



**City of Coral Gables
CITY COMMISSION MEETING
March 28, 2017**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District" to include special provisions for all properties within the District such as pedestrian-oriented signage, hours of operation, and outdoor dining; 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 03.15.17 meeting recommended approval of the Zoning Code Text Amendment (vote: 6-0).

BRIEF HISTORY:

The purpose of the Downtown Overlay Zoning Code text amendment is to encourage reinvestment in small properties, small business development and to shape beautiful streets and public spaces. This text amendment has been developed through community input and close collaboration with the Business Improvement District.

Planning and Zoning board members discussed the kiosks. In particular whether advertisements should be limited to only Coral Gables businesses. Staff recommends that commercial information be limited to downtown businesses, with an emphasis on Miracle Mile branding.

Since 1st Reading before the City Commission the following changes have been made to the Ordinance: revised reference to BID boundary; added legal language for signage; added legal language regarding kiosks; revised requirements for signage information; revised colonnade/arcade signage requirements to allow signs directly on the colonnade/arcade; clarified sign type for menu board signs; added restriction for food displays outside of an establishment; clarified regulations pertaining to the hours of operation and music outdoors; added restrictions for amplified and recorded music outdoors; removed restrictions for accessing outdoor dining on rooftop terraces; included additional options for the placement of outdoor dining; revised management/maintenance agreement language; and, added legal language regarding City Manager's authority to approve temporary adjustments.

Review Process – Downtown Overlay District

1. 02.17.16 Planning and Zoning Board Discussion
2. 03.09.16 Planning and Zoning Board Discussion
3. 08.10.16 Planning and Zoning Board Discussion

4. 02.28.17 City Commission 1st Reading
5. 03.15.17 Planning and Zoning Board Review
6. 03.28.17 City Commission 2nd Reading

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
02.28.17	Ordinance	Approved Zoning Code text amendment (vote: 5-0) on first reading.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)
03.15.17	Planning and Zoning Board	Recommended approval of Zoning Code text amendment (vote: 6-0).

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.05.16, 02.26.16, 07.29.16, and 03.03.17	Planning and Zoning Board legal advertisement.
02.05.16, 02.26.16, 07.29.16, and 03.03.17	Posted Planning and Zoning Board Agenda on City web page / City Hall.
02.12.16, 03.04.16, 08.05.16, and 03.10.17	Posted Planning and Zoning Board Executive Summaries and Staff Reports on City web page.
02.24.17	City Commission meeting agenda posted on City web page (1 st reading).
03.17.17	City Commission legal advertisement of Ordinance heading (2 nd reading).
03.24.17	City Commission meeting agenda posted on City web page (2 nd reading).

EXHIBITS:

- A. Draft Ordinance.
- B. 03.15.17 Planning and Zoning Board Staff Report with attachments.
- C. Excerpts of 03.15.17 Planning and Zoning Board Meeting Minutes.