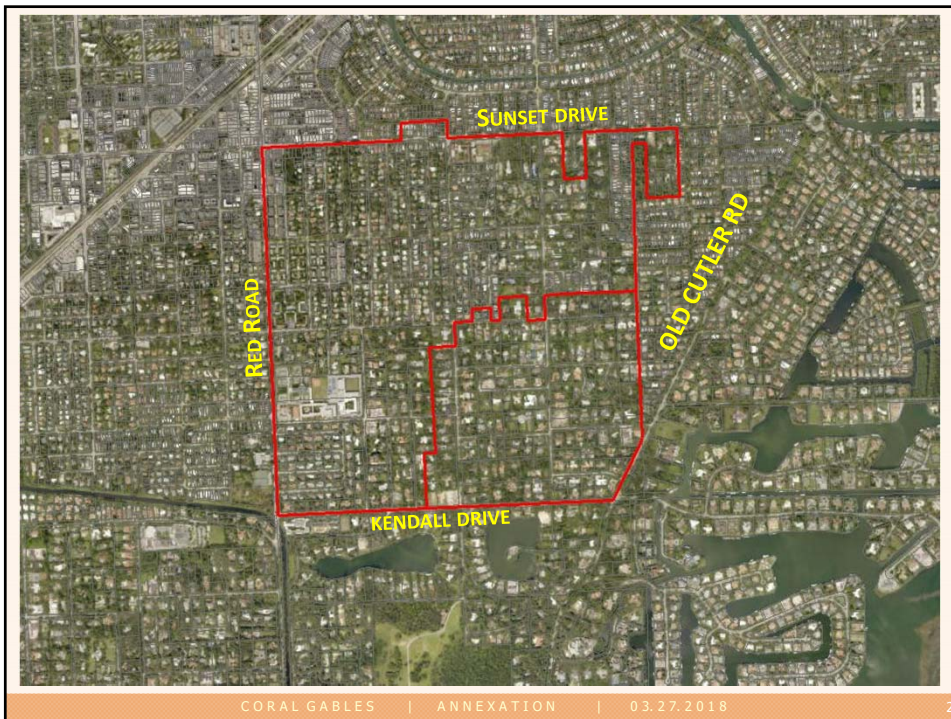


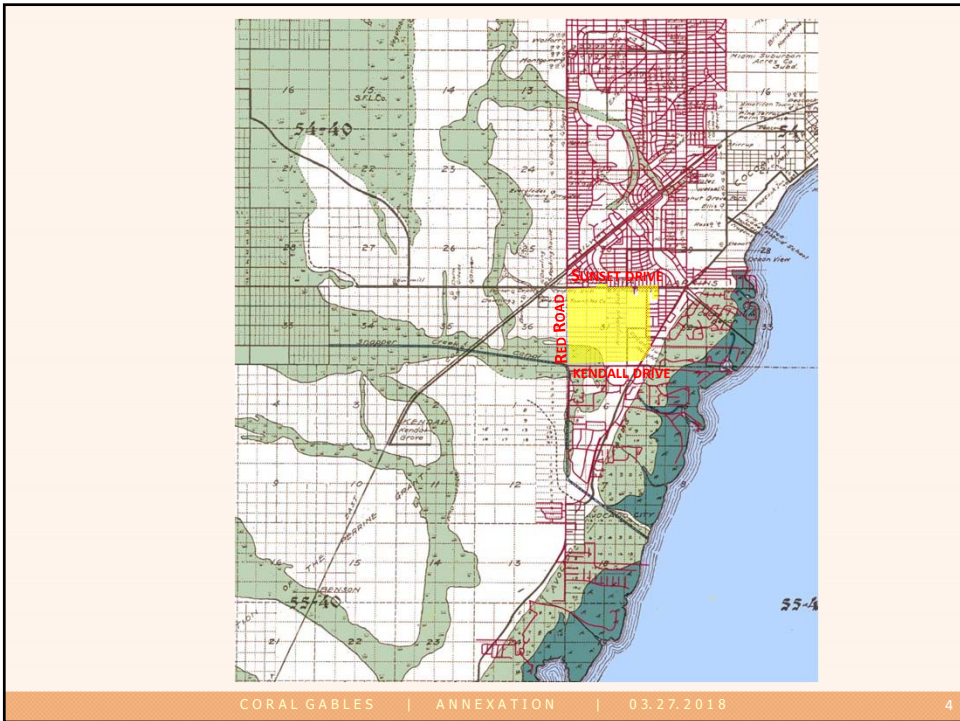
