



City of Coral Gables
CITY COMMISSION MEETING
February 10, 2009

ITEM TITLE:

Ordinances on First Reading. Consideration of six (6) Zoning Code text amendments clarifying/amending requirements for the screening of mechanical equipment requested by the Building and Zoning Department, consisting of the following:

1. **Zoning Code Text Amendment - Article 4, Section 4-201, Table 1, Design regulations, #17, "Rooftop screening".** An Ordinance of the City of Coral Gables amending Zoning Code Article 4, Section 4-201, Table 1, Design regulations, #17, "Rooftop screening", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
2. **Zoning Code Text Amendment - Article 5, Section 5-603-H-6, "Specific standards".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-603-H-6, "Specific standards", correcting referenced code section from Division 17 to Division 18; and providing for severability, repealer, codification, and an effective date.
3. **Zoning Code Text Amendment - Article 5, Section 5-603-H-7, "Specific standards".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-603-H-7, "Specific standards", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
4. **Zoning Code Text Amendment - Article 5, Section 5-1801-D, "Solar water heaters and equipment".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1801-D, "Solar water heaters and equipment", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
5. **Zoning Code Text Amendment - Article 5, Section 5-1802, "Screening of rooftop equipment".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1802, "Screening of rooftop equipment", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
6. **Zoning Code Text Amendment - Article 5, Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

Recommend approval of the proposed Zoning Code text amendments clarifying/amending requirements for the screening of mechanical equipment as requested by the Building and Zoning Department and presented in the ordinances in ~~strike thru~~ / underline format. The Building and Zoning Department will be presenting the proposed text amendments.

Exhibits A thru F – Draft Ordinances.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 01.14.09 meeting recommended approval of all six (6) proposed Zoning Code text amendments with the following votes:

Text Amendment	Planning and Zoning Board Recommendation	Vote
1. Section 4-201	Recommended approval .	7-0
2. Section 5-603-H-6	Recommended approval .	7-0
3. Section 5-603-H-7	Recommended approval .	7-0
4. Section 5-1801-D	Recommended approval .	7-0
5. Section 5-1802	Recommended approval .	7-0
6. Section 5-1804	Recommended approval .	4-3

BRIEF HISTORY:

The 01.14.09 Planning Department Staff Report and background information provided by the Building and Zoning Department is attached as Exhibit G.

All the proposed amendments were unanimously approved by the Board except for the last amendment addressing permitted locations for air conditioning units. The last amendment was not approved unanimously because provisions were removed that permitted air-conditioning units to be located outside of the required setbacks for the principal building. The 01.14.09 Planning and Zoning Board verbatim meeting minutes are attached as Exhibit H.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.14.09	Planning and Zoning Board	1. Section 4-201 (vote: 7-0) 2. Section 5-603-H-6 (vote: 7-0) 3. Section 5-603-H-7 (vote: 7-0) 4. Section 5-1801-D (vote: 7-0) 5. Section 5-1802 (vote: 7-0) 6. Section 5-1804 (vote: 4-3)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.31.08	Published Planning and Zoning Board Meeting Agenda in newspaper.
02.06.09	City Commission memo with all attachments posted on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

EXHIBIT(S):

- Exhibit A: Ordinance - Zoning Code text amendment Sec. 4-201(F)17.
- Exhibit B: Ordinance - Zoning Code text amendment Sec. 5-603(H)6.
- Exhibit C: Ordinance - Zoning Code text amendment Sec. 5-603(H)7.
- Exhibit D: Ordinance - Zoning Code text amendment Sec. 5-1801(D).
- Exhibit E: Ordinance - Zoning Code text amendment Sec. 5-1802.
- Exhibit F: Ordinance - Zoning Code text amendment Sec. 5-1804.
- Exhibit G: 01.14.09 Planning Department Staff Report and Attachments.
- Exhibit H: 01.14.09 Verbatim Excerpts of Planning and Zoning Board Meeting Minutes.

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