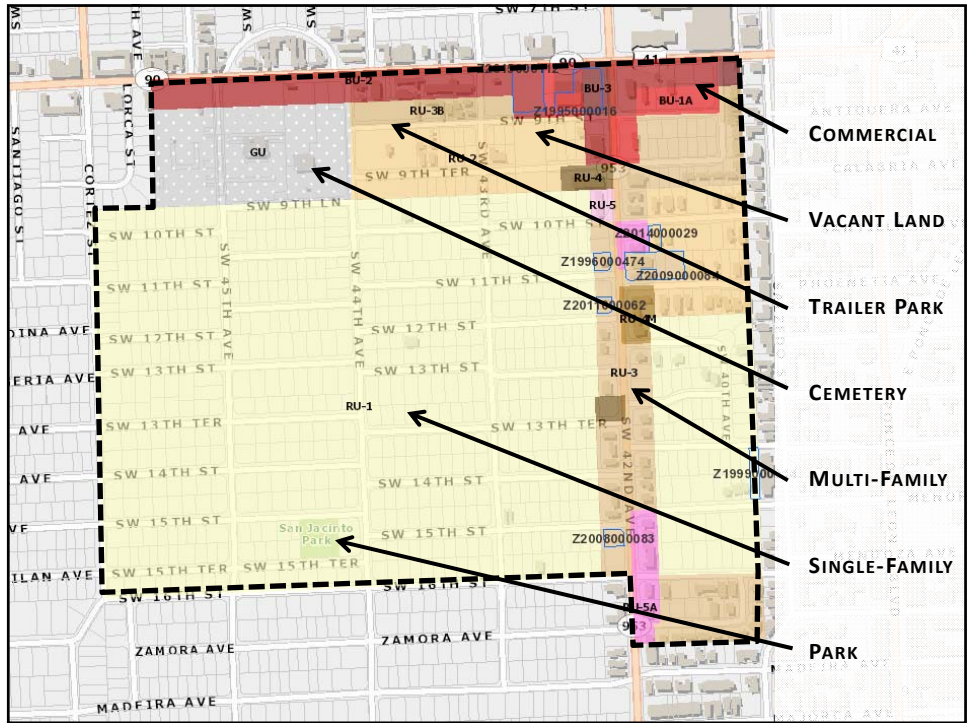
LITTLE GABLES - 1921



LITTLE GABLES - 1936







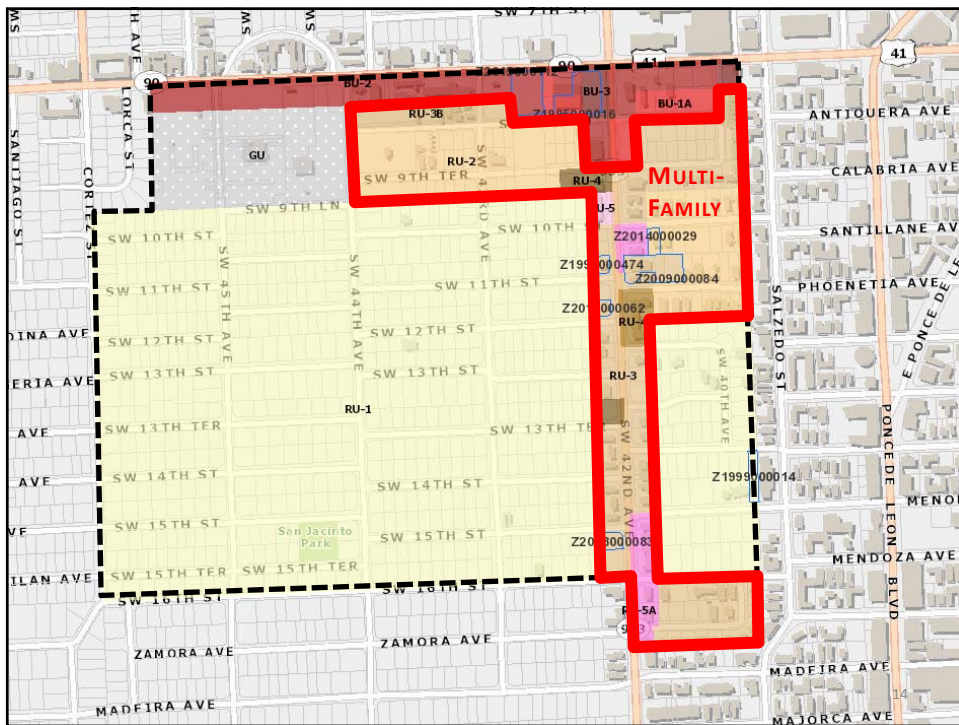
MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON

