

## City of Coral Gables Planning Department Staff Report

**To:** Planning and Zoning Board Members

**From:** Planning Department

**Date:** December 10, 2008

**Subject:** **Zoning Code Text Amendment – Article 5, Division 8, “Docks, Wharves, Mooring Piles and Watercraft Moorings”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Division 8, Section 5-805, entitled “Davits, watercraft lifts and floating watercraft lifts”, to amend the number of davits permitted on a property; and providing for severability, repealer, codification, and an effective date.

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### **Recommendation**

The Planning Department recommends approval of the following text amendment to Zoning Code Section 5-805, entitled “Davits, watercraft lifts and floating watercraft lifts”, to amend the number of davits permitted on a property:

#### ***Section 5-805. Davits, watercraft lifts and floating watercraft lifts.***

*Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a residential district, subject to the following conditions and restrictions, except as further provided for specific properties and the Mahi Canal in Appendix A:*

*D. That only one (1) set of davits, watercraft lift, or floating watercraft lift shall be permitted for each single-family dwelling and duplex. Multi-family buildings may have at least one (1) set of davits or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) dwelling units.*

**D. Permitted number of davits, watercraft lift or floating watercraft lift:**

- 1. One (1) set of davits, watercraft lift or floating watercraft lift may be permitted for each single-family dwelling or duplex.*
- 2. On properties with two hundred (200) feet or more of waterfront lot width one (1) additional set of davits may be permitted for each single-family dwelling or duplex.*
- 3. Multi-family buildings may have at least one (1) set of davits, watercraft lift or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) residential dwelling units.*

A draft Ordinance is provided as Attachment A.

## Zoning Code Text Amendment – Docks, Wharves, Mooring Piles and Watercraft Moorings

December 10, 2008

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### Background

This item was first presented to the Planning and Zoning Board as a discussion item at the 07.11.01 meeting along with nine other Zoning Code text amendments requested by the Building and Zoning Department. The item originated from the Board of Adjustment which had been granting variances for single-family residential properties requesting an additional set of davits for smaller boats or personal watercraft (i.e. jet skis). The Board of Adjustment requested a Zoning Code text amendment identical to the site specific provisions for Gables Estate (Sec. A48-1(D)) which provides for two sets of davits to be permitted on properties with one hundred feet or more of water frontage.

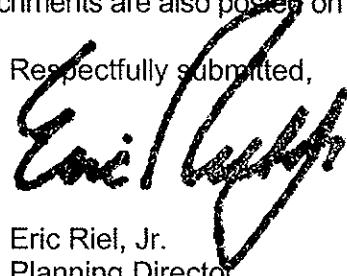
On 11.14.01 the Planning and Zoning Board unanimously approved the Zoning Code text amendment (see Attachments B and C). The City Commission unanimously approved the text amendment on First Reading on 01.09.02 (see Attachments D and E) and prior to Second Reading requested other City Departments provide input. This item was inadvertently omitted from the collection of Zoning Code text amendments when they proceeded forward for Second Reading and, therefore, was not adopted.

Planning Staff and Public Works Staff completed research of other local governments and permitted lift facilities within the City and determined that permitting one set of davits, watercraft lift or floating watercraft lift on properties with less than 200 feet of water frontage is appropriate and one additional set of davits may be permitted for properties with at least 200 feet of water frontage. Planning Staff is now proceeding forward with the amendment as provided in Attachment A. The current Zoning Code text amendment will permit an additional set of davits, and does not include watercraft lifts or floating watercraft lifts. Watercraft lifts and floating watercraft lifts are more obtrusive to the waterways, as they are fixed or floating structures located on or above the water, therefore Planning Staff is not including them as an appropriate additional set of watercraft storage devices.

### Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The Planning Department staff report and attachments are also posted on the City web page.

Respectfully submitted,



Eric Riel, Jr.  
Planning Director

### Attachments:

- A. Draft Ordinance.
- B. 2002 Draft Ordinance.
- C. 11.14.01 Excerpts of Planning and Zoning Board meeting minutes.
- D. 01.09.02 City Commission Memorandum.
- E. 01.09.02 Excerpts of City Commission meeting minutes.