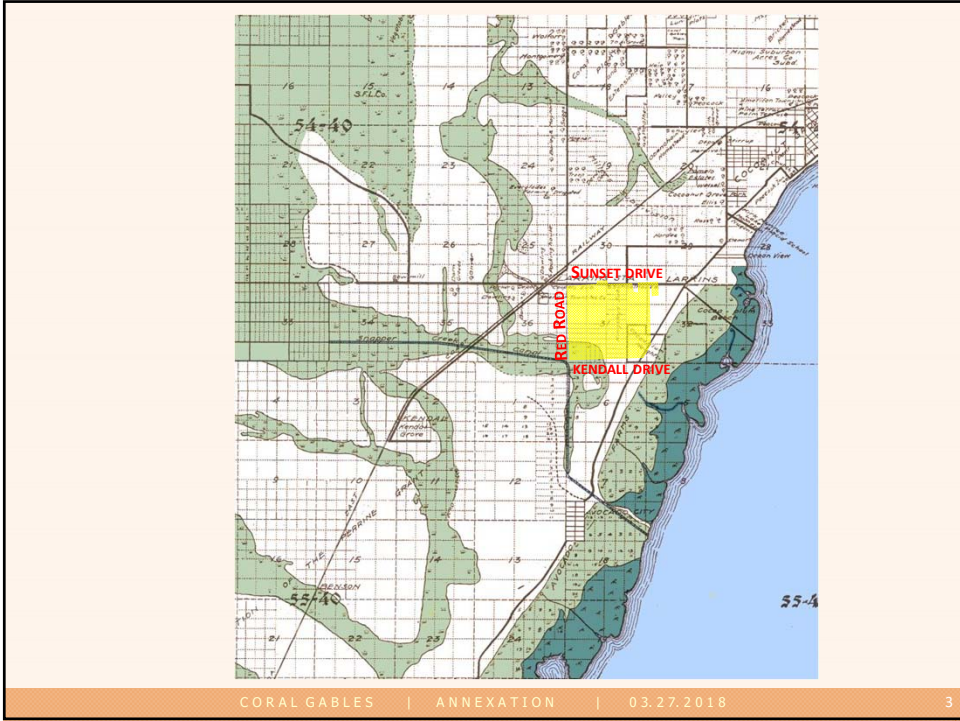


