



**City of Coral Gables
CITY COMMISSION MEETING
April 12, 2016**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building site determination"; and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.10.16 meeting recommended approval (vote: 4-1).

BRIEF HISTORY:

On March 29, 2016 the City Commission approved the Zoning Code text amendment (vote: 4-0) on first reading subject to proposed changes made by the City Commission and City Attorney. Those changes have been incorporated into the proposed draft Ordinance attached as Exhibit A.

The proposed Zoning Code text amendment applies to the provisions for approving an application for a building site separation, also referred to as a lot split. This text amendment addresses legal concerns raised by the City Attorney, removes double-negative language identified by the City Commission, and provides greater certainty as to whether specific requirements are being met. The amendment also codifies language that was typically included as conditions of approval with previous applications for building site separation such as: limiting the total square footage of the new residences to what is allowed on the existing site; new residences must meet all requirements of the Zoning Code; and, requiring site plans for new residences to be submitted and tied to the approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
03.29.16	Ordinance	Approved Zoning Code text amendment (vote: 4-0) on first reading subject to proposed changes.


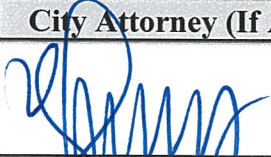
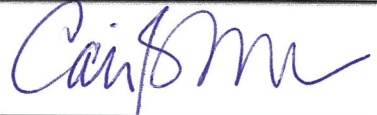
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.10.16	Planning and Zoning Board	Recommended approval (vote: 4-1).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.29.16	Planning and Zoning Board legal advertisement.
01.29.16	Planning and Zoning Board agenda posted at City Hall.
02.05.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.18.16	City Commission legal advertisement of Ordinance heading (1 st reading).
03.25.16	City Commission meeting agenda posted on City web page (1 st reading).
04.01.16	City Commission legal advertisement of Ordinance heading (2 nd reading).
04.08.16	City Commission meeting agenda posted on City web page (2 nd reading).

APPROVED BY:

Acting Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance.