



City of Coral Gables
CITY COMMISSION MEETING
August 24, 2022

ITEM TITLE:

Ordinance on First 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, Article 3, "Uses", Section 3-317, "Permanently installed stand-by generators" removing the distance requirement of ten (10) feet from any opening in a building or structure; requiring that the distance from any opening be determined by manufacturer's specification; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.10.22 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

BRIEF HISTORY:

A Zoning Code text amendment is proposed to remove the distance requirement of 10 feet for the installation of a permanent generator from any opening in a building or structure. The current regulations related to generators, including the 10-foot distance requirement, was amended into the Zoning Code in 2006. There has been an increase of property owners applying permits for the installation of stand-by generators as a means of resiliency against power outage during emergency events. In the last 15+ years, many of the Building Code requirements and manufacturer's specifications have changed.

The proposed amendment removes the specificity of 10 feet, and instead, requires the distancing to be per manufacturer's guidelines and specifications which shall be concurrently reviewed by electrical, structural, and mechanical permits.

The draft Ordinance is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.29.22	PZB Legal Advertisement.
08.05.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.17.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 08.10.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 08.10.22 PZB meeting.