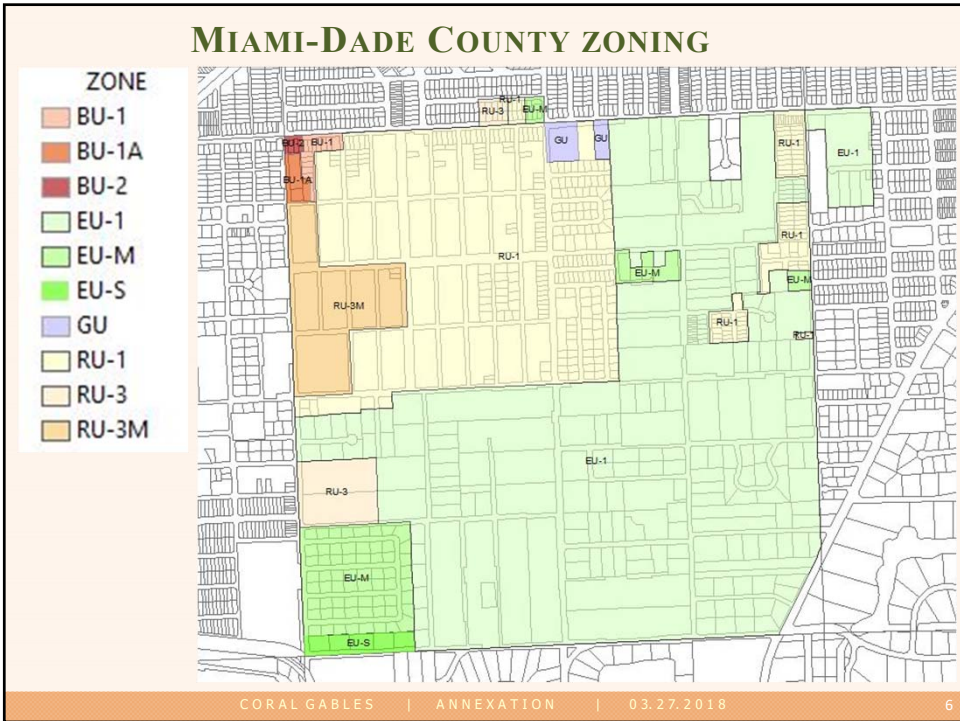
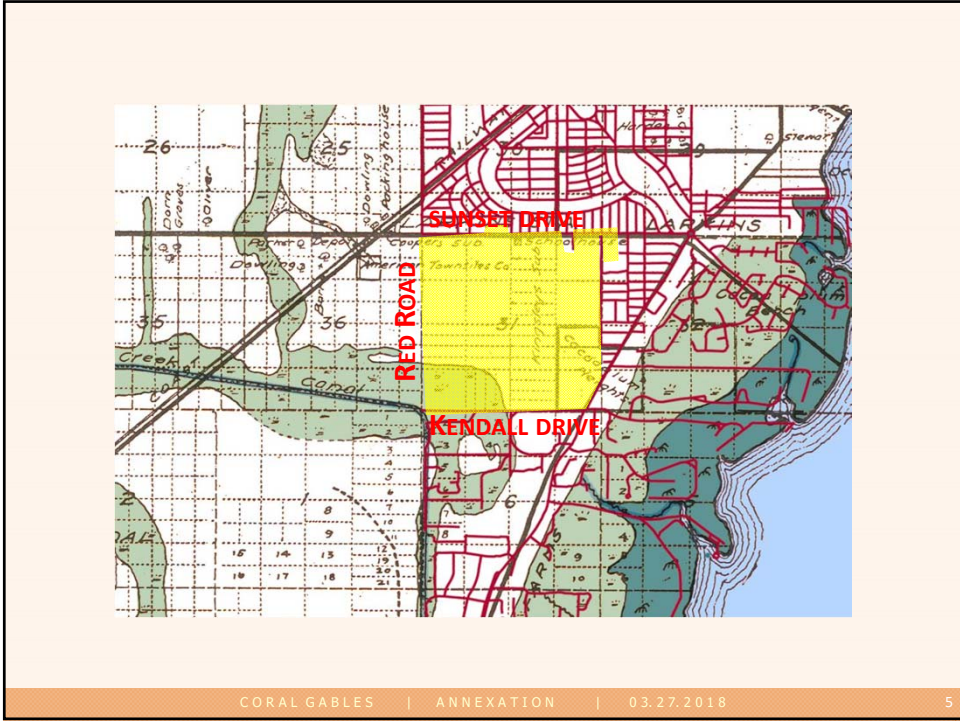
High Pines / Ponce-Davis