**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF CORAL GABLES AMENDING ZONING CODE ARTICLE 5, DIVISION 8, SECTION 5-805, ENTITLED "DAVITS, WATERCRAFT LIFTS AND FLOATING WATERCRAFT LIFTS", TO AMEND THE NUMBER OF DAVITS PERMITTING ON A PROPERTY; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the Board of Adjustment requested a Zoning Code text amendment to provide for an additional set of davits on residential properties; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on December 10, 2008, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with a text amendment to the Zoning Code providing for an additional set of davits on residential properties, and after due consideration, recommended approval (       vote) of the amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on January 13, 2009 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (       vote); and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on February 10, 2009 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on Second Reading (       vote).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Zoning Code of the City of Coral Gables is hereby amended to clarify that copper roofs shall only be allowed as a roofing material in its natural state, as follows (changes in ~~strikethrough~~ / underline format):

**Article 5. Development Standards**

**Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings**

**Section 5-805. Davits, watercraft lifts and floating watercraft lifts.**

*Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a residential district, subject to the following conditions and restrictions, except as further provided for specific properties and the Mahi Canal in Appendix A:*

*D. That only one (1) set of davits, watercraft lift, or floating watercraft lift shall be permitted for each single family dwelling and duplex. Multi family buildings may have at least one (1) set of davits or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) dwelling units.*

**D. Permitted number of davits, watercraft lift or floating watercraft lift:**

1. *One (1) set of davits, watercraft lift or floating watercraft lift may be permitted for each single-family dwelling or duplex.*
2. *On properties with two hundred (200) feet or more of waterfront lot width one (1) additional set of davits may be permitted for each single-family dwelling or duplex.*
3. *Multi-family buildings may have at least one (1) set of davits, watercraft lift or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) residential dwelling units.*

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 6.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009.

(Moved:        / Seconded:       )  
(      ,       ,       ,       ,       )  
(Vote:        -       )  
(Agenda Item       )

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE," AND IN PARTICULAR ARTICLE V, "AUXILIARY OR ACCESSORY USES," BY AMENDING SEC.5-16, "DAVITS, BOAT LIFTS AND FLOATING BOAT LIFTS," TO PROVIDE FOR TWO DAVITS ON PROPERTY WITH 100 FEET OF WATER FRONT; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on November 14, 2001 at which hearing all interested persons were afforded the opportunity to be heard, and the Board recommended approval of the proposed amendment; and,

WHEREAS, the City Commission after due consideration at its regular meeting of January 9, 2002 approved the proposed amendment on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** That from and after the effective date of this ordinance Article 5, "Auxiliary or Accessory Uses," Sec.5-16, "Davits, Boat Lifts, and Floating Boat Lifts," of Ordinance No. 1525, as amended and known as the "Zoning Code," is hereby amended to read as follows:

SEC.5-16. Davits, boat lifts and floating boat lifts.

Davits, boat lifts and floating boat lifts shall be permitted as an auxiliary use to property zoned for "R", "D", or "A" uses, subject to the following conditions and restrictions, except as further provided for specific properties and the Mahi Canal in Section 4-63: (2807.3206)

- (a) That the appropriateness of the proposed location shall be reviewed and approved by the Building and Zoning Department.
- (b) That certified engineering drawings be submitted with details of the proposed method of attachment.
- (c) That the minimum side setback for such davits, boat lifts or floating boat lifts shall be the same as the minimum side setbacks, extended, for the main structure.
- (d) The number of davits, boat lifts or floating boat lifts permitted.
  - (1) On properties with less than one hundred (100) feet of water frontage only one (1) of the following shall be permitted a set of davits, a boat lift, or floating boat lift shall be permitted for each residence building and duplex building.
  - (2) On properties with one hundred (100) feet or more of water frontage, two (2) of any one or combination of the following shall be permitted a set of davits, a boat

lift, or floating boat lift shall be permitted for each residence, building and duplex building.

