



**City of Coral Gables  
CITY COMMISSION MEETING  
April 24, 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, by amending Appendix A, "Site Specific Zoning Regulations," Section A-56, "Hammock Lakes;" to modify provisions related to ground coverage and building height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (On 03.27.18 Commission approved the First Reading of the Single-Family Residential text amendments, which included the Hammock Lakes Site Specific text amendment to increase the ground coverage from 15% to 25%, Vote: 4-0. In response to the Commission's direction on 04.10.18, Staff has prepared the text amendments for Hammock Lakes Site Specifics as a separate Ordinance for Second Reading.)

**Ordinance on First 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, by amending Appendix A, "Site Specific Zoning Regulations," Section A-94, "Snapper Creek Lakes;" to modify provisions related to ground coverage and building height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

No Action. Additional neighborhood input recommended.

**BRIEF HISTORY:**

For the past year, staff and a volunteer committee of local architects reviewed single family regulations with the goal of proposing minor revisions to update the code. Towards the end of the process, the City Commission requested a review of site specifics for Hammock Lakes and Snapper Creek Lakes. This memorandum summarizes recent staff findings related to the current Commission request. Attached are the two draft Ordinances for Hammock Lakes and Snapper Creek Lakes which will be considered separately.

The City Commission at the workshop on January 8, 2018 and at the Commission meeting on March 27, 2018, discussed site specific regulations regarding lot coverage that applies to Hammock Lakes. These regulations are different than the typical lot coverage that applies to single family parcels in Coral Gables. The typical lot coverage is 35%. Hammock Lakes and Snapper Creek Lakes site specific regulations allow 15%. The proposed amendment would increase lot coverage to 25%.

The proposed lot coverage increase would be a significant policy change, and should not be considered a minor update to the code. On March 27, 2018 Commission approved the First Reading of the Single-Family Residential text amendments, which included the Hammock Lakes Site Specific text amendment to increase the ground coverage from 15% to 25%. In response to the Commission's direction on April

10, 2018, Staff has prepared the text amendments for Hammock Lakes Site Specifics as a separate Ordinance for Second Reading, as well as text amendments for Snapper Creek Lakes as First Reading. On April 13, 2018, a courtesy notice was mailed to all the affected property owners located in Hammock Lakes and Snapper Creek Lakes. Additionally, during the week of April 16-20, Staff discussed the proposed language with a number of interested residents and received 36 emails in opposition to the Snapper Creek Lakes request. No communication from the affected residents has been received in favor of the proposed amendments.

The following chronology of previous approvals/legislation affecting Hammock Lakes provides context and data for discussion:

1. Ordinance No. 3247 (adopted May 13, 1997) – Zoning Code was amended by establishing zoning classification and site specific regulations by adding Section 4-52-1 Hammock Lakes, particularly:
  - Building sites shall be no less than one fully-platted lot, no less than one (1) acre, and shall have a minimum lot width of one hundred and twenty-five (125') feet;
  - Ground coverage shall be no more than fifteen (15%) percent for the principal building and up to five (5%) percent of the rear yard for accessory uses and structures;
  - Height of buildings shall not exceed two and one-half (2 ½) stories and shall not exceed thirty-five (35') feet above established grade.
2. Ordinance No. 3495 (adopted December 12, 2000) - Amended Article 4, Section 4-56 referencing minimum rear waterfront setbacks established as plat restrictions on all properties with frontage to Hammock Lake No. 2.

