



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendments - Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District"
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board April 9, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

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, Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoned district, establishing development standards for such MF1 uses, and requiring all such MF1 uses to be constructed in accordance with the requirements and performance standards for townhouse/row house development specified in Section 4-104, Multi-Family Special Area (MFSA) District; providing for severability, repealer, codification, and an effective date.

Background Information.

City Staff is requesting a Zoning Code text amendment to allow for the development of the townhouse/row house building typology within the Multi-Family 1 Duplex (MF1) District, which is currently not permitted. Such development is proposed to be regulated in a manner consistent with the relevant regulations of townhouse/row house buildings in the Multi-Family Special Area (MFSA) District, and will also have to meet additional performance standards and design requirements to assure the compatibility of such development in the MF1 zoning district.

The townhouse/row house building typology is currently permitted within the Multi-Family 2 (MF2) District and the Multi-Family Special Area (MFSA) District. However, development regulations and performance standards (i.e. setbacks, height, FAR, etc.) are stricter for townhouses/row houses in the MFSA zoning district and, for this reason, staff proposes to model the standards for townhouses/row houses in the MF1 zoning district on MFSA. The MFSA zoning district is mapped in areas that have public alleys; in order to allow this style of development on properties zoned MF1, the regulations require

projects to provide a private rear alley if a public alleyway is not available. The maximum proposed density is 18 units per acre, which will require an amendment to the Comprehensive Plan for the Multi-Family Duplex Density Land Use Designation. A minimum of three (3) townhouses/row houses would be required for each building site.

The requirements for townhouses/row houses in the MF1 zoning district that are derived from the MFSA zoning district include:

- Designed in a row house building typology oriented towards the street. All units shall have their primary pedestrian entrance facing and visible from a street, with off-street parking accessed from the rear of the property from the alley.
- Required streetscape improvements per MFSA Section 4-104.D.9.b.-h. The Development Services Director shall determine whether the urban or suburban streetscape is applicable, based on the location of the project.
- Must meet Numbers 5 and 6 of Table 2 and otherwise meet the requirements of Article 5, Division 6, the Coral Gables Mediterranean Style Design Standards. (Not required to meet the requirements of Table 1.)
- Maximum floor area ratio (FAR) of 2.0, excluding unenclosed private balconies, offstreet parking garages, and open stairwells.
- Maximum height of 3 floors and 35 feet.
- Minimum building site depth of 100 feet, or such other depth that the Development Services Director deems adequate. Minimum frontage of 100 feet.
- Minimum townhouse/row house unit width of 22 feet.
- Setbacks.
 - Front setback of 10 feet shall also be a build-to line on the ground floor.
 - Side setback of 10 feet abutting a public street or abutting a property line; otherwise, no side setback is required.
 - No setback from the rear alley.

The additional standards for townhouses/row houses in MF1, designed to assure compatibility with abutting duplex or single family development, include:

- A minimum of three (3) townhouses/row houses would be required for each property/development.
- Required rear private alley for vehicular access, with required covenant to assure continued private maintenance and control of alley and any other common areas. Agreement to provide a cross access agreement to enable abutting property owners to continue the rear alley-based pattern of development in the future if desired. Minimum width of 20 feet, with a design acceptable to the Board of Architects.

- Enhanced landscaping and buffering along the rear property line, on the far side of the alley, to assure compatibility with any abutting single family and duplex development, recognizing that the side yards of such development may face the private alley.
- Fully finished architectural treatment of the front, rear and side façades of all structures.
- Enhanced design requirements for façades, materials, massing and details
- Processed as a conditional use in accordance with the requirements of Article 3, Division 4.

Proposed Zoning Code Amendments.

The proposed Zoning Code text amendment is shown in ~~strike-through~~/underline format in the draft Ordinance provided as Attachment A.

Public Hearing Timetable.

Consideration of the proposed Zoning Code text amendments by the City Commission is tentatively scheduled for Tuesday, April 22, 2014.

Public Notification.

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

Public Notice	
Type	Date
Legal advertisement	03.27.14
Posted agenda on City web page/City Hall	04.04.14
Posted Staff report on City web page	04.04.14

Staff Recommendation.

The Planning and Zoning Division recommends approval 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, Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoned district, establishing development standards for such MF1 uses, and requiring such MF1 uses to be constructed in accordance with the requirements and performance standards for townhouse/row house

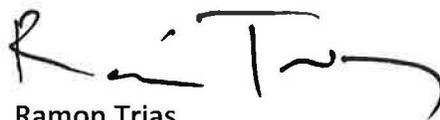
development specified in Section 4-104, Multi-Family Special Area (MFSA) District; providing for severability, repealer, codification, and an effective date.

Attachments.

A. Draft Ordinance in ~~strike-through~~/underline format.

Please visit the City's webpage at www.coralgables.com to view all Application 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
Director of Planning and Zoning
City of Coral Gables, Florida