



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendment – Single Family Residential**  
Public Hearing: Planning and Zoning Board  
Date & Time: **December 13, 2017; 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, by amending Article 4, “Zoning Districts,” Section 4-101, “Single-Family Residential (SFR) District;” and Article 5, “Development Standards,” to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, fences and walls, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

## 2. BACKGROUND INFORMATION

At the recommendation of the City Commission, Staff has prepared Zoning Code text amendments to the provisions for Single-Family Residential. These proposed text amendments both continue the unique architectural language that has been prevalent since the creation of Coral Gables, as well as provide provisions for climate change adaptation.

An informal panel began meeting during the last week of September 2016 and met on a monthly basis through the remainder of the year. The group was composed of representatives from architectural firms that have experience designing single-family homes 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 members of the advisory panel included the following representatives from architectural firms working in Coral Gables:

- Jorge L. Hernandez, Chair
- Elizabeth Plater-Zyberk
- Rafael Portuondo
- Frank Martinez
- Mike Sardinias
- Luis Jauregui
- Callum Gibbs

Over multiple group meetings with the advisory panel, 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: establish the cultural and architectural history of Coral Gables and use this history to identify neighborhoods and establish neighborhood identity. A series of short-term, mid-term and long term action steps were also developed to enhance the design and construction of single-family homes in Coral Gables.

### **Board of Architects Workshop, June 29, 2017**

A Single-Family Residential Workshop was also held with members of the Board of Architects (BOA) on June 29, 2017. The Board emphasized the BOA review and recommendation process as a unique process and encouraged additional authority over the performance standards of Single Family Residential. Minutes from this workshop are provided as Attachment A.

Type of Review	Date
Single-Family Residential Panel meeting	09.29.16
Single-Family Residential Panel meeting	11.17.16
Single-Family Residential Panel meeting	12.08.16
Single-Family Residential Panel meeting	02.21.17
Single-Family Residential Panel meeting	03.31.17
Board of Architects Single-Family Residential workshop	06.29.17
Single-Family Residential Panel meeting	07.24.17
Single-Family Residential Panel meeting	08.08.17
Single-Family Residential Panel meeting	09.25.17
Single-Family Residential Panel meeting	10.26.17
City Commission	11.14.17

### **Short Term Action Steps**

#### Process

- An interactive, online GIS mapping and layers of the Zoning Code
  - **Implemented**
- 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.
  - **Implemented**
- Incorporate precedents into Board of Architects recommendations.
  - **Implemented**

#### Mapping

- Site specifics map with color coding to assist staff and the public.
  - **Implemented**

### Building Form Standards

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

### Parking and Vehicular Areas

- Require driveways and garage doors to be located on the side street.
  - **Proposed amendments**
- Relax the minimum width for 2-car garages so that houses and townhouses can have tighter dimensions.
  - **Proposed amendments**
- Provide standards for garage doors facing the primary street.
  - **Proposed amendments**
- Standards for the design and regulation of carports to look more like the historic types.
  - **Proposed amendments**
- Clarify FAR calculations for carports.
  - **Proposed amendments**
- Make detached garages legal to build again.
  - **Proposed amendments**
- Exempt garages from FAR calculation if they meet desired design standards, such as being detached like the historic types.
  - **Proposed amendments**

### Landscape and Site Plan Standards

- Examine setbacks for pools, walls, and decks from the side and rear property line.
  - **Proposed amendments**
- Regulate artificial turf for single-family homes.
  - **Proposed amendments**

### Private Frontage Standards

- Limit fences and walls to a maximum height of four feet in the front yard.
  - **Proposed amendments**

### **Mid Term Action Steps**

#### Process

- Preparation to 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.
  - **Implementing**

#### Architectural Education

- Creation of the “Building in Coral Gables Guide” booklet. Included history and design principles behind the founding of Coral Gables.
  - **Implementing**
- Preparation of an architectural class to inform architects and designs of Mediterranean style architecture
  - **Implementing**
- 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.
  - **Implementing**

#### 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.
  - **Implementing**

#### 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

- Maps that explain the current Zoning Regulations including site specifics and Zoning Districts.
  - **Implemented**
- 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.
  - **Implemented**

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 Best Practices Manual was updated to include inspiration for single-family residences as recommended by the committee. Urban Standards as specified by the Zoning Code, Architecture, and Checklists comprise the handbook for aesthetic review by the Board of Architects.

