



**City of Coral Gables
CITY COMMISSION MEETING
September 11, 2014**

E-4

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida, repealing Sections 101-20, 101-21, 101-22, 101-23, 101-24, 101-25 and 101-26 of Article II, "Development Review Committee", of Chapter 101, "Administration and Enforcement", of the Coral Gables Code of Ordinances in its entirety; repealing Division 8 of Article 2, "Decision Making and Administrative Bodies", of the Zoning Code of Coral Gables in its entirety; amending Section 101-19, "Development Review Committee", of Chapter 101, "Administration and Enforcement", of the Coral Gables Code of Ordinances; amending Section 3-204, "Review by Development Review Committee", of the Zoning Code of Coral Gables; and providing for a new Division 8, of Article 2, of the Zoning Code of Coral Gables, by updating, revising and codifying Development Review Committee (DRC) procedures and review requirements as originally established in Ordinance No. 2003-45; providing for severability, repealer, codification and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.11.14 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

City Staff is requesting amendments to the Zoning Code and City Code to consolidate all DRC provisions in the Zoning Code and to update, revise, and codify Development Review Committee (DRC) procedures and review requirements. Ordinance No. 2003-45 was adopted on December 2, 2003 amending the City Code and establishing the Development Review Committee (DRC) and provisions necessary for the DRC to review developments. The provisions establish minimum standards and ensure coordination of development proposals. Certain portions of the DRC provisions were relocated to the Zoning Code, the purpose of which is to regulate the development of land within the City of Coral Gables and, as such is the appropriate location for the DRC provisions.

The DRC provisions have not been comprehensively reviewed and updated since adopted in 2003, and not all operational and review provisions were included in the Zoning Code when updated in 2007. The proposed amendments would remove the remaining provisions from the City Code and consolidate all provisions in the Zoning Code. The DRC provisions would also be updated to include current DRC procedures and requirements and would specify and codify the following in the Zoning Code:

1. Purpose and intent;
2. Applications requiring review;
3. Committee membership;
4. Committee responsibilities;

5. Applications;
6. Pre-application meetings; and
7. DRC meeting schedule and application deadlines.

At their 06.11.14 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 6-0). Language has been included in the proposed ordinance to clarify that the DRC is a non-decision making technical staff committee and that DRC meetings are not intended to solicit public comment, per the Board's request. The proposed amendments are provided in the draft Ordinance in ~~strike-through~~/underline format provided as Exhibit A. The 06.11.14 Staff report with attachments and the excerpt from the 06.11.14 Planning and Zoning Board meeting minutes are provided as Exhibits B and C, respectively.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
12.02.03	2003-45	Approved

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.30.14	Legal advertisement.
06.06.14	Posted agenda at City Hall.
06.06.14	Posted agenda, staff report, legal notice and all attachments on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance (with provisions in ~~strike thru~~/underline format).
- B. 06.11.14 Staff report with attachments.
- C. Excerpt of 06.11.14 Planning and Zoning Board meeting minutes.