ZONING DISTRICT REGULATIONS	MIAMI-DADE RU-1	CORAL GABLES SFR	MIAMI-DADE RU-2	CORAL GABLES MF-1
PERMITTED USES	SINGLE-FAMILY HOME	SFH	SFH, DUPLEX	SFH, DUPLEX
MAX. DENSITY	1 UNIT/LOT	1 UNIT/LOT	2 UNITS/LOT	2 UNITS/LOT
MIN. LOT FRONTAGE	50-75 FEET	50 FEET	50-75 FEET	50 FEET
MAX. LOT COVERAGE	35-40%	35-45%	30-35%	35%
MAX. BUILDING HEIGHT	2 STORIES	2 STORIES	2 STORIES	2 STORIES
FRONT SETBACK	25 FEET	15-25 FEET	25 FEET	15-25 FEET
SIDE SETBACK	7.5 FEET	10-20 FEET	5-7.5 FEET	10-20 FEET
REAR SETBACK	25 FEET	10 FEET	25 FEET	10 FEET

SINGLE-FAMILY RESIDENTIAL



SINGLE-FAMILY RESIDENTIAL



MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON

ZONING DISTRICT REGULATIONS	MIAMI-DADE RU-3	MIAMI-DADE RU-3B	MIAMI-DADE RU-4M	MIAMI-DADE RU-4	MIAMI-DADE RU-5	CORAL GABLES MF-2
PERMITTED USES	SFR, DUPLEX, MFR	SFR, DUPLEX, MFR, BUNGALOW CT	SFH, DUPLEX, MFR, APT	SFH, DUPLEX, MFR, APT	SFH, DUPLEX, MFR, APT, OFFICES	SFH, DUPLEX, MFR
MAX. DENSITY	4 UNIT/LOT	15-18 UNITS/ACRE	35.9 UNITS/ACRE	50 UNITS/ACRE	---	PER COMP PLAN
MIN. LOT FRONTAGE	---	100 FT FOR BUNGALOW	100 FEET	100 FEET	100 FEET	50-100 FEET
MAX. LOT COVERAGE	30%	40%	30%	30-35%	40%	35%
MAX. BUILDING HEIGHT	3 STORIES	1 STORY		WIDEST ADJACENT ROW	2 STORIES	3-16 STORIES
FRONT SETBACK	25 FEET	---	25 FEET	25-50 FEET	25 FEET	8-20 FEET
SIDE SETBACK	20 FEET	15 FEET	7.5 FEET	25 FEET	15 FEET	5-10 FEET
REAR SETBACK	25 FEET	---	25 FEET	25-50 FEET	25 FEET	5-10 FEET