### 3. PROPOSED ZONING CODE TEXT AMENDMENT

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

#### ARTICLE 4 - ZONING DISTRICTS

##### Section 4-101. Single-Family Residential (SFR) District.

\*\*\*

D. Performance standards. The following performance standards shall ~~govern~~ regulate design provisions for the general development of structures in the District. To meet the unique design conditions of each building site, the Board of Architects shall have authority over the following performance standards and shall make any adjustments as required by neighborhood context, site characteristics, and design goals in the Comprehensive Plan. The Board of Architects may deny any proposed design found inconsistent with the standards of aesthetic design. 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).

\*\*\*

4. Setback requirements. To create high quality public spaces, 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 front setback of  $\pm$  Twenty-five (25) feet shall be maintained and required on all building sites, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual. that on existing 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  $\pm$  Twenty (20%) percent of the lot width, of the lot measured across the front setback line with a minimum total of ten (10) feet minimum, and up to a maximum of twenty (20) feet maximum.~~

ii. Side street: A minimum side setback of  $\pm$  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 required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet.~~

- c. ~~Rear setback. A minimum rear setback of t\_Ten (10) feet. shall be maintained and required on all buildings~~ If compatible with the neighborhood character, the Board of Architects may allow a rear setback of five (5) feet for one-story structures.

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

\*\*\*

6. ~~Height: Two (2) stories or twenty-five (25) feet, measured from finished floor to the flat roof deck or tie-beam on the top floor. of single family residence buildings and height of special use buildings. No single family building shall be constructed in the City that is more than two (2) stories in height.~~

~~No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single family residences may have a permitted height of thirty four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty nine (29) feet above established grade in all instances including domes, steeples, towers, cupolas, decorative features and such other similar structures and 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 residences in flood hazard districts. Two (2) stories or twenty-five (25) feet, measured to the flat roof deck or tie-beam on the top floor, excluding a recommended factor of safety, or the freeboard, of two (2) feet. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. Single-family residences in flood hazard districts shall not exceed a height of two (2) stories or thirty-nine (39) feet above established grade including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
- a. That the elevation of the garage floor shall not be more than six (6) inches above ~~established~~ grade.
  - b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred ~~fifty (600)~~ (650) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.
8. Ground area coverage. A maximum of thirty-five (35%) percent of the building site shall be covered by the building. 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 and shall include. C cantilevered portions of the building except balconies. above the ground floor or Also included are 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 to not exceed ten (10%) percent., but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty five (45%) percent of the building site. upon which the structures are located. In no case shall the main building or structure exceed thirty five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District. To encourage historic designation, the Board of Architects shall have authority to grant a ten (10) percent increase of ground area coverage to accommodate historically designated structures in accordance with the design standards of that Board.

\*\*\*

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the ~~gross~~ areas of all the floors of the building or buildings, and shall include any building area not specifically excluded by this section. measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of

the surrounding neighborhood in the carrying out of the provisions of this section of the “Zoning Code.” The determination of a building’s floor area ratio shall exclude the following:

~~a. In particular, gross floor area shall include the following:~~

- ~~i. All floor space used for dwelling purposes, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:~~
- ~~ii. Elevator shafts and stairwells at each floor.~~
- ~~iii. The floor space in penthouses, interior balconies and mezzanines.~~
- ~~iv. The floor space in auxiliary or accessory buildings.~~
- ~~v. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ~~vi. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three hundred and fifty (350) square feet.~~
- ~~vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.~~
- ~~viii. The floor space in roofed terraces, breezeways, and porches located on the second floor.~~
- ~~ix. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.~~

~~b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:~~

- i. Thickness of exterior walls, measured from the interior face of structure.
- ii. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet shall also be exempt. Stacked or two (2) story porches shall be examined and reviewed by the Board of Architects. ~~provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- iii. Floor space in screen enclosures. Detached one-story carports and garages located in the rear yard or where determined by the Board of Architects, with a floor area that does not exceed three-hundred-and-fifty (350) square feet.
- iv. Upper volume of two (2) story interior spaces or courtyards.
- ~~v. Carports that consist of a roofed structure, that is open on three (3) sides and attached to the main building, for the purpose of providing shelter for one (1) or more motor vehicles.~~
- vi. Basements.



