



**City of Coral Gables  
CITY COMMISSION MEETING  
December 5, 2017**

**ITEM TITLE:**

**Discussion regarding zoning issues in reference to the Little Gables Annexation.**

**DEPARTMENT HEAD RECOMMENDATION:**

Discussion. Data and analysis of existing zoning issues and Site Specific considerations.

**BRIEF HISTORY:**

On November 14, 2017, the City Commission approved the resolution to submit an application to Miami-Dade County for the annexation of Little Gables. The Commission also discussed the need to review existing conditions in terms of City of Coral Gables zoning and potential for site specific zoning regulations. Staff has prepared some data and analysis, for assistance with Commission discussions.

**Existing Conditions**

The existing Miami-Dade zoning designations include: RU-1 (Single Family Residential), RU-2 (Two-Family Residential), RU-3 (Four Unit Apartment House), RU-3B (Bungalow Court), RU-4M (Modified Apartment House), RU-4 (High Density Apartment House), RU-5 (Residential-Semi-Professional Office), RU-5A (Semi-Professional Office), BU-1, BU-1A (Limited Business), BU-2 (Special Business), and BU-3 (Liberal Business).

Generally, Commercial parcels (BU-2 and BU-3) are located along SW 8<sup>th</sup> Street and are car-oriented. Pockets of Commercial Limited (RU-5A, BU-1, and BU-1A) are fragmented on Le Jeune Road and south of SW 8<sup>th</sup> Street Commercial parcels to transition to multi-family properties. Multi-family buildings are along Le Jeune Road, similar to Coral Gables zoning. Multi-family zoning is also directly east of Le Jeune Road, north of SW 12<sup>th</sup> Street and north of SW 9<sup>th</sup> Lane, where the trailer park is currently located. Single-family residences comprise the majority of the area.

The Graceland Memorial Park cemetery, roughly 13 acres, is located in the northwest. San Jacinto Park currently serves as the neighborhood park, located in the south of the area.

**Planning Considerations for zoning regulation**

In general terms, single-family areas are comparable in terms of design and density to neighboring areas within the city limits. Thus, single family houses should be preserved and current conditions should be allowed under city code.

In addition to single-family areas, Little Gables includes a variety of types of development. Some areas provide significant opportunities for enhancement.

Opportunity sites include the redevelopment of the trailer park, roughly 2.4 acres, which was created in 1936 by a special County approval for 90 units. A long vacant parcel that is currently zoned commercial, roughly 2.3 acres, is another opportunity for redevelopment and additional public access to SW 8<sup>th</sup> Street. Most commercial properties on SW 8<sup>th</sup> Street and Le Jeune Road are car-oriented and poorly serve the surrounding neighborhood.

Another opportunity for open space and civic sites exist on the two blocks located in the southwest of the Little Gables area, bounded by SW 15<sup>th</sup> Street Terrace, SW 16<sup>th</sup> Street, Cortez, and Segovia. The configuration of these streets create a “front/back” issue for existing and any future single-family residences on these two blocks. Currently the houses front SW 16<sup>th</sup> Street/Mendoza and the rear yards face SW 15<sup>th</sup> Terrace. This condition creates a 1-sided street and minimal privacy for the rear yards on SW 15<sup>th</sup> Terrace.

Opportunities to better connect the Little Gables and North Ponce neighborhoods also exist, particularly Phoenetia/SW 11<sup>th</sup> Street. A few streets west of Le Jeune Road are in need of pedestrian improvements, such as sidewalks and regularly-spaced street trees. These types of improvements to the public right-of-way would greatly improve the quality of life for both Little Gables and adjacent Coral Gables residents.

**Considerations for site specific zoning regulations**

Staff recommends further Commission discussion along the following topics:

1. Coral Gables zoning designations appear to be preferable to County designations, in terms of potential development for the property owner and city processes. Thus, rezoning to City designations should be considered upon annexation.
2. Single family properties should be allowed to maintain current characteristics. Coral Gables zoning code “existing non-conforming” regulations appear to accomplish this objective. At this point, new site specific regulations for single family properties in Little Gables would not be needed to maintain the character of the area.
3. Multifamily parcels should be regulated in ways similar to recent provisions adopted for the district of North Ponce.
4. A specific plan, possibly a PAD, should be considered for the existing trailer park, should the parcel be redeveloped.
5. Commercial properties along Eighth Street should follow new regulations, which should be drafted to encourage pedestrian design and high quality architecture.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.
11.14.17	

**EXHIBIT(S):**

- A. PowerPoint Presentation.