(3) Apartment buildings, condominium apartment buildings or cooperative apartment buildings may have at least one set of davits or floating boat lift, but may not have more than one set of davits, boat lift, or floating boatlift per ten (1) apartment units.

(e) That boat lifts or floating boat lifts shall not extend beyond twenty-five (25) feet from the banks of waterways.

(f) That the remaining, navigable waterway shall be a minimum of seventy-five (75) feet in width.

(g) That boat lifts or floating boat lifts shall maintain safety light reflectors visible at night, and guide poles to show the submerged portion of the lift.

**SECTION 2.** That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS T DAY OF , A.D., 2002.

(Motion: /Second: )  
(Yea: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
(Clerk's Item No. )

DONALD D. SLESNICK II  
MAYOR

ATTEST:  
VIRGINIA L. PAUL  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

**City of Coral Gables**  
**Planning and Zoning Board Meeting Minutes**  
**Wednesday, November 14, 2001**  
**City Commission Chambers**

| Members          | J F M A M J J A S O N D | Appointed By:               |
|------------------|-------------------------|-----------------------------|
| Tony Goitia      | P E                     | Commissioner Chip Withers   |
| Jorge Hernandez  | P E                     | Commissioner Maria Anderson |
| Manny Kadre      | P P                     | City Manager                |
| Randy Liebler    | P P                     | Vice-Mayor Bill Kerdyk, Jr. |
| Cristina Moreno  | * P                     | Planning & Zoning Board     |
| Felix Pardo      | P P                     | Mayor Donald D. Slesnick    |
| Michael Steffans | * P                     | Commissioner Ralph Cabrera  |

E = Excused Absence

P = Present

x = No meeting

\* = Not appointed

**City Staff:**

Eric Riel, Jr., Planning Director  
 Walter Carlson, Assistant Planning Director  
 Kimberly Groome, Recording Secretary  
 Dennis Smith, Assistant Building and Zoning Director  
 Elizabeth Hernandez, City Attorney

**Consultants:**

Chairperson Pardo called the meeting to order at 6:07 p.m.

The roll was called. Mr. Hernandez was not in attendance and was excused. Ms. Moreno and Mr. Steffans were not present for Roll Call.

Mr. Pardo informs that they have a quorum.

Vice Mayor Anderson announces to the Board that there are two more Pre Charrette meetings. The first meeting had a very good turn out and they are expecting the same for the final two meetings. She invites the members of the Board to attend one of the final Pre Charrette meetings.

Ms. Moreno arrives.

**PLANNING AND ZONING BOARD MEETING MINUTES:** Approval of Minutes of the Planning and Zoning Board meeting held on September 12, 2001.

**ACTION BY THE PLANNING AND ZONING BOARD:** A Motion was made by Mr. Kadre and seconded by Mr. Goitia that the minutes of the Planning and Zoning Board meeting of September 12, 2001 be approved.

**PLANNING AND ZONING BOARD MEMBERS CONCURRING:**

(Continued)

Mr. Goitia, Mr. Kadre, Mr. Liebler, Ms. Moreno, Mr. Steffans and Mr. Pardo.

Mr. Smith continues. The third item comes from the Board of Adjustment. This amendment is providing for davits, boat lifts or floating boat lifts on property with over 100 feet of water front. Again, the Board didn't want to legislate by granting variances and wanted to see it done as a text amendment. Gables Estates already has this amendment because their lots are over one acre and they have 100 feet of water front. What often happens is that people have davits for their boat and then they want a single davit or a smaller davit for a jet ski or a double set of davits for a much smaller boat, or they will have a boat lift for a larger boat and they want a set of davits for a smaller boat on 100 feet of water. There is no problem with DERM or any of the environmental agencies that get involved with this type of issue. There will still be requirements in place for open navigatable waterway and the setback requirements will still have to be met. They are recommending approval of this amendment.

Mr. Pardo clarifies that this would be in keeping with Gables Estates residents.

Mr. Smith agrees.