~~11. Determination of maximum square foot floor area in flood hazard districts. The maximum square foot floor area of a single family residence in a flood hazard district shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty and harmony in the carrying out of the provisions of this section of the "Zoning Code."~~

~~a. In particular, gross floor area shall include the following:~~

- ~~i. All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building.~~
- ~~ii. Elevator shafts and stairwells at each floor.~~
- ~~iii. The floor space in penthouses, interior balconies and mezzanines.~~
- ~~iv. The floor space in auxiliary or accessory buildings.~~
- ~~v. Screened porches shall be computed at one half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ~~vi. The floor space in any garage or garage and storage area.~~
- ~~vii. In those cases where the average floor to the bottom of the structural member of roof support height exceeds fifteen (15) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.~~

~~b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:~~

- ~~i. Floor space in roofed terraces, breezeways, and porches, provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.~~
- ~~ii. Floor space in screen enclosures.~~
- ~~iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.~~
- ~~iv. Basements.~~

~~1211. Garage facades. The full width of the garage facade A garage that faces upon a street shall not exceed one-third (1/3) of the width of the front façade of the residence that faces upon a primary street and the remaining two third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. On corner~~

lots, garage facades shall face the side street, when appropriate for consistency with the neighborhood character, and may not exceed one-half (1/2) of the width of the façade. In multiple car garages facing upon any street, each single garage door shall be separated by at least a sixteen (16) inch column.

12. Garage doors and carports. To be compatible with neighborhood character, garage doors and carports shall not be forward of the front façade of the building. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.
13. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites with less than seventy-five (75) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed ten (10) feet in width in the public right-of-way. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be discouraged.
134. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.
145. Architectural style and design review. See Pursuant to Article 5, Division 6, “Design Review Standards,” the Board of Architects shall review applications for aesthetic design and compatibility. Board of Architects shall have the authority to deny proposed designs that do not comply with aesthetic standards. Applicants are required to submit and describe the proposed architectural style, with adequate documentation of precedents and aesthetic goals.

\*\*\*

## **ARTICLE 5 – Development Standards**

### **Division 1. Accessory Uses**

\*\*\*

#### **Section 5-104. Cabana.**

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.
- B. Such cabana shall be of masonry construction with ~~tile~~ a roof and shall be designed so as to tie in

architecturally with the main building.

- C. The area of such cabana shall not exceed one hundred (100) square feet.
- ~~D. The plumbing facilities shall be limited to shower and toilet facilities.~~
- E. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- F. The cabana shall not be used for living or sleeping quarters.
- G. Cabanas which are attached to the main building shall not be required to be inter-connected with the main building.

\*\*\*

#### **Section 5-108. Swimming pool and/or spa.**

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

\*\*\*

- E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. ~~and provided, further, that~~ In all cases where a swimming pool ~~is constructed which~~ will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.

\*\*\*

#### **Section 5-118. ~~Moveable p~~Pavers and walkways.**

~~Moveable pavers~~ Walkways shall be permitted in the required setback area, but shall only be ~~allowed to serve as~~ used for the function of a walkways, or approved driveways, and not for patios or off-street parking. A walkway is an aggregated width of pavers, stones, or other permeable hardscape not exceeding ~~three (3)~~ five (5) feet in width in a setback area ~~of up to ten (10) feet and a maximum width of five (5) feet in setback areas of ten (10) feet or greater.~~ In all cases a minimum of eighteen (18) inches shall be provided between a walkway and the property line, driveway, deck, pool deck, or patio.

\*\*\*

### **Division 6. Design Review Standards**

\*\*\*

#### **Section 5-603. Architectural style.**

H. Specific Standards. The owner shall require that his plans be designed in such a manner as to enhance the overall architectural character of the city, neighborhood and street. Building systems and finishes should be used in a manner consistent with the natural properties of the materials. Exterior materials shall have final approval by the Board of Architects.

