



City of Coral Gables
CITY COMMISSION MEETING
December 8, 2020

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 3, "Uses," Section 3-307, "Playhouse", Section 3-309, "Recreational Equipment", and Article 16, "Definitions," clarifying provisions for play structures and recreational equipment; providing for severability clause, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.08.19 meeting discussed the text amendment. The Board at their 01.08.20 meeting recommended approval (vote: 6 – 0).

BRIEF HISTORY:

As directed by the City Commission, Staff has prepared Zoning Code text amendments to clarify provisions for play structures and recreational equipment.

The following has been incorporated after direction from the City Commission at First Reading:

1. No fee zoning permit;
2. 2'-6" rear and side setback; and
3. Landscape screening from a public street.

On January 8, 2020, the Planning & Zoning Board recommended approval (vote: 6-0), with comments to clarify that swing sets and similar recreational equipment are not considered structures and would not require a permit. The Board also recommended to reduce the allowed ground floor dimensions from 120 square feet to 60 square feet. These recommendations have been incorporated into the draft text amendments.

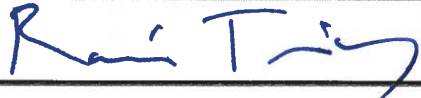
The revised draft Ordinance for the proposed Zoning Code text amendment is provided as Exhibit A.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.26.19	Legal advertising for May PZB.
04.26.19	Posted PZB May agenda at City Hall.
12.06.19	City Commission meeting agenda posted on City web page.
12.27.19	Legal advertising for January PZB.
12.27.19	Posted PZB January agenda at City Hall.

01.31.20	Legal advertising for Commission (2 nd Reading).
11.27.20	Legal advertising for Commission (2 nd Reading).
12.01.20	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 – Playhouse.
- B. 01.08.20 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 01.08.20 Planning and Zoning Board Meeting Minutes.