**Action By the Planning and Zoning Board:** A Motion was made by Ms. Moreno and seconded by Mr. Goitia to approve the amendment.

**Planning and Zoning Board Members Concurring:**

Mr. Goitia, Mr. Kadre, Mr. Liebler, Ms. Moreno, Mr. Steffans and Mr. Pardo.

Mr. Smith continues. Item 4 is on carports and garage sizes. There is a correction under paragraph M; strike "free standing" in the phrase "the minimum size required for a free standing carport." It should read, "The minimum size required for a carport shall be 12 feet wide by 22 feet long inside dimensions." Currently, the Code has them as 12 feet wide by 19 feet and they want them 12 by 22 so when people build a carport and want to enclose it as a garage they can do that. For a two-car carport it will be 22 feet wide by 22 feet long. You don't want someone making a carport that is 18 by 22 and trying to enclose it as a two-car garage. They wouldn't be able to do it. If you make it too small, then they won't be able to get the cars in there. They should know that 22 by 22 with door swings is the appropriate size for a two-car garage. They have standards for one-car garages and two-car garages. There is no standard for a three-car garage. They get them every now and then and usually make them 22 by 33. The larger you get on the width, the more efficient you can be for your door swings.

Ms. Moreno asks what happens if she built a one-car carport and makes it 22 by 18 and then wants to put two cars in it. Would the City tell her that she can't do it?

Mr. Smith explains that she couldn't call it a two-car garage. This is the minimum size required.

Ms. Moreno states that you can build a bigger one and use it as a one-car garage and then sell it to someone who parks two small cars in it and uses it as a two-car garage. Will the City cite that person? Will they be in violation of the Code?

Mr. Smith states that it is much more difficult to get two cars in that space. Typically, when someone has a garage they have other things in there as well. If you go to 18 and have other things in there, you aren't

# CITY OF CORAL GABLES

## - MEMORANDUM -

**TO:** HONORABLE MAYOR AND MEMBERS  
OF THE CITY COMMISSION

**DATE:** JANUARY 9, 2002

**FROM:** DAVID L. BROWN  
INTERIM CITY MANAGER

**SUBJECT:**  
PLANNING AND ZONING BOARD NOVEMBER  
14, 2001 AND DECEMBER 12, 2001 MEETINGS

### RECAP

The following items were heard at the Planning and Zoning Board meeting of November 14, 2001 and require City Commission review:

- a. Consideration of Ordinances on first reading, text amendments to the Zoning Code as requested by various City Departments, Boards and Committees.

*Staff comment:* Eleven proposed Zoning Code text amendments were submitted by the Building and Zoning Department for consideration. These proposed amendments were requested by the Board of Adjustment, Board of Architects and Building and Zoning Staff. The Planning and Zoning Board recommended approval of all the proposed text amendments. Planning Staff recommended approval of all proposed amendments except for item 10, correcting mixed-use ordinance parking table and eliminating mixed-use parking bonus from the Mediterranean ordinance. Staff recommended that the Mediterranean not be amended at this time, as this ordinance will be reviewed by the Mediterranean Review Committee (Staff report with attachments – Exhibit A). The Planning Department is of the opinion this is premature and changes to the ordinance will be forthcoming in 4 months.

*Planning and Zoning Board recommendation:* The Planning and Zoning Board recommended approval of the following Zoning Code text amendments:

1. Amendment to Article 3, "Use Districts and Regulations," Section 3-1, "R-Use Districts," excluding chimneys from the height of single-family residences. Draft Ordinance - Exhibit B.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

2. Amendment to Article 3, "Use Districts and Regulations," Section 3-6, "C-Use Districts," adding medical hypnotherapy, partial hospitalization programs and tanning salons to the "CB" use district. Draft Ordinance - Exhibit C.