All new buildings, alterations, additions or changes to the façade in any nature shall conform to the following regulations:

\*\*\*

12. Windows shall be designed in accordance to the guidelines set forth in the Best Practices manual and appropriately to the style of the structure, as determined by the Board of Architects or the Development Review Official.

- a. Windows shall be oriented and proportioned in ways consistent with the architectural style of the structure.
- b. The glass color shall be clear or lightly-tinted, non-reflective, and allowed by the Florida Energy Efficiency Conservation Code.
- c. The frame of the window shall be setback from the façade a minimum of four (4) inches.
- d. Window materials may include painted or stained solid wood, metal clad, or metal.
- e. Casement windows shall be required to be placed on the front façade of single-family residences, unless waived by the Board of Architects based on the character of the neighborhood.

13. All interior walls of garages and carports shall be stucco.

\*\*\*

## **Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings**

### **Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.**

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- A. No dock, wharf or similar structure shall be constructed over or in any canal, waterway or lake ~~or~~ more than five (5) feet outward from the bank or seawall, whichever is most restrictive, except as described for specific properties and the Mahi Canal in Appendix A.

\*\*\*

**Division 11. Landscaping**

\*\*\*

**Section 5-1104. General requirements.**

A. The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:

	Type	Minimum Requirements
***		
6.	Plant materials.	vi. Lawn grass. All lawn areas shall be sodded. Sod shall be planted in species well adapted to localized growing conditions in Miami-Dade County and shall be clean and reasonably free of weeds and noxious pests or diseases. vii. <u>Artificial Turf. Recyclable artificial turf shall be allowed as a landscape material at the ground-level in the rear yard area, incorporated in an overall landscape design. The Board of Architects or the Development Review Official may approve specific applications of limited areas of recyclable artificial turf elsewhere within a building site when it is not detrimental to the neighborhood character.</u>

\*\*\*

**Division 13. Miscellaneous Construction Requirements**

\*\*\*

**Section 5-1302. Sustainability Standards.**

\*\*\*

D. Solar Energy. The following provides guidance to property owners, architects, contractors and others who are using solar energy in their buildings.

1. Equipment shall be located and designed to be compatible with the aesthetics of the building.
2. The parapets on flat roofs shall be used to screen solar energy systems.
3. Solar panels or modules on pitched roofs may be permitted with the approval of the Board of Architects.
4. Solar shingles on pitched roofs shall cover the entire roof face, in order to avoid a visual contrast between materials.
5. All solar panels shall be mounted on the roof and not projecting from walls or other parts of structures.
6. Plant and tree locations in the private property shall be located to avoid potentially shading areas on the property or on neighboring properties where solar energy systems are installed.
7. The aesthetic design of solar panels shall be consistent with the properties of the materials.

8. Any battery storage or solar equipment shall be visually screened from view of a street with a wall or landscaping, or retain approval by the Board of Architects for aesthetic compatibility.

\*\*\*

**Division 14. Parking, Loading and Driveway Requirements**

\*\*\*

**Section 5-1402. Geometric standards for parking and vehicular use areas.**

\*\*\*

**5. Dimensions of garages and carports.**

- a. Twelve (12) feet minimum is recommended, ~~the~~ the minimum dimensions of garages, carports and porte-cocheres are as follows:

<i>Type</i>	<i>Interior Width</i>	<i>Interior Length</i>
One-car garage or carport	<del>12</del> <u>10</u> feet	22 feet
Two-car garage or carport	<del>22</del> <u>20</u> feet	22 feet
<del>One-car carport</del>	<del>12</del> feet	<del>22</del> feet
<del>Two-car carport</del>	<del>22</del> feet	<del>22</del> feet
Porte-cochere	<del>12</del> <u>10</u> feet	22 feet

\*\*\*

**Division 16. Roofs**

\*\*\*

**Section 5-1605. Pitched roofs, material.**

Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse Center, that part of the Industrial District and/or Mixed-Use District abutting South Dixie Highway (U.S. Route 1), and where plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be constructed of:

\*\*\*

K. Barrel Tile, provided that the tile is three (3) inches in depth and fire clay material.

\*\*\*

**Division 18. Screening**

\*\*\*

**Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises.**

A. Air-cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall meet setback requirements for the principal structure with the following conditions:

1. Air-conditioning units in the front yard are prohibited, unless approved by the Board of Architects when no other location is available and the proposed location is compatible with the neighborhood.
2. All air-conditioning units or equipment shall meet noise level requirements in the City Code, Chapter 38 Article II, Section 38-29 as amended.
3. Any air-conditioning unit or equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall or landscaping.
4. Air-conditioning units or equipment shall comply with required setbacks of the building site.

