



AGENDA ITEM NO. _____

City of Coral Gables CITY COMMISSION MEETING May 25, 2010

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the City Commission of Coral Gables, Florida amending the following regulations of the Official Zoning Code:

1. Article 3, "Development Review", Division 3, "Uniform Notice and Procedures for Public Hearing", Section 3-303, "Reconsideration of City Architect Determination - Panel Review by Board of Architects", amending requirements for reconsideration of City Architect determinations;
2. Article 3, "Development Review", Division 5, "Planned Area Development", Section 3-505, "Time limit on approval"; and, Section 3-509, "Commencement of construction", providing consistency with similar Zoning Code provisions regarding time limitation of approval and construction;
3. Article 4, "Zoning Districts", Division 1, "Residential Districts", Section 4-101, "Single-Family Residential (SFR) District"; Section 4-102, "Multi-Family 1 Duplex (MF1) District"; Section 4-103, "Multi-Family 2 (MF2) District"; Section 1-104, "Multi-Family Special Area (MFSA) District"; Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District"; Division 3, "Nonresidential Districts", Section 4-301, "Commercial Limited (CL) District"; Section 4-302, "Commercial District (C)"; and, Section 4-303, "Industrial District (I)", to allow trellises as a permitted accessory use;
4. Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-113, "Trellises", to permit the use of metal as a construction material for trellises; and,
5. Article 8, "Definitions", to provide for definitions; and, providing for severability, repealer, codification and an effective date.

RECOMMENDATION OF THE CITY MANAGER:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

Recommend approval of the proposed text amendments. See attached Ordinance in ~~strikethru~~/underline format (See Exhibit A).

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.12.2010 meeting recommended unanimous approval (vote: 7-0) of all Zoning Code text amendments.

BRIEF HISTORY:

Zoning Code Text Amendment #1 - Reconsideration of City Architect Determination - Panel Review by Board of Architects

This amendment provides for the following:

1. Establishes time limitations for filing reconsiderations to administrative determinations made by the City Architect;
2. Establishes time limitations for reconsiderations by a three member panel of the Board of Architects;

3. Adds application submittal requirements for filing reconsiderations to City Architect determinations; and,
4. Permits aggrieved parties to object to decisions made by the panel of Board of Architects, currently reconsiderations can only be filed by the applicant or City.

The current Zoning Code does not provide the above time limitations, therefore these amendments will clarify the above process and provide consistent time limitations.

Zoning Code Text Amendment #2 - Time limitation of approval

This amendment will resolve conflicting Zoning Code requirements regarding time limitation of approvals. Zoning Code Sections 1-111 and 3-505 allow Planned Area Development approvals to be valid for eighteen (18) months from the approval date and provides for one 6-month extension. Zoning Code Section 3-509 provides a 365 day time limitation, conflicting with Sections 1-111 and 3-505. To provide consistency, Section 3-509 is amended to provide for an eighteen (18) month time period from the approval date and permits one 6-month extension. This will provide consistent time limitations for all types of approvals.

Zoning Code Text Amendments #3 thru #5 - Metal Trellises

Amendment will allow the use of metal as a permitted material for trellises and add trellises as an accessory use in the S, CL, C, and I Districts. No other changes are requested. Currently, trellises can only be constructed out of certain types of wood or composite materials. Trellises are only permitted as an accessory use in SFR, MF1, MF2, and MFSA Districts. Metal trellises are desirable in residential, non-residential and commercial districts due to durability. This amendment also removes the existing definition of "Wood trellis" and provides a new, more appropriate definition of "Trellis". Refer to Exhibit A for the specific language.

No public comments have been received regarding any of the above Zoning Code text amendments.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.12.2010	Planning and Zoning Board	Recommended approval (vote: 7-0)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.30.2010	Published Planning and Zoning Board Meeting Agenda in newspaper.
05.21.2010	City Commission memo and all attachments posted on City web page.

APPROVED BY:

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

EXHIBIT(S):

- A. Ordinance.
- B. 05.12.2010 Staff report.
- C. 05.12.2010 Planning and Zoning Board meeting minutes.

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