



**City of Coral Gables
CITY COMMISSION MEETING
June 13, 2017**

ITEM TITLE:

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 Article 4, "Zoning Districts," Section 4-201, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provisions regulating single-family residential standards related to garages, FAR calculations, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board will review and provide a recommendation on the proposed text amendments between 1st and 2nd Reading.

BRIEF HISTORY:

A five-member single-family design advisory group began meeting during the last week of September and met on a monthly basis through December. The group was composed of registered architects that have experience designing single-family home in Coral Gables. In addition, the group members have served the community in various capacities throughout the years, including as professors, Board of Architects members, and research on George Merrick's founding design principles for Coral Gables.

The advisory group members included the following Coral Gables architects:

- Jorge L. Hernandez, Chair
- Elizabeth Plater-Zyberk
- Rafael Portuondo
- Frank Martinez
- Mike Sardinas

Advisory group meetings were held on the following dates:

- September 29, 2016
- November 17, 2016
- December 8, 2016

Over the course of the three advisory group meetings, members reviewed current Zoning Code regulations for single-family homes in Coral Gables, as well as the review processes that shape the design of those homes. Advisory group members discussed best practices in the field of architecture and urban

design, and the unique role of design, review and regulation in Coral Gables. As a result of these discussions, the advisory group developed a goal statement and a series of short-term, mid-term and long term action steps to enhance the design and construction of single-family homes in Coral Gables.

Goal Statement

Establish the cultural and architectural history of Coral Gables and use this history to identify neighborhoods and establish neighborhood identity.

Short Term Action Steps

Process

- Provide an instruction sheet for how to use the Zoning Code (eventually address this through interactive, online GIS mapping and layers)
- Implement Best Practices Manual – disperse to Board of Architects members and architects and property owners at the beginning of the design process. Incorporate a checklist of Best Practices guide into the Board of Architects application package and make applicants sign it.
- Begin incorporating precedents into Board of Architects recommendations.

Mapping

- Map the site specifics with color coding to assist staff and the public.

Building Form Standards

- Update FAR calculations for courtyard houses and double height interior spaces.

Parking and Vehicular Areas

- Require driveways and garage doors to be located on the side street.
- Relax the minimum width for 2-car garages so that houses and townhouses can have tighter dimensions.
- Provide standards for garage doors facing the primary street.
- Update standards for the design and regulation of carports to look more like the historic types.
- Clarify FAR calculations for carports.
- Make detached garages legal to build again.
- Consider exempting garages from FAR calculation if they meet desired design standards, such as located at least 20 feet behind the front façade of the home and detached, like the historic types.

Landscape and Site Plan Standards

- Examine setbacks for pools, walls, and decks from the side and rear property line.
- Prohibit artificial turf at the ground-level, both in rights-of-way and on private property.

Private Frontage Standards

- Limit fences, walls and hedges to a maximum height of four feet in the front yard.

Mid Term Action Steps

Process

- Require that Staff, Board of Architects members, and architect applicants take a class on Coral Gables architecture and design before beginning the Board of Architects process.

Architectural Education

- Create a “Building in Coral Gables Guide” booklet. Include history and design principles behind the founding of Coral Gables.
- Develop a Lecture Series at the Coral Gables Museum or the Fink Design Studio every six weeks, including analyzing landmark homes in Coral Gables and unlocking their architectural principles.

Building Form Standards

- Look at building site areas throughout the City – provide a more nuanced range of zoning districts with setbacks, FAR lot coverage tailored to different areas of the City.

Coral Gables Villages

- Allow the Coral Gables Villages (Italian, French, Chinese, Dutch South African, etc) to expand to surrounding blocks – give option to property owners to take advantage of the historic setbacks, lot coverage, and walls in exchange for adopting the appropriate architectural style.

Long Term Action Steps

Architectural Education

- Look at other examples of 20th century planned towns that celebrate their unique character – tailor a message of many well-loved places that acknowledge and protect their architectural character.

Mapping

- Create maps that explain the current Zoning Regulations including site specifics and Zoning Districts.
- Undertake a neighborhood-by-neighborhood illustrative mapping of the existing character of Coral Gables to enhance Board of Architects recommendations to be more specific to the character of each neighborhood.
- Incorporate all mapping into an interactive GIS map that can be accessed by the public online.

A draft Ordinance with proposed Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

The City will be undertaking a strategic Zoning Code update in the coming year, in which mid-term and long-term recommendations can be addressed. The City Commission may direct Staff to pursue these and other amendments to the updated process with Planning and Zoning Board review and recommendation and City Commission approval.

The Best Practices Manual was updated as recommended by the committee.

Staff has created an interactive GIS application web page containing Future Land Use Map and Zoning Map information searchable by address, see Exhibit B. A PowerPoint Presentation has also been prepared by Staff and is included as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)
N/A		

PUBLIC NOTIFICATIONS:

Date	Form of Notification
06.09.17	City Commission meeting agenda posted on City web page.

EXHIBIT(S):

- A. Draft Ordinance.
- B. Interactive Land Use and Zoning Map GIS Application web page.
- C. PowerPoint Presentation.