\*\*\*

**Division 24. Walls and fences.**

\*\*\*

**Section 5-2403. Height of wall and fences.**

~~No other Wwalls or fences in the front yard shall not exceed be permitted over four (4) feet in height high from the established grade, or over four (4) feet high from the actual ground level at such wall or fence, whichever is higher, except in the following cases:~~

- A. Wing walls, hereby defined as a wall or walls which extend parallel from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4) feet in height in residential districts, as approved by the Board of Architects. Gates may be incorporated into the wing wall.
- ~~B. Subject to the prior approval of the Development Review Official, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven (7) feet upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic.~~
- C. Walls confined completely within the courtyard or patio ~~a U shaped configuration~~ of a residence, duplex or multi-family dwellings may exceed four (4) feet in height in residential districts.
- D. Walls used for screened enclosures in connection with residences, duplexes or multi-family dwellings in residential districts ~~not included in subsection 3 above~~, may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided ~~further~~

that the enclosed ground area ~~covered by the walls~~, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.

- ~~E. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of six (6) feet.~~
- ~~F. Ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.~~
- G. Columns in connection with a fence and wall may include a cap or architectural feature as a vertical extension of the column up to a maximum of four (4) inches above the maximum permitted fence or wall height.
- H. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner; however, the abutting residential property owner may construct and maintain the wall.
- ~~I. Residential gates and fence features may be erected to a maximum height of up to eight (8) feet on property in a residential district which has a street frontage of one hundred (100) feet or greater and when constructed with a masonry, or coral rock wall or wrought iron fence as permitted in this Division.~~
- J. On buildings sites with less than seventy-five (75) feet of street frontage, solid walls located in the rear yard may exceed four (4) feet in height to a maximum of six (6) feet for increased privacy.
- K. Subject to the approval of the Board of Architects or Development Review Official, wall motifs and other architectural details may exceed the wall height.
- L. Access to rear yard garbage and recycling shall be accessible for authorized personnel.

\*\*\*

**4. SUMMARY OF AMENDMENTS**

Section in the Zoning Code	Text Amendments
4-101. D – Performance standards	<ul style="list-style-type: none"> <li>• Specify Board of Architects’ authority;</li> </ul>
4-101.D.4 – Setback requirements	<ul style="list-style-type: none"> <li>• Board of Architect recommend approval to Board of Adjustment &amp; Historic Preservation Board for front porches</li> <li>• Simplified side street setback to be 15 feet;</li> <li>• Removed contextual condition language</li> <li>• Specified rear setback to be 10 feet, or 5 feet for 1-story structures if approved by BOA</li> </ul>
4-101.D.6 - Height	<ul style="list-style-type: none"> <li>• Height to tie beam limited to 25 feet</li> <li>• Removed Journey’s End site specific language</li> <li>• Removed overall height limitation</li> </ul>
4-101.D.7 – Height in Flood Hazard Districts	<ul style="list-style-type: none"> <li>• Exclude recommended freeboard of 2 feet from height</li> <li>• Removed overall height limitation</li> </ul>
4-101.D.8 – Ground area coverage	<ul style="list-style-type: none"> <li>• Clarify language regarding cantilevers and roof overhangs</li> </ul>



