



**City of Coral Gables
CITY COMMISSION MEETING
September 28, 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, Article 4, "Zoning Districts," Division 1, "Residential Districts," Section 4-101, "Single-Family Residential District," Section 4-102, "Multi-Family 1 Duplex District," Section 4-103, "Multi-Family 2 District," Section 4-104, "Multi-Family Special Area District," Section 4-204, "Special Use District," Section 4-301, "Commercial Limited District," Section 4-302, "Commercial District," and Section 4-303, "Industrial District;" adding City parks as a permitted principal use for properties with single-family, multi-family, special use, commercial and industrial zoning designations; 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 08.10.16 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

City Staff is requesting a Zoning Code text amendment to add parks as a permitted principal use for properties with single-family, multi-family, special use, commercial and industrial zoning designations.

Of note, it is the City Attorney Craig Leen's opinion that the City can already lawfully place parks in any zoning district as they serve a public purpose/public use and that the City is not bound by the Zoning Code. Thus, assuming the park use relates to City parks (as opposed to private parks or parks of other governmental entities such as the County, to which our Zoning Code would apply), Mr. Leen views this as a correction/text revision to the Zoning Code to reflect the present state of the City's policy in the actual text of the Zoning Code.

At their 08.10.16 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 5-0). The proposed amendment is provided in the draft Ordinance in ~~strike through~~/underline format attached as Exhibit A. The 08.10.16 Staff report and recommendation is provided as Exhibit B and excerpts from the 08.10.16 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

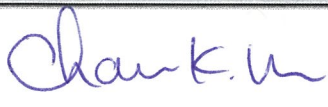
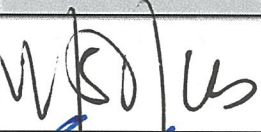


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.29.16	Planning and Zoning Board legal advertisement.
07.29.16	Planning and Zoning Board agenda posted at City Hall and on City web page.
08.05.16	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.16.16	City Commission legal advertisement of Ordinance heading.
09.23.16	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. 08.10.16 Staff report and recommendation with attachments.
- C. Excerpts of 08.10.16 Planning and Zoning Board meeting minutes.