

**City of Coral Gables Board of Architects
Single-Family Residential Workshop Minutes**

Coral Gables City Hall

405 Biltmore Way, Commission Chambers

Coral Gables, Florida

Thursday, June 29, 2017, Commencing at 3:00pm

- Dona will send regulations for historic sites to add to the SFR provisions
 - Double-story courtyards should not count toward FAR
 - Garages with doors facing the street should be set back, but should not be too strict – could create a ‘cookie-cutter’ looking street
 - Carports and terraces should be encouraged by not including the area into the FAR total
 - Carports shouldn’t be allowed in the front of the house, should be even or set back from front façade
 - Front porches should be allowed as encroachments into setback/front yard
 - Require a build-to-line for front facades rather than setbacks
 - Add regulations to reduce potential bulk/mass for carports
 - Refer to examples on Santa Maria to compare same FAR but massing is different
 - Emphasize BOA’s review and recommendation process and delegate rights to make adjustments and improve designs (similar to historic preservation regulations)
 - Should allow flexibility in regulations for competent architects
 - Add 3 inch barrel tile to code
 - BOA shall deny designs and reroute to staff to refine before bringing back to BOA
- Setback requirements:
 - Rewrite regulations to not include negatives
 - Require a build-to-line for front façade
 - Specify porches to be at least 8 feet in depth
 - Specify that homes taller than 16 feet must have a rear setback of 10 feet; otherwise 5 foot rear setback is acceptable
- Ground Area Coverage:
 - Rewrite to read more clearly
 - Add language to encourage additions to historically-designated homes
- Max square foot floor area:
 - Rewrite to not take advantage of exception
 - Encourage carports by exempting from total FAR
 - Reference Best Practices Guide for carports
 - BOA to decide/approve exemption
 - Encourage thick walls by exempting wall thickness up to 8 inches from total FAR
 - Encourage terraces, breezeways, and porches in the front by exempting them

- Max FAR in flood hazard districts – rewrite to not be restrictive
- Garage facades:
 - Setback of garage should not be specified
 - Garage shall not be forward of the front façade
 - Use 16 inch divider (not 18 inch)
 - One-third of full width of garage structure
- Garage doors and carports:
 - Do not specify setback for garage from front façade
 - BOA should direct design and setback
 - Don't discourage turned garages
 - Include design guidance for carports
- Driveways
 - One curb-cut per 75 feet of street frontage
 - Explain purpose of 10 foot driveway, specify only in ROW to not require in private property
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- Swimming pool – 4 foot wall to comply on both sides of barrier
- Walls & Fences:
 - Encourage walls/fences at façade
- City Commission memo:
 - Remove the Villages text from goals
 - Recommend Mediterranean Class
- BOA should require historic homes to be restored and meet requirements of historic preservation
- Walkways: 18 inch walkway
- Explain reasoning in text for additional regulations

Adjourned at 5:05pm.