Honorable Mayor and Members Of the City Commission

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Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

3. Amendment to Article 5, "Auxiliary or Accessory Uses," Section 5-16, "Davits, Boat Lifts and Floating Boat Lifts," to provide for two davits on property with over 100 feet of waterfront. Draft Ordinance - Exhibit D.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

4. Amendments to Article 13, "Off-Street Parking and Loading," Section 13-2, "Plan, size and character" and Article 21, "Miscellaneous Standards, Requirements and Restrictions," Section 21-18, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises," to clarify requirements. Draft Ordinance - Exhibit E.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

5. Amendment to Article 16, "Walls, Fences, Shrubbery and Hedges," Section 16-2, "Walls, fences, shrubbery and hedges-height," to provide for masonry columns for wrought iron fences. Draft Ordinance - Exhibit F.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

6. Amendment to Article 21, "Miscellaneous Standards, Requirements and Restrictions," Section 21-6, "Distance requirements-Sale of alcoholic beverages and liquors," eliminating distance requirements for retail beverage stores and retail liquor stores. Draft Ordinance - Exhibit G.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

7. Amendment to Article 4, "Site Specific Regulations," Section 4-56, "Hammock Lakes," Section 4-75, "Pine Bay Estates," and Section 4-94, "Snapper Creek," to clarify lot coverage provisions. Draft Ordinance - Exhibit H.

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Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

8. Amendment to Article 4, "Site Specific Regulations," adding Section Sec. 4-28.1, "Coral Ridge Acre Estates," Section 4-47.1, "French Estates," Section 4-56.1, "Hammock Lake No. 2," Section 4-56.2, "Hammock Lake Park," Section 4-56.3 "Hammock Park", Section 4-56.4, "First Addition Hammock Park", Section 4-61.1 "Journeys End Addition", Section 4-63.1 "Kerrwood Oaks", Section 4-68.1 , "Matheson Hammock Park", Section 4-74.1, "Palm Vista", Section 4-94.1, "Snapper Creek Lakes Subdivision", Section 94.2, "Snapper Creek Oaks", and Section 4-94.3, "Snapper Creek Oaks First Addition" - Providing subdivision cross references in annexation areas. Draft Ordinance – Exhibit I.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

9. Amending Article 3, "Use Districts and Regulations," Section 3-5, "Mixed-use district regulations and Article 28, "Mediterranean Architectural Regulation", Section 28-5, "Special Development Bonuses and Special Allowances for New and Renovated Building Construction", correcting the mixed use parking table and eliminating the mixed use bonus from the Mediterranean Ordinance. Draft Ordinance – Exhibit J.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

10. Amending Article 13, "Off-Street Parking and Loading", Section 13-2, "Plans, Size and Character", to reduce two-way aisle width from 24'0" to 22'0". Draft Ordinance – Exhibit K.

Tony Goitia – Yes  
Randy Liebler – Yes  
Felix Pardo – Yes

Jorge Hernandez – Excused  
Cristina Moreno – No

Manny Kadre – Yes  
Michael Steffans – Yes

The following item was heard at the Planning and Zoning Board meeting of December 12, 2001 and requires City Commission review:

b. Consideration of an Ordinance on first reading, amending the following sections of the Zoning Code revising and updating appeals and postponement standards for planning applications submitted for public hearing:

1. Amending the existing provisions of Article 26, Appeals, Section 26-4., "Postponement of

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Appeals of the Board of Adjustment, Planning and Zoning Board, Board of Architects, Building and Zoning Directors or Administrative Officials."

2. Amending Article 27, "Penalties, Remedies and Miscellaneous", creating a new Section 27-5., "Postponement of Applications for Consideration by the City Commission."

*Staff comment:* This is a Zoning Code text amendment to update appeals and postponements standards for Planning applications submitted for public hearing review. The Staff Report with attachments are included as Exhibit L, and the Draft Ordinances as Exhibit M and N.

*Planning and Zoning Board recommendation:* The Planning and Zoning Board recommended unanimous approval of Staff's recommendation.

Tony Goitia – Excused     Jorge Hernandez – Yes  
Randy Liebler – Yes     Cristina Moreno – Yes  
Felix Pardo – Yes

Manny Kadre – Yes  
Michael Steffans – Yes

Planning and Zoning Board November 14, 2001 meeting minutes are attached as Exhibit O. December 12, 2001 meeting minutes are will be provided at a later date.