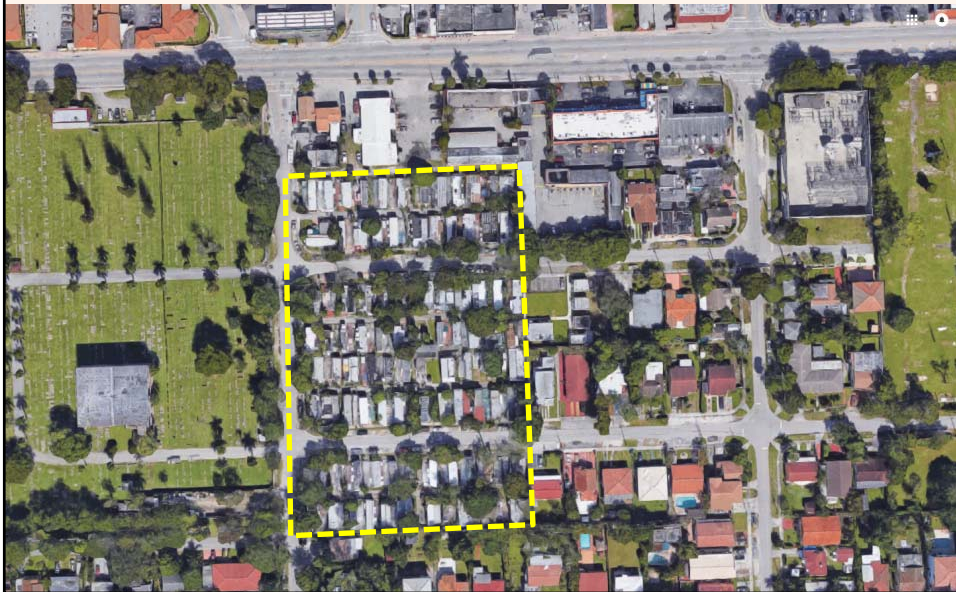
MULTI-FAMILY



MULTI-FAMILY



TRAILER PARK

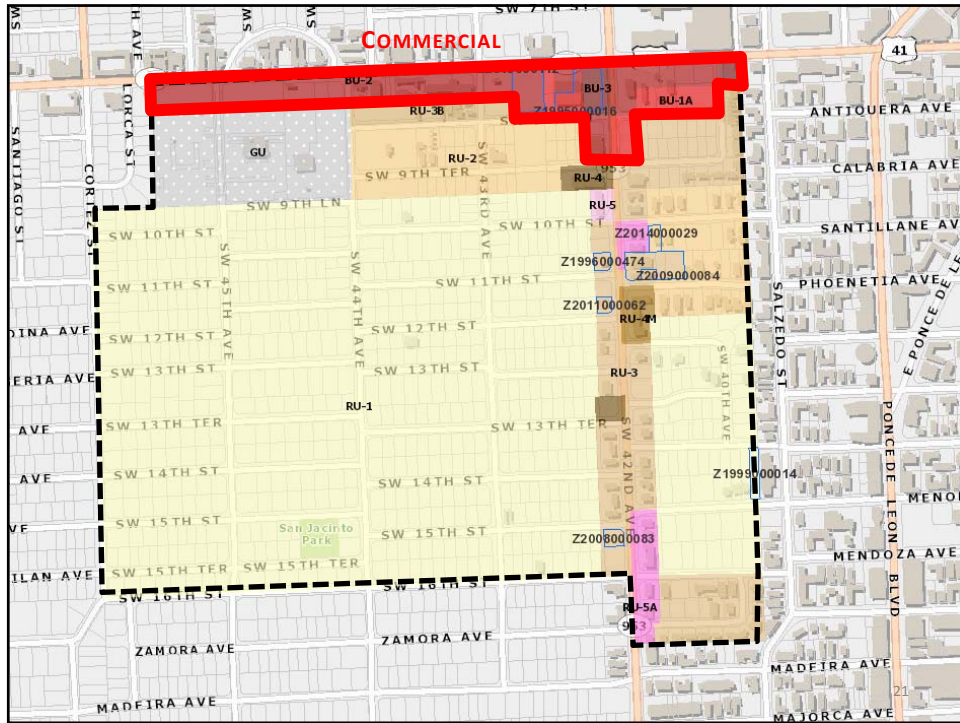


TRAILER PARK



TRAILER PARK





MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON

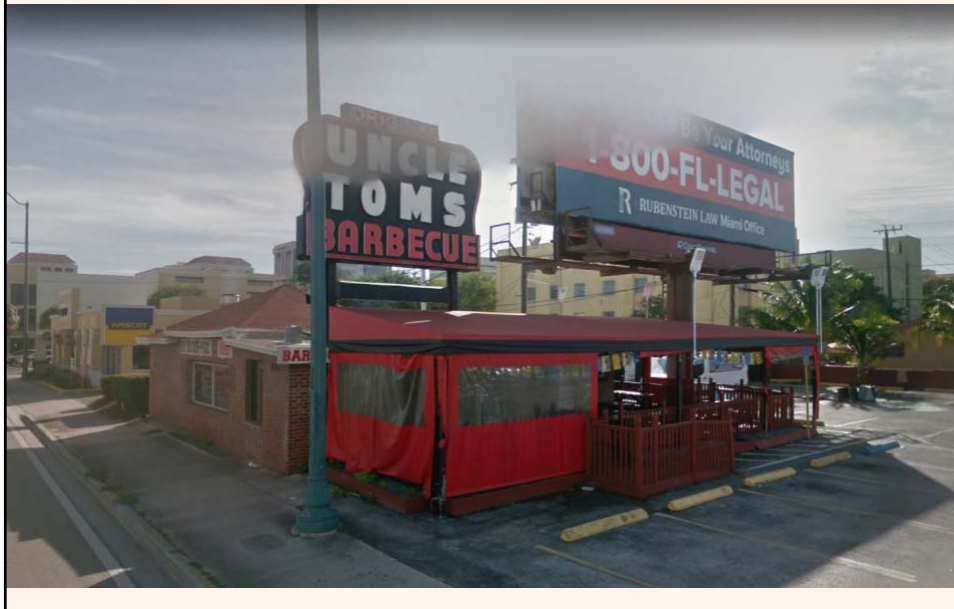
ZONING DISTRICT REGULATIONS	MIAMI-DADE RU-5A	MIAMI-DADE BU-1	MIAMI-DADE BU-1A	CORAL GABLES CL
PERMITTED USES	SEMI-PRO OFFICE USES	OFFICE, RETAIL, SERVICES	OFFICE, RETAIL, SERVICES	OFFICE, RETAIL, SERVICES
MIN. LOT FRONTAGE	75 FEET	50-75 FEET	25-200 FEET	25-200 FEET
MAX. LOT COVERAGE	40%	40%	40%	40%
FLOOR AREA RATIO (FAR)	.4 - 1-STORY .6 - 2 STORY	.4 - 1-STORY .11 - 2+ STORIES	.4 - 1-STORY .11 - 2+ STORIES	3.0
MAX. BUILDING HEIGHT	2 STORIES	2 STORIES	4 STORIES	PER COMP PLAN
FRONT SETBACK	25 FEET	20 FEET	20 FEET	NONE
SIDE SETBACK	15 FEET	0-5 FEET	0-5 FEET	NONE
REAR SETBACK	25 FEET	0-5 FEET	0-5 FEET	5-10 FEET

MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON

ZONING DISTRICT REGULATIONS	MIAMI-DADE BU-2	MIAMI-DADE BU-3	CORAL GABLES C
PERMITTED USES	OFFICE, RETAIL, SERVICES	OFFICE, RETAIL, SERVICES	OFFICE, RETAIL, SERVICES
MIN. LOT FRONTAGE	50-75 FEET	50-75 FEET	25-200 FEET
MAX. LOT COVERAGE	40%	40%	---
FLOOR AREA RATIO (FAR)	.4 - 1-STORY .11 - 2+ STORIES	.4 - 1-STORY .11 - 2+ STORIES	3.0
MAX. BUILDING HEIGHT	---	---	PER COMP PLAN
FRONT SETBACK	20 FEET	20 FEET	0-10 FEET
SIDE SETBACK	0-5 FEET	0-5 FEET	0-15 FEET
REAR SETBACK	0-5 FEET	0-5 FEET	0-10 FEET