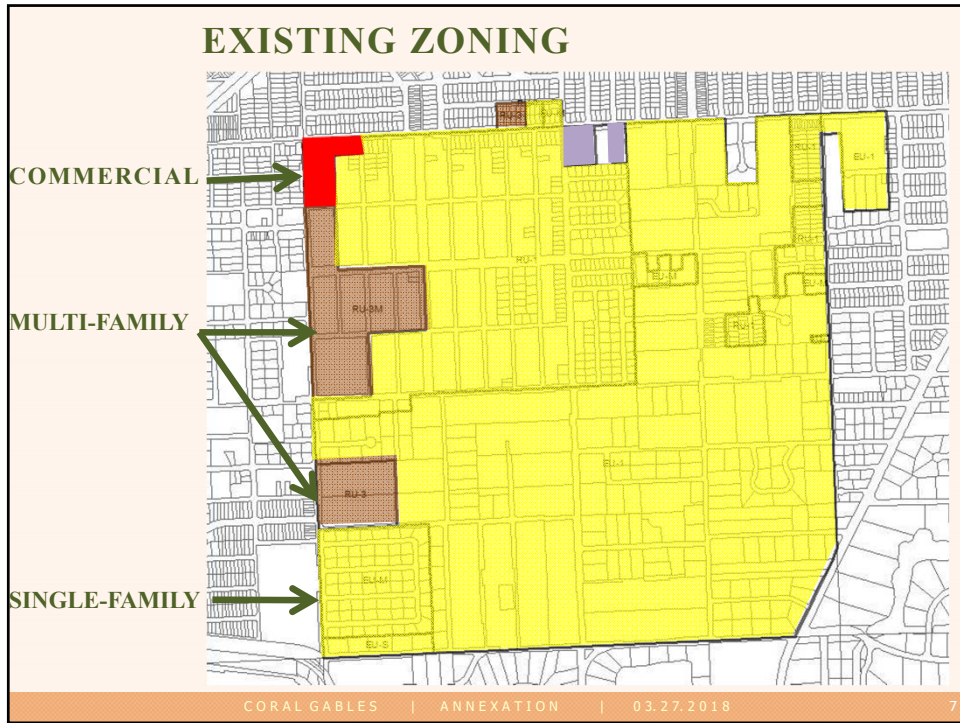
PROPOSED ANNEXATION
CITY COMMISSION

CITY COMMISSION
MARCH 27, 2018









MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON SINGLE-FAMILY

ZONING DISTRICT REGULATIONS	MIAMI-DADE EU-1	MIAMI-DADE EU-S	MIAMI-DADE EU-M	MIAMI-DADE RU-1	CORAL GABLES SFR
PERMITTED USES	ESTATE/SFH	ESTATE/SFH	ESTATE/SFH	SFH	SFH
MAX. DENSITY	1 UNIT/LOT	1 UNIT/LOT	1 UNIT/LOT	1 UNIT/LOT	1 UNIT/LOT
MIN. LOT FRONTAGE	125 FEET	125 FEET	120 FEET	50-75 FEET	50 FEET
MAX. LOT COVERAGE	20%	30%	30%	35-40%	35-45%
MAX. BUILDING HEIGHT	2 STORIES	2 STORIES	2 STORIES	2 STORIES	2 STORIES
FRONT SETBACK	50 FEET	35	25 FEET	25 FEET	15-25 FEET
SIDE SETBACK	15 FEET	15	15 FEET	7.5 FEET	10-20 FEET
REAR SETBACK	25 FEET	25	25 FEET	25 FEET	10 FEET

