



**City of Coral Gables  
CITY COMMISSION MEETING  
April 26, 2005**

**ITEM TITLE:**

**Discussion Item.** Discussion related to a proposed Ordinance regulating the size of single family residential dwellings.

**RECOMMENDATION OF THE CITY MANAGER:**

This is being presented as a discussion item with the intent of soliciting input from the City Commission. If the City Commission is desirous to proceed with interim legislation a draft Ordinance and backup materials are attached as Exhibit A.

**BRIEF HISTORY:**

On 03.08.05, the City Commission requested “acceleration” of the Zoning Code rewrite provisions which address the size and massing of single-family homes. The Commission expressed concern about “oversize homes” within the City before the Code’s rewrite provisions are adopted and implemented. This issue was scheduled as a part of the Zoning Code rewrite process to be heard by the Planning and Zoning Board on 05.18.05, and considered by the Commission in June/July, 2005.

In response to the Commission’s 03.08.05 request, City Staff prepared “interim” amendments which were intended to address the Commission’s concerns until the final recommended provisions that will be included in the Zoning Code rewrite proposal are adopted. The proposed interim provisions did not, however, amend existing Code requirements regarding building setbacks and ground area coverage. And, except for a few exceptions (breezeways, open porches and roof top terraces), the method of calculating square footage of residences remained the same.

The Planning and Zoning Board recommended denial of proposed interim Zoning Code text amendments at the Board’s 03.16.05 meeting (vote: 6-0). The basis of the Board’s recommendation for denial were as follows (see Exhibit B - meeting minutes):

1. Concern about reducing maximum square foot area of residences vs. addressing and amending provisions regarding massing and design of single-family homes.
2. Concern about unknown long term impact of proposed interim provisions, and the lack of public support and input at public hearing.
3. Board requested from City Commission additional guidance defining the Commission’s perception of what is a “oversized home”.
4. Board directed Staff and City Consultant to further analysis and evaluate problem and revise proposed amendments to address massing and design issues regarding single-family residence.
5. Board directed Staff to continue revising the provisions addressing “oversized homes” within the current Zoning Code rewrite timeline, and Staff return with revised provisions within 90 days for the Board’s consideration.

Written comments were also provided to the Planning and Zoning Board. Those comments are attached as Exhibit C.

The Board of Architects was presented revised interim Zoning Code provisions on 03.24.05 that were prepared by City Staff following the Planning and Zoning Board meeting. The Board of Architects supported Staff's proposed revised revisions.

After reviewing input from both the Planning and Zoning Board and Board of Architects, Staff prepared more comprehensive interim provisions provided in Exhibit A. These provisions were finalized last week and have not been reviewed by the Planning and Zoning Board and Board of Architects.

The proposed provisions for single family residences accomplishes five goals on an interim and long-term basis as follows:

1. Provides standards that will guide the redevelopment of single family properties with residences that fit into the developed and developing fabric of the single family neighborhoods at a reduced scale that is in keeping with the historic massing and proportions for single family residences in the City.
2. Provides incentives for increased setbacks in the side and rear yard areas.
3. Provides provisions for decreases in the maximum allowable height for single family residences.
4. Provides for a five (5%) percent reduction in the permitted floor area for single family residences, and then provides a five (5%) percent increase in permitted floor area for designs that actually reduce the mass and volume of a single family residence, by providing a reduction in the building heights, more traditional less massive and simpler roof types, a reduction in the area of the second floor of the residence, and by architectural design.
5. Provides the Board of Architects with specific guidelines and grants them the authority to require changes to the plans that will reduce the massing of a new residence or an addition to an existing residence. Under the present rules for the Board of Architects they can only recommend or suggest such changes.

Individual invitation letters and/or emails were mailed to persons who had submitted written comments to the City, or appeared and spoke at the Planning and Zoning Board's 03.16.05 public hearing. A copy of this correspondence is attached as Exhibit D. A copy of all Zoning Code rewrite comments are attached as Exhibit E.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
03.16.05	Planning and Zoning Board	Recommended denial (vote: 6-0).

**FINANCIAL INFORMATION: (If Applicable) N/A**

No.	Amount	Account No.	Source of Funds
1.	N/A		
<b>Total:</b>		<b>APPROVED BY:</b>	

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
04.20.05	Public notification email/letter to interested parties.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
<b>Eric Riel, Jr.</b> <b>Planning Director</b>		

**EXHIBIT(S):**

- Exhibit A: Draft Ordinance and backup materials.
- Exhibit B: 03.16.05 Planning and Zoning Board meeting (Zoning Code rewrite meeting) minutes.
- Exhibit C: Written comments provided by Planning and Zoning Board member Thomas Korge and Miami Chapter of the American Institute of Architects (AIA).
- Exhibit D: 04.20.05 Public notification email/letter to interested parties.
- Exhibit E: Updated summary of public comments submitted to the City (dated 04.20.05).

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