



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

**ITEM TITLE:**

**Ordinance on Second 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, Article 4, "Zoning Districts," Division 4, "Prohibited Uses," Section 4-411, "Parking in residential areas;" amending the provisions for loading and unloading of commercial vehicles within residential districts and within a specified distance of residential districts; 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 10.19.16 meeting recommended approval (vote: 5-0).

**BRIEF HISTORY:**

Since First Reading, the Ordinance has been updated to allow loading and unloading outside of the permissible hours of 7 am to 7 pm so long as the special waiver is for good cause. Also, the two (2) hour limit does not apply to the loading and unloading of residential moving trucks.

On November 15, 2016 the City Commission approved the Zoning Code text amendment (vote: 5-0) amending the provisions for loading and unloading of commercial vehicles within residential districts on first reading with proposed changes. The Zoning Code text amendment, including the changes requested by the City Commission at 1<sup>st</sup> Reading, is provided in the draft Ordinance in ~~strike~~through/underline format attached as Exhibit A.

Currently, the loading or unloading of trucks, trailers or commercial vehicles is allowed within residential districts, provided that such loading or unloading takes less than two (2) hours and occurs between the hours of 7:00 AM and 7:00 PM. The proposed amendment would leave these restrictions in place and add a provision that they would apply to all properties within one-hundred (100) feet of residential districts.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
11.15.16	Ordinance	Approved Zoning Code text amendment (vote: 5-0) on first reading with proposed changes.

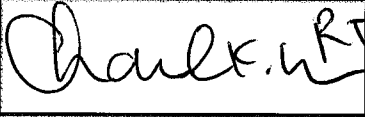



**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

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

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.07.16	Planning and Zoning Board legal advertisement.
10.14.16	Planning and Zoning Board agenda posted at City Hall.
10.14.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
11.11.16	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
11.25.16	City Commission legal advertisement of Ordinance heading (2 <sup>nd</sup> reading).
12.02.16	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> reading).

**APPROVED BY:**

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

**EXHIBIT(S):**

- A. Draft Ordinance.