



City of Coral Gables
CITY COMMISSION MEETING
March 27, 2018

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 4-101, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," Article 8, "Definitions," and Appendix A, "Site Specific Zoning Regulations;" to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, building height, fences and walls, accessory uses, and lot coverage; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (03 14 18 PZB recommended approval, Vote: 5-0) (This is an action related to the City Commission Workshop that was held on January 8, 2018.)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.14.18 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

An informal panel began meeting during the last week of September 2016 and was composed of representatives from architectural firms 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 and local professionals:

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

Advisory Panel meetings and Public Meetings were held on the following dates:

- September 29, 2016
- November 17, 2016

- December 8, 2016
- February 21, 2017
- March 31, 2017
- June 29, 2017 – Workshop with Board of Architects
- July 24, 2017
- August 8, 2017
- September 25, 2017
- October 26, 2017
- November 14, 2017
- December 13, 2017
- January 8, 2018 – City Commission Workshop
- February 15, 2018

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.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

The Best Practices Manual was created specific to Single-Family Residential design as recommended by the advisory panel members and is attached to the Staff Report. 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 is included as Exhibit D.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.14.18	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Planning and Zoning Board agenda posted at City Hall.
03.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.23.18	City Commission meeting agenda posted on City web page (1 st reading).

EXHIBIT(S):

- A. Draft Ordinance.
- B. 03.14.18 Staff Report and recommendation with attachments.
- C. Excerpts of 03.14.18 Planning and Zoning Board meeting minutes.
- D. PowerPoint Presentation.