CORAL GABLES | ANNEXATION | 03.27.2018 8



MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON MULTI-FAMILY

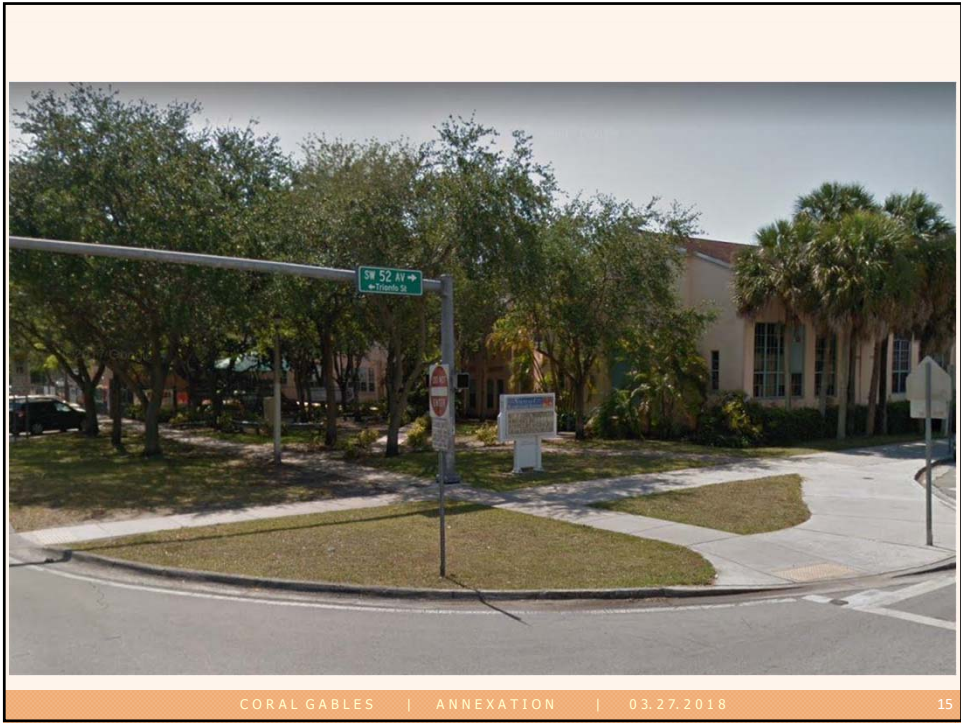
ZONING DISTRICT REGULATIONS	MIAMI-DADE RU-3	CORAL GABLES MF-2	MIAMI-DADE RU-3M	CORAL GABLES MFSA
PERMITTED USES	SFH, DUPLEX, MFR	SFH, DUPLEX, MFR	SFH, DUPLEX, MFR, APT	SFH, DUPLEX, MFR, APT
MAX. DENSITY	4 UNIT/LOT	PER COMP PLAN	12.9 UNITS/ACRE	60 UNITS/ACRE
MIN. LOT FRONTAGE	---	50-100 FEET	100 FEET	50 FEET
MAX. LOT COVERAGE	30%	35%	30%	---
MAX. BUILDING HEIGHT	3 STORIES	3-16 STORIES	2 STORIES	PER COMP PLAN
FRONT SETBACK	25 FEET	8-20 FEET	25 FEET	10-20 FEET
SIDE SETBACK	20 FEET	5-10 FEET	20 FEET	0-10 FEET
REAR SETBACK	25 FEET	5-10 FEET	25 FEET	5-10 FEET

