



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

**ITEM TITLE:**

**Ordinance on First 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 discussed Zoning Code text amendments to the Downtown Overlay District at a workshop on February 17, 2016 and at their regularly scheduled meetings on March 9, 2016 and August 10, 2016. The proposed Zoning Code text amendment will go before the Planning and Zoning Board on March 15, 2017 for their recommendation.

**BRIEF HISTORY:**

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

The following Business Operation Standards are included for discussion:

- Pedestrian Oriented Signage Package
- Special Event Signs
- Hours of Operation
- Outdoor Dining

**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 1<sup>st</sup> Reading
5. 03.15.17 Planning and Zoning Board Review
6. TBD City Commission 2<sup>nd</sup> Reading

An updated fee schedule for the sidewalk café will be presented at Second Reading.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
N/A		

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
02.05.16, 02.26.16, and 07.29.16	Planning and Zoning Board legal advertisement.
02.05.16, 02.26.16, and 07.29.16	Posted Planning and Zoning Board Agenda on City web page / City Hall.
02.12.16, 03.04.16, and 08.05.16	Posted Planning and Zoning Board Executive Summaries on City web page.
02.24.17	City Commission meeting agenda posted on City web page.

**EXHIBITS:**

- A. Draft Ordinance.
- B. 03.09.16 Planning and Zoning Board Executive Summary with attachment.
- C. Excerpts of 03.09.16 Planning and Zoning Board Meeting Minutes.
- D. 08.10.16 Planning and Zoning Board Executive Summary.
- E. Excerpts of 08.10.16 Planning and Zoning Board Meeting Minutes.
- F. PowerPoint Presentation.