Exhibits:

- A. - November 14, 2001 Staff report with attachments (miscellaneous text amendments).
- B. - Draft Ordinance - Excluding chimneys from the height of single-family residences.
- C. - Draft Ordinance - Adding 3 uses to the "CB" use district.
- D. - Draft Ordinance - Providing for 2 davits on property with over 100 feet of water front.
- E. - Draft Ordinance - Clarifying carports and garage sizes and screening of air conditioning, mechanical equipments.
- F. - Draft Ordinance - Providing for masonry columns for wrought iron fences.
- G. - Draft Ordinance - Eliminating distance requirements for retail beverage stores and retail liquor stores.
- H. - Draft Ordinance - Clarifying lot coverage provisions for Hammock Lakes, Snapper Creek and Pine Bay Estates.
- I. - Draft Ordinance – Providing subdivision cross references in annexation areas.
- J. - Draft Ordinance – Correcting the mixed use parking table and eliminating the mixed use bonus from the Mediterranean Ordinance.
- K. - Draft Ordinance – Reduction of two-way aisle width from 24'0" to 22'0".
- L. - December 12, 2001 Staff Report with attachments (Appeals and Postponement text amendment)
- M. - Draft Ordinance – Providing criteria for appeals of Planning applications scheduled for public hearing.
- N. - Draft Ordinance – Providing criteria for postponements of Planning applications scheduled for public hearing.
- O. - November 14, 2001 Planning and Zoning Board Meeting Minutes

MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
WEDNESDAY, JANUARY 9, 2002

The Commission of the City of Coral Gables convened in regular session in the City Hall Commission Chambers at 405 Biltmore Way, Coral Gables, Florida at 9:00 A.M. on Wednesday, January 9, 2002. Mayor Donald D. Slesnick II in the Chair; Commissioners Maria Anderson, Ralph Cabrera, William H. Kerdyk, Jr. and Chip Withers were present. Commissioner Cabrera was absent during Item No. 14. Mayor Slesnick was absent during Item No. 24 and Vice Mayor Anderson chaired the meeting in his absence. Commissioner Kerdyk was absent during Item No. 31. Also present were Interim City Manager David Brown, City Attorney Elizabeth Hernandez, and City Clerk Virginia L. Paul.

The Invocation was given by Reverend Monsignor Franklyn Casale, President of St. Thomas University and the Pledge of Allegiance to the Flag of the United States of America was led by Assistant City Manager Maria Alberro-Jimenez.

Tyrone Borden, of the Public Service Department, sang his rendition of *God Bless America*.

The Minutes of the Regular Commission Meeting of December 11, 2001 were approved, with a correction to Item No. 39 to add that an Ad Hoc Committee will be formed to oversee the implementation of Charrette activities. Item No. 43 was also amended to read "Communications Center Audit" instead of "Audit."

The following minute summary includes all presentations made, actions taken and discussion items, which information is supplemented by the following exhibits on file in the Office of the City Clerk, which are by reference made a part of the record herein: (a) Resolutions adopted (30233-30238); (b) Ordinance adopted: (3553); (c) Verbatim Transcript; (d) Video; (e) Audio; (f) Minute Folder with Agenda and background information, including items submitted at the meeting.

**Item 1. Sympathy:**

ACTING FIRE CHIEF NEIL DE JESUS INFORMED COMMISSION OF DEATH OF LIEUTENANT WOODY BRICE, FIRST ACTIVE DUTY FIRE-FIGHTER LOST BY CITY; RESCUE UNIT 1 DESIGNATED IN HIS HONOR.

