



**City of Coral Gables
CITY COMMISSION MEETING
April 10, 2018**

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 4, "Zoning Districts," Section 4-101, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," and Article 8, "Definitions;" to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, building height, fences and walls, accessory uses, and lot coverage; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (03 14 18 PZB recommended approval, Vote: 5-0) (This is an action related to the City Commission Workshop that was held on January 8, 2018 and 1st Reading, which was heard at the March 27, 2018 City Commission Meeting.)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.14.18 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

Staff has revised the proposed text amendments to the Single-Family Residential (SFR) District based on comments and feedback provided on March 27, 2018, City Commission meeting during First Reading.

The following has been addressed:

- Refinement of building height for residences vulnerable to rising water, Section 4-101.D (7)
- Definition of freeboard, Article 8
- Refinement of artificial turf language, Section 5-1104.A (6)
- Removal of Hammock Lakes Site Specifics, to be presented to Commission at a later date after neighborhood meetings

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.14.18	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Planning and Zoning Board agenda posted at City Hall.
03.09.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.23.18	City Commission meeting agenda posted on City web page (1 st reading).
03.30.18	City Commission legal advertisement.
04.06.18	City Commission meeting agenda posted on City web page (2 nd reading).

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.