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COMMERCIAL



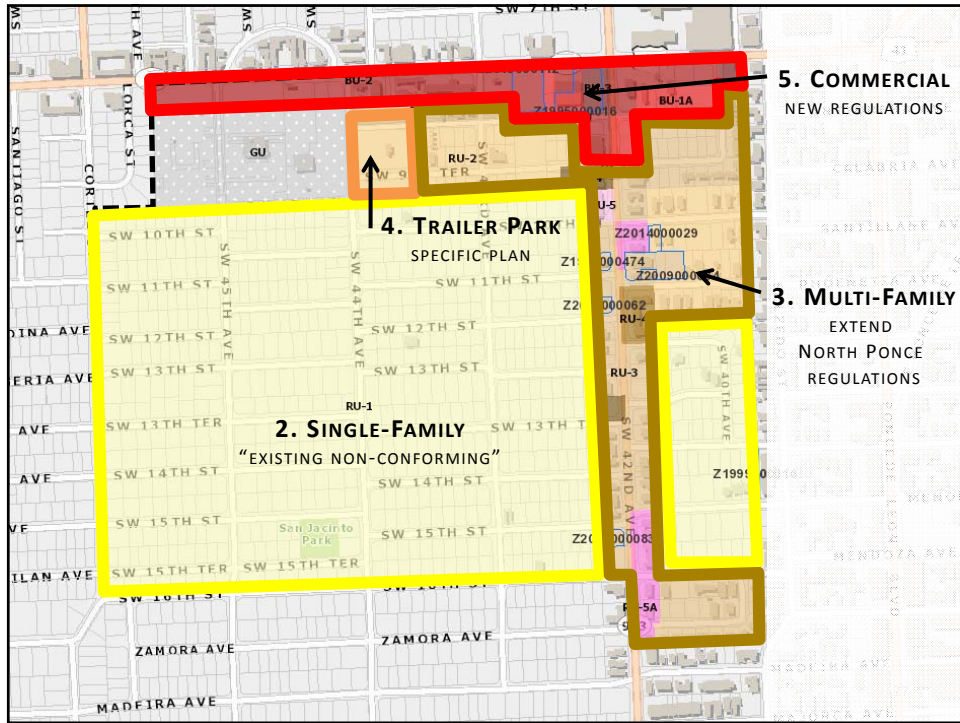
COMMERCIAL



STAFF'S RECOMMENDATION FOR DISCUSSION

1. Coral Gables zoning designations appear to be preferable to County designations, in terms of potential development for the property owner and city processes.

Thus, **rezoning to City designations** should be considered upon annexation.



STAFF'S RECOMMENDATION FOR DISCUSSION

2. Single family properties should be allowed to maintain current characteristics. Coral Gables zoning code **“existing non-conforming”** regulations appear to accomplish this objective.

At this point, new site specific regulations for single family properties in Little Gables would not be needed to maintain the character of the area.

STAFF'S RECOMMENDATION
FOR DISCUSSION

3. **Multi-family parcels** should be regulated in ways similar to recent provisions adopted for the district of North Ponce.
4. **A specific plan**, possibly a PAD, should be considered for the existing trailer park, should the parcel be redeveloped.

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STAFF'S RECOMMENDATION
FOR DISCUSSION

5. Commercial properties along SW 8th Street should follow **new regulations**, which should be drafted to encourage pedestrian design and high quality architecture.

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EXISTING NON-CONFORMING FOR SINGLE-FAMILY RESIDENTIAL

Potential Code Issues

1. Fences
2. Car canopies, garages & carports
3. Wood frame construction
4. Roofing materials
5. Outdoor storage (boats, etc)
6. Lot coverage & mechanical setbacks
7. Property maintenance
8. Multiple units

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