**Item 2. Contribution/Search and Rescue K-9:**

CONTRIBUTION OF CHECK IN SUM OF \$8,000.00 BY MARK BLANK OF "BLANK FAMILY FOUNDATION" FOR PURCHASE OF FIRE DEPARTMENT SEARCH AND RESCUE K-9. (Agenda Item No. 3)

**Item 3. Contribution/Parknership Program:**

CONTRIBUTION BY BAPTIST HOSPITAL SYSTEMS TO PARKNERSHIP PROGRAM IN SUM OF \$50,000.00. (Agenda Item No. 1)

**Item 4. Presentation/George Washington Carver:**

PRESENTATION OF CERTIFICATE OF COMMENDATION TO GEORGE WASHINGTON CARVER ELEMENTARY SCHOOL RECOGNIZING OUTSTANDING EDUCATIONAL OPPORTUNITIES PROVIDED TO STUDENTS IN CORAL GABLES. (Agenda Item No. 2)

**Item 13. Historic Landmark/2507 Country Club Prado:**  
**FIRST READING ORDINANCE:** DESIGNATING 2507 COUNTRY CLUB PRADO HISTORIC LANDMARK. (Agenda Item No. 8) (Motion: Kerdyk/Second: Anderson) (Yea: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

MAYOR DISCUSSED "CUT-OFF" TIME FOR HISTORIC DESIGNATION.

**Item 14. Historic Variance/1218 Coral Way:**  
**RESOLUTION NO. 30234:** GRANTING SIDE SETBACK VARIANCES IN CONNECTION WITH POOL AND TRELLIS AT 1218 CORAL WAY. (Agenda Item No. 9) (Motion: Anderson/Second: Kerdyk) (Yea: Kerdyk, Withers, Anderson, Slesnick) (Cabrera: Absent)

**Item 15a. United Way Campaign:**  
ALICE SMITH, EMPLOYEE RELATIONS DEPARTMENT, REPORTED RESULTS OF UNITED WAY CAMPAIGN WITH 61% INCREASE OVER PREVIOUS YEAR'S RESULT.

**Item 15b. United Way Campaign:**  
UNITED WAY CAMPAIGN TEAM TO BE RECOGNIZED AT NEXT CITY COMMISSION MEETING.

**Item 16. Text Amendment/Chimneys:**  
**POSTPONED:** AMENDMENT TO ZONING CODE ARTICLE 3, "USE DISTRICTS AND REGULATIONS," SEC. 3-1, "R-USE DISTRICTS," EXCLUDING CHIMNEYS FROM HEIGHT OF SINGLE-FAMILY RESIDENCES. (Agenda Item No. 10a)

**Item 17. Text Amendment/CB-Use Districts:**  
**FIRST READING ORDINANCE:** AMENDING ZONING CODE ARTICLE 3, SEC. 3-6, "C-USE DISTRICTS," BY ADDING MEDICAL HYPNOTHERAPY, AND PARTIAL HOSPITALIZATION PROGRAMS TO "CB" USE DISTRICT. (Agenda Item No. 10b) (Motion: Kerdyk/Second: Anderson) (Yea: Withers, Anderson, Cabrera, Kerdyk, Slesnick)

**Item 18. Text Amendment/Davits:**  
**FIRST READING ORDINANCE:** AMENDING ZONING CODE ARTICLE 5, "AUXILIARY OR ACCESSORY USES," SEC. 5-16, "DAVITS, BOAT LIFTS AND FLOATING BOAT LIFTS" PROVIDING FOR TWO DAVITS ON PROPERTY WITH 100 FEET OR MORE OF WATERFRONT. (Agenda Item No. 10c) (Motion: Kerdyk/Second: Anderson) (Yea: Anderson, Cabrera, Kerdyk, Withers, Slesnick)

**Item 19. Text Amendment/Carparks:**  
**FIRST READING ORDINANCE:** AMENDING ZONING CODE ARTICLE 13, "OFF-STREET PARKING AND LOADING," SEC. 13-2, "PLAN, SIZE AND CHARACTER," RELATING TO SIZE OF CARPORTS AND GARAGES. (Agenda Item No. 10d) (Motion: Kerdyk/Second: Anderson) (Yea: Cabrera, Kerdyk, Withers, Anderson, Slesnick)