	<ul style="list-style-type: none"> <li>• Simplify language regarding coverage and auxiliary structures</li> <li>• 10% increase for historically designated structures</li> </ul>
4-101.D.10 – Determination of max square foot floor area	<ul style="list-style-type: none"> <li>• Removal of detailed list of included floor space</li> <li>• Exclude thickness of walls; front porches; upper volume of 2-story interior spaces or courtyards; and detached, 1-story garages and carports in rear yard in floor area calculation</li> <li>• Include attached carports in floor area calculation</li> </ul>
4-101.D.11 – Determination of max square foot floor area in flood hazard districts	<ul style="list-style-type: none"> <li>• Removal of subsection</li> </ul>
4-101.D.11 (revised) – Garage facades	<ul style="list-style-type: none"> <li>• Clarify garage façade language</li> <li>• Require corner lots to face garage on side street and not exceed one-half the façade width</li> <li>• Require 16 inch separation for multiple car garages</li> </ul>
4-101.D.12 – Garage doors and carports	<ul style="list-style-type: none"> <li>• New subsection to regulate position of garages</li> <li>• Require garages to not be forward of front façade</li> <li>• Require angled or turned garages to have windows, entrances, etc</li> </ul>
4-101.D.13 – Driveways	<ul style="list-style-type: none"> <li>• Limit driveways to only access a garage, carport or porte-cochere</li> <li>• Limit 1 curb-cut per building site of 75 feet or less</li> <li>• Limit driveway width to 10 feet</li> <li>• Encourage driveways on alleyways or side streets</li> </ul>
4-101-D.15 – Architectural style and design review	<ul style="list-style-type: none"> <li>• Clarify design review process</li> <li>• Allow Board of Architects to deny non-compliant proposals</li> <li>• Require applicants to submit proposed architectural style</li> </ul>
5-104 - Cabana	<ul style="list-style-type: none"> <li>• Removal of tile roof requirement</li> <li>• Removal of limiting plumbing facilities to shower and toilet facilities</li> </ul>
5-108 – Swimming pool and/or spa	<ul style="list-style-type: none"> <li>• Require protective wall/fence to be 4 feet on both sides of barrier</li> </ul>
5-118 – Pavers and walkways	<ul style="list-style-type: none"> <li>• Removal of the word ‘movable’</li> <li>• Specify pavers to only be used as walkways</li> <li>• Widen maximum from 3 feet to 5 feet</li> <li>• Allow walkways to access driveway, deck, pool deck, and patio</li> </ul>
5-603 – Architectural style	<ul style="list-style-type: none"> <li>• Require materials to be authentic</li> <li>• Exterior materials require Board of Architects approval</li> </ul>

	<ul style="list-style-type: none"> <li>• Require windows to be designed using the Best Practices manual and other additional standards</li> <li>• Require interior of garages to be stucco</li> </ul>
5-1302 – Sustainability Standards	<ul style="list-style-type: none"> <li>• New section that lists guidelines and standards for solar energy</li> </ul>
5-1605 – Pitched roofs, material	<ul style="list-style-type: none"> <li>• Addition of barrel tile as roof material and requiring 3 inches in depth and fire clay material</li> </ul>
5-802.A – Docks, wharves and mooring piles – canals, lakes, or waterways	<ul style="list-style-type: none"> <li>• Inclusion of waterway with canal requirements</li> <li>• Addition of seawall with bank requirements</li> </ul>
5-1104.A – General requirements	<ul style="list-style-type: none"> <li>• Allow recyclable artificial turf in rear yards</li> </ul>
5-1402.5a – Garage dimension minimums	<ul style="list-style-type: none"> <li>• Reduction of minimum interior width to 10 feet for one-car, and 20 feet for two-car garages</li> </ul>
5-1804.A – Air-conditioning units and equipment	<ul style="list-style-type: none"> <li>• Prohibit A/C units in front yard</li> <li>• Require equipment to meet noise level requirements</li> <li>• Require units to be within setback</li> </ul>
5-2403 – Height of wall and fences	<ul style="list-style-type: none"> <li>• Removal of site specifics for fence height</li> <li>• Clarify language for courtyard fence height</li> <li>• Removal of iron fences allowed to be taller</li> <li>• Removal of allowance of 8 foot walls on wide ROWs</li> <li>• Allow rear privacy walls</li> <li>• Allow wall motifs</li> </ul>

**5. 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**.

Staff finds that all five of these criteria are satisfied.

## 6. 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.

## 7. PUBLIC NOTIFICATION

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

Type	Date
Legal advertisement	12.01.17
Posted agenda on City web page/City Hall	11.30.17
Posted Staff report on City web page	12.08.17

## 8. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

## 9. ATTACHMENTS

- A. 06.29.17 Board of Architects Workshop Minutes.
- B. Interactive Map.
- C. Legal advertisement.
- D. PowerPoint Presentation.

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