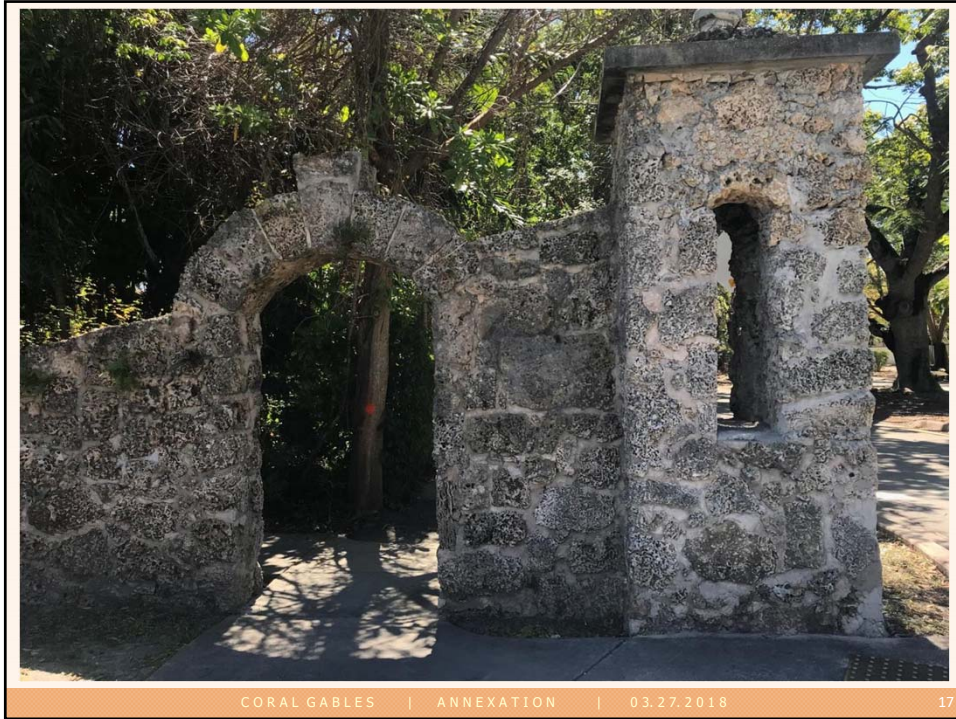


MIAMI-DADE COUNTY / CORAL GABLES ZONING COMPARISON COMMERCIAL

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







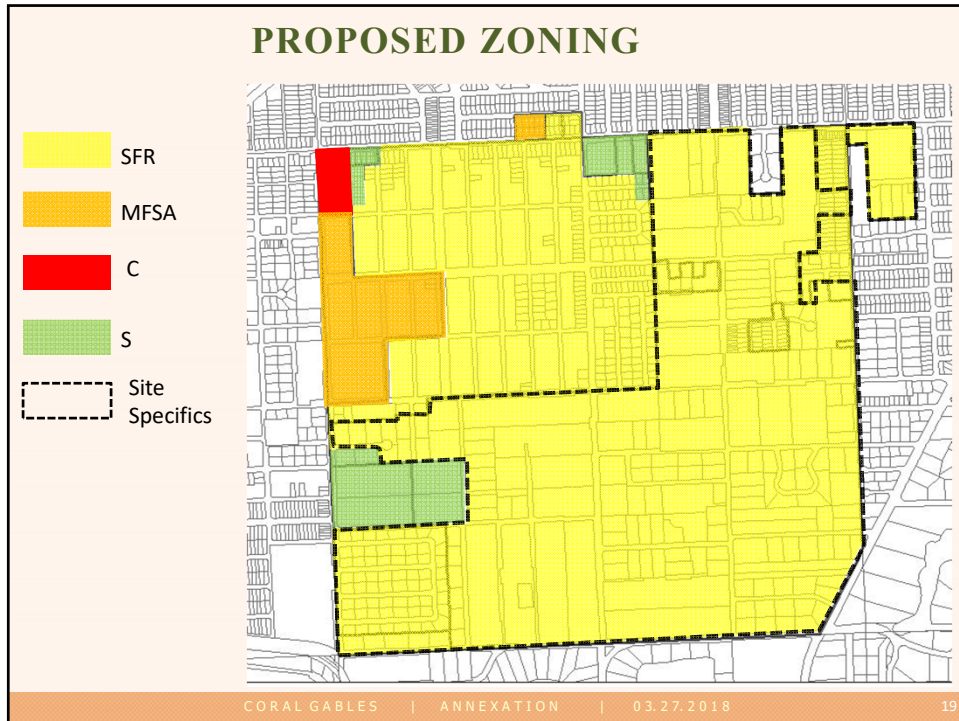
STAFF'S RECOMMENDATION FOR DISCUSSION

ZONING

- (SFR) Single Family Residential
- (MFSA) Multi-Family Special Area
- (C) Commercial
- (S) Special Use

Site Specifics

Areas within Single-Family



STAFF'S RECOMMENDATION FOR DISCUSSION

Commercial properties on the SE corner of
 72nd Street and 57th Avenue should follow
overlay, which should be drafted to
 encourage pedestrian design and high quality
 architecture.

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