

City of Coral Gables Zoning Code – 01.09.07
City Commission request for further review

1 Page No.	2 Line No.	3 Summary	4 City Commission Recommendation (12.12.06)	5 Planning Department Recommendation
4-10	29	MF1 Duplex District height of 29 feet versus 34 feet. The Planning and Zoning Board recommended 29 feet/2 floors which is a reduction from the existing Code which permits 34 feet/2 ½ floors.	Reevaluate the proposed 29 feet maximum permitted height. This could include a transition of height from 29 feet abutting the “SFR,” Single Family Residential property with an increase in height to 34 feet facing the street.	<p>Recommend the maximum duplex height remain at 34 feet as the current Zoning Code requires. However Staff recommends a reduction in the maximum number of permitted floors from 2 ½ to 2 floors. Staff recommends the following language:</p> <p><i>“Height of duplex buildings and accessory buildings. Maximum of thirty-four (34) feet above established grade and two (2) floors. This includes ridgelines, domes, steeples, towers, cupolas, decorative features and such other similar structures excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.</i></p> <p><i>Height of single-family buildings. Single family buildings and accessory buildings shall satisfy all applicable SFR requirements.”</i></p>
4-11 4-16 8-36	56 48	Minimum townhouse/rowhouse width. Request to increase the minimum townhouse width from 16 to 23 feet.	Reevaluate the 16 foot minimum townhouse/rowhouse width.	<p>The Code requires the following for townhouse units:</p> <ol style="list-style-type: none"> 1. The unit must be a rowhouse style unit with the front door facing the street. 2. Vehicular access is only permitted from the rear of the unit via an alley of private drive. 3. Two (2) covered parking spaces are required per unit. <p>Planning Staff and the Consultant have completed various development scenarios for minimum townhouse widths from 16 to 30 feet as it relates to the above requirements. In order to accommodate the above provisions with a two (2) car garage scenario, a minimum of 22 feet is required. Therefore Staff recommends that the minimum townhouse width be increased from 16 to 22 feet. These provisions only apply to the “MFSA, Multi Family Special Area District which is limited in terms of its locations. MFSA zoning is only assigned to two areas: Valencia Avenue area and property adjoining Malaga Avenue and Anastasia Avenue.</p>
283 Catalonia Avenue		The has been assigned two zoning classifications (“CL,” Commercial Limited and “C,” Commercial) due to its adjacency to the “SFR,” Single Family Residential district. The CL districts prohibit drive through facilities, alcohol sales and nightclub and require conditional use review for medical clinics. The applicant has indicated concerns with the above.	Determine solution to address the property owners concerns. Approximately 120 feet is proposed “CL” zoning with remaining designated as “C” zoning.	Planning Staff, the City Attorney, the City Manager and the City Legal/Planning Consultant have met on a number of occasions with the property owner and representatives of the property owner to provide a solution. The applicant is finalizing a proposal for the City Commission consideration that will be presented at the meeting.