

**City of Coral Gables
CITY COMMISSION MEETING
December 6, 2016**

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," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District;" and, Article 5, "Development Standards," Division 1, "Accessory Uses," Section 5-115, "Drive-throughs, walk-up windows, and automated teller machines (ATM)" requiring conditional use review for drive through facilities; providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 11.09.16 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

City Staff is proposing a Zoning Code text amendment that will require all drive-through facilities to be reviewed via the conditional use approval process. The proposed amendment includes language which strengthens the review criteria for drive-through facilities. If approved all future applications with a proposed drive-through facility, including banks and restaurants, will be required to be heard before the Planning and Zoning Board and receive approval by the City Commission.

At their 11.09.16 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 6-0). The proposed amendment is provided in the draft Ordinance in ~~strike through~~/underline format attached as Exhibit A. The 11.09.16 Staff report and recommendation is provided as Exhibit B and excerpts from the 11.09.16 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

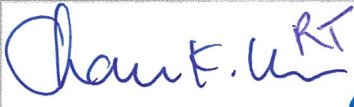



OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
11.09.16	Planning and Zoning Board	Recommended approval (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.28.16	Planning and Zoning Board legal advertisement.
11.04.16	Planning and Zoning Board agenda posted at City Hall.
11.04.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
12.02.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

EXHIBIT(S):

- A. Draft Ordinance.
- B. 11.09.16 Staff report and recommendation with attachments.
- C. Excerpts of 11.09.16 Planning and Zoning Board meeting minutes.