The following chronology of previous approvals/legislation affecting Snapper Creek Lakes provides context and data for discussion:

1. Resolution No. 28947 (adopted November 14, 1995) - Annexation of the Snapper Creek Lakes Subdivision in the City of Coral Gables.
2. Miami-Dade County Ordinance No. 96-58 (adopted June 26, 1996) – Ratification by Miami-Dade County of City of Coral Gables Annexation.
3. Ordinance No. 3207 (adopted December 17, 1996) – Boundaries of City’s Future Land Use Map was amended, and designating one hundred twenty-three (123) building sites within Snapper Creek as “Residential Use, Single-Family Low Density.”
4. Ordinance No. 3249 (adopted May 13, 1997) – Assigned Single-Family Residential zoning designation and amended Zoning Code by adding Site Specific Regulations, particularly:
  - Building sites shall be no less than one fully-platted lot, no less than one (1) acre, and shall have a minimum lot width of one hundred and twenty-five (125') feet;
  - Ground coverage shall be no more than fifteen (15%) percent for the principal building and up to five (5%) percent of the rear yard for accessory uses and structures;
  - Height of buildings shall not exceed two and one-half (2 ½) stories and shall not exceed thirty-five (35') feet above established grade.

Staff has prepared the proposed text amendments to the Hammock Lakes and Snapper Creek Lakes Site Specific regulations based on Commission direction and feedback provided on the April 10, 2018, City Commission meeting.

In an effort to provide relevant information for Commission discussion, research on past variances on properties in the affected neighborhoods was performed, and results are attached (Exhibit I). In addition, Staff also researched Miami-Dade County's area calculation requirements (Exhibit K). This is related to the method of calculation for the following:

- FAR,
- Lot coverage, and
- Lot area.

Research concludes that lot coverage was calculated in Miami-Dade county as it is calculated in Coral Gables. Lot coverage is expressed as a percentage of the area within the property lines of the parcel. The county refers to this calculation as *net lot area*. The allowed net lot area coverage was 15% prior to annexation. In the adopted site specific regulations, currently in place, lot coverage is also 15%. Therefore, the lot coverage calculations in the site specifics and in Miami-Dade county are consistent.

However, the determination for the minimum required lot area for compliance with Miami-Dade county zoning designation of EU-1 was measured from the centerline of the abutting front right-of-way. This calculation was performed to comply with the minimum required size of one acre, and was not related to the allowed building area. This requirement appears to be related to septic tank regulations.

As a result of recent public input and analysis of documented history of prior discussions and variance requests, Staff has concluded that amendments to site specific regulations would benefit from a formal process of public participation, prior to City Commission public hearings and consideration. Moreover, the Zoning Code consultant selected by the Commission has executed a contract, and is currently available to provide recommendation on this and related topics.

In addition, any current project that requires a modification of the site specific regulations may be reviewed as a variance request, consistent with past practices.

Staff recommends that the Commission take no action at the present time, and that further neighborhood discussion take place. However, if the Commission decides to take action, the draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A for Hammock Lakes and Exhibit E for Snapper Creek Lakes.

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

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
03.04.18	Planning and Zoning Board	Recommended approval (vote: 5-0) for Hammock Lakes as included with Single-Family Residential amendments

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
03.02.18	Planning and Zoning Board legal advertisement for Hammock Lakes.
03.02.18	Planning and Zoning Board agenda posted at City Hall with Hammock Lakes.
03.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page with Hammock Lakes.
03.23.18	City Commission meeting agenda posted on City web page (Hammock Lakes 1 <sup>st</sup> reading).

04.13.18	City Commission legal advertisement.
04.13.18	City Commission Courtesy Notice mailed.
04.20.18	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance for Hammock Lakes Site Specifics.
- B. Hammock Lakes - Ordinance No. 3247.
- C. Hammock Lakes - Ordinance No. 3495.
- D. Hammock Lakes - Draft Ordinance of Single-Family Residential (First Reading).
- E. Draft Ordinance for Snapper Creek Site Specifics.
- F. Snapper Creek - Resolution No. 28947.
- G. Snapper Creek - Ordinance No. 3207.
- H. Snapper Creek - Ordinance No. 3249.
- I. List of Variance Applications.
- J. Comparison of Recent Permits.
- K. Miami-Dade County Regulations for Estate Districts.
- L. PowerPoint Presentation.
- M. Neighbors Correspondence.