



**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 2, "Decision Making and Administrative Bodies"; Article 4, "Zoning Districts"; Article 5, "Development Standards"; and, Article 8, "Definitions" to address Zoning Code matters such as tie votes, restaurant walk-up counters, required parking and bay windows; 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 of the proposed Zoning Code text amendments (vote: 5-0).

**BRIEF HISTORY:**

On March 29, 2016 the City Commission approved the Zoning Code text amendments (vote: 4-0) on first reading. The proposed amendments are provided in ~~strike~~through/underline format attached to the draft Ordinance provided as Exhibit A.

City Staff is requesting the following Zoning Code text amendments:

1. Tie Vote Provisions for Planning and Zoning Board. Amending tie vote provisions that are not applicable as a majority vote by the Board members is required in order to pass any motion made by a Board member. A tie vote cannot constitute the passing or failing of any motion made before the Board as it would result in less than the minimum four (4) votes required to adopt a motion. Currently, any motion on an application that results in a tie vote is required to be automatically continued to the next Board meeting. This amendment will allow the applicant to request a continuance or proceed to the City Commission without a recommendation when tie votes occur.
2. Restaurant Walk-Up Counters. Allow walk-up counters as an accessory use to a restaurant as a conditional use. The Zoning Code presently has conflicting provisions regarding approval of walk-up counters. If approved, walk-up counters for restaurants would be subject to review by the Planning and Zoning Board and approval by the City Commission. The conditional use review process will require public notification mailers to be sent out and any issues such as compatibility, hours of operation, and pedestrian circulation may be imposed as conditions as a part of the public hearing review process.

3. Amount of Required Parking. Reduces multi-family dwelling parking requirements for efficiency and one-bedroom units from 1.75 spaces per unit to 1.0 space per unit. Currently, efficiency, one-bedroom, and two-bedroom units are all required to provide 1.75 spaces per unit. The current parking requirement encourages more two-bedroom units than efficiency or one-bedroom units as the cost of providing parking for these units are the same. Reducing parking requirements for efficiency and one-bedroom units to 1.0 space per unit is more compatible for these unit sizes and will allow for developments to include a greater variety of unit types and sizes.
4. Bay Windows. Adding a definition for “bay windows” and amending provisions for roof projections related to bay windows. The lack of a definition for bay windows within the Zoning Code has created conflicting interpretations between neighboring properties for which the proposal will provide clarity and conformity in the future.

The following Zoning Code text amendment has been added to make all Assisted Living Facilities conditional uses.

5. Assisted Living Facilities (ALFs). Currently, ALFs are permitted uses within the following Zoning Districts: Multi-Family 2 (MF2) District; Multi-Family Special Area (MFSA) District; Commercial (C) District; and, Industrial District (I). Under the existing Zoning Code ALFs are permitted as conditional uses on property zoned Commercial Limited (CL) District or when abutting or across the street or alleyway from single-family zoned properties. The proposed amendment will require all ALFs to be approved as conditional uses within MF2, MFSA, CL, C and I Zoning Districts.

**LEGISLATIVE ACTION:**

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


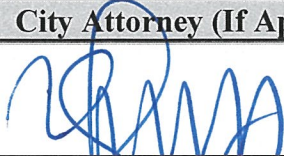

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
02.10.16	Planning and Zoning Board	Recommended approval of the Zoning Code text amendments (vote: 5-0).

**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 <sup>st</sup> reading).
03.25.16	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
04.01.16	City Commission legal advertisement of Ordinance heading (2 <sup>nd</sup> reading).
04.08.16	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).

**APPROVED BY:**

Acting Department Director	City Attorney (If Applicable)	City Manager
		

**EXHIBIT(S):**

- A. Draft Ordinance.