

**City of Coral Gables
CITY COMMISSION MEETING
October 11, 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 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and breakfast establishments; providing for a repealer provision, providing for a 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 07.13.16 meeting made the following recommendations:
1. Approval of the Zoning Code Text Amendment (7-0)

BRIEF HISTORY:

Update on 2nd Reading

On First Reading, the City Commission approved the Zoning Code Text Amendment with the following additions, which have been added to the Zoning Code Text Amendment Ordinance:

- The Certificate of Use for the Bed and Breakfast Establishment shall be renewed annually to ensure compliance with all applicable city regulations and any conditions that may be imposed as part of the Conditional Use approval.

Between First and Second Reading, staff has included the following updates to the Zoning Code Text Amendment Ordinance:

- The Conditional Use review process for Bed and Breakfast Establishments will be modified to be administered by Historical Resources staff and reviewed with final decision by the Historic Preservation Board, in order to provide a more user-friendly and cost effective process for applicants.

Project Summary

This Bed and Breakfast Establishments Zoning Code Text Amendment is a first step in implementing the community vision expressed in the North Ponce Community Planning effort, which began in late 2014 and has

included collaborative community workshops and meetings, and multiple Commission and Planning and Zoning Board meetings.

One of the issues that was brought up by the community through the planning process is that Coral Gables does not have any Bed and Breakfast establishments, even though an ordinance permitting such establishments in the North Ponce area was adopted in 1993. It was found that the parking requirement in the existing Ordinance has been a major obstacle to the creation of a Bed and Breakfast establishment, and that a more tailored approach to the parking needs of each property may be more appropriate. In addition, the current regulations include a clause that allows the City to revoke the Bed and Breakfast approval on an annual basis, with vague guidelines for why the City may revoke the approval, and few protections for the Bed and Breakfast owner.

Key amendments to the Bed and Breakfast Ordinance are proposed to make the operation of such establishments a viable option for property owners, encouraging investment into designated historic properties for the overall benefit of the neighborhood. The area where Bed and Breakfast establishments are currently permitted will remain unchanged.

Review Process - North Ponce Community Visioning and Planning Meetings

1. 10.28.14 City Commission Discussion
2. 01.13.15 City Commission Discussion
3. 06.12.15 – 06.13.15 North Ponce Community Visioning Workshop
4. 08.25.15 City Commission North Ponce Planning Report Discussion
5. 10.27.15 City Commission North Ponce Planning Report Workshop
6. 04.12.16 City Commission Discussion
7. 05.05.16 North Ponce Community Planning Meeting
8. 05.11.16 Planning and Zoning Board Discussion
9. 06.14.16 City Commission Plan Implementation Discussion

Review Process – Bed and Breakfast Zoning Code Text Amendment

1. 07.13.16 Planning and Zoning Board
2. 09.28.16 City Commission 1st Reading
3. 10.11.16 City Commission 2nd Reading

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		




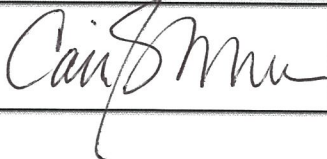
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)
07.13.16	Planning and Zoning Board	Approval 7 – 0
09.28.16	City Commission 1 st Reading	Approval 5 – 0
10.11.16	City Commission 2 nd Reading	TBD

PUBLIC NOTIFICATIONS:

Date	Form of Notification
07.01.16	Legal Advertisement
07.01.16	Courtesy Notice Letters to Property Owners within area and within 1,000 feet
07.01.16	Posted agenda on City web page / City Hall
07.08.16	Posted Staff Report on City web page
07.13.16	Planning and Zoning Board Meeting
09.16.16	Legal Advertisement

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

EXHIBITS:

- A. Draft Ordinance – Zoning Code Text Amendment.