

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2017-35**

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 4-301, "COMMERCIAL LIMITED DISTRICT" REQUIRING CONDITIONAL USE REVIEW FOR MEDICAL-RELATED USES LOCATED WITHIN A COMMERCIAL LIMITED ZONING DISTRICT; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff has proposed a Zoning Code text amendment requiring all medical-related uses located on property zoned Commercial Limited District to be reviewed via the conditional use approval process; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on July 12, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 7-0) of the text amendment; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission on August 29, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0);

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

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<sup>1</sup> Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

## **ARTICLE 4 - ZONING DISTRICTS**

### **Division 3. Nonresidential Districts**

#### **Section 4-301. Commercial Limited (CL) District.**

- A. Purpose and applicability. The purpose of the Commercial Limited (CL) District is to provide convenient access to goods and services of low and medium intensity without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City. This District also contains special provisions regarding nighttime commercial uses located in close proximity to residential districts which create special considerations with regard to the compatibility of adjacent land uses.
- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
  2. Alcohol sales as an accessory use.
  3. Camps.
  4. Congregate care.
  5. Educational facilities of no more than fifty (50) student seats.
  6. Indoor recreation/entertainment.
  7. Live work.
  8. ~~Medical clinic. Except that medical clinics shall not exceed ten thousand five hundred (10,500) square feet of floor area when adjacent to an SFR, MF1, MF2, or MFSA district.~~
  8. Municipal facilities.
  9. Nursing homes.
  10. Offices.
  11. Overnight accommodations. Maximum of (8) rooms when adjacent to an SFR or MF1 district.

12. Parks, City.
13. Restaurants.
14. Retail, sales and services.
15. Swimming pools as an accessory use.
16. Temporary uses, in accordance with the provisions of Article 5, Division 21.
17. Utility/infrastructure facilities.
18. Building sites unified by a recorded Unity of Title filed prior to the enactment of this Zoning Ordinance and which, as a result of the enactment of this Zoning Ordinance, are zoned Commercial (C), in part, and Commercial Limited (CL), in part, are permitted to have Commercial (C) uses on the portions of the property designated Commercial Limited (CL), except for the following:
  - a. Medical clinics in excess of ten-thousand-five-hundred (10,500) square feet of floor area.
  - b. Drive through facilities.
  - c. Sale of alcohol other than as an accessory use.
  - d. Nightclubs.

Commercial (C) uses on Commercial Limited (CL) property may only be permitted pursuant to this provision on the condition that the property is maintained as one unified parcel and is adjacent to property designated Residential-Use Single-Family High-Density on the CP Map. All other provisions of the Zoning Ordinance shall be applicable.

- C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
  1. Assisted living facilities.
  2. Automobile service stations (reconstruction only).
  3. Community center.
  4. Drive-through facilities if not adjacent to SFR or MF1 districts.
  5. Educational facilities of greater than fifty (50) student seats.
  6. Medical-related uses elinic greater than ten thousand five hundred (10,500) square feet of floor area when adjacent to an SFR, MF1, MF2, or MFSA district. For purposes of this section medical-related use includes medical clinics, medical laboratories, and diagnostic

and imaging centers, but does not include any other uses not otherwise already allowed as a permitted use or conditional use in this zoning district.

7. Museum.
8. Nighttime uses within one-hundred-fifty (150) feet of a parcel of land designated as a residential districts.
9. Outdoor recreation/entertainment.
10. Overnight accommodations greater than eight (8) rooms when adjacent to an SFR or MF1 district.
11. Parking lots as a principal use.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF SEPTEMBER,  
A.D., 2017.

(Moved: Quesada / Seconded: Mena)  
(Yeas: Keon, Lago, Mena, Quesada, Valdes-Fauli)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-3)

APPROVED:

A handwritten signature in blue ink, consisting of a stylized 'W' or 'V' shape enclosed in a circle, with a long vertical line extending downwards from the bottom of the circle.

RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in blue ink, written in a cursive style, appearing to read 'Walter J. Foeman'.

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a long horizontal line.

CRAIG E. LEEN  
CITY ATTORNEY