



City of Coral Gables
CITY COMMISSION MEETING
February 27, 2024

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables official Zoning Code, Article 2, "Zoning Districts," Section 2-403, "Giralda Plaza District Overlay;" by allowing a television screen on the inside of a window on the pedestrian street of Giralda Plaza; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the October 11, 2023 meeting, the Planning and Zoning Board recommended approval (vote: 7-0).

BRIEF HISTORY:

As requested by a Commissioner, Staff has prepared a Zoning Code text amendment for the Giralda Plaza District Overlay to allow a television screen on the inside of a window on the pedestrian street of Giralda Plaza. Section 2-201(D)(9)(g) of the Zoning Code currently states that a minimum of 60% and a maximum of 90% of the ground floor shall be transparent. Materials that obstruct visibility into the interior of the ground level space are not permitted. The proposed amendment allows television screens to be located inside the storefront, oriented towards pedestrians on Giralda Plaza. The television screen must not exceed 50% of the glass window.

As discussed at First Reading on September 26, 2023, the proposed text amendment was updated to require a business to have an approved open-air dining permit and to comply with hours of operation and noise levels. The updated text amendment permits one television screen per 25 feet unless the Development Review Official (DRO) allows a shorter distance based on compatibility. In addition, the screen may not be greater than the width of the window.

Planning and Zoning Board

At the October 11, 2023, meeting, the Planning and Zoning Board discussed the proposed text amendment to allow and whether the City can regulate the content being played on screens. Staff clarified that the City cannot limit what is displayed on screen. However, the intention is to display live action events, such as sports. The second question that was raised was whether a restaurant/business owner could relocate the television screen 6 inches away from the window. Staff explained that in some cases, interior space can be limited.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.19.23	City Commission meeting agenda posted on City webpage.
09.29.23	Legal Advertisement for Planning and Zoning Board.
10.06.23	Posted agenda and Staff Report on City webpage/City Hall.
02.12.24	Legal Advertisement for City Commission.
02.12.24	Mailed notification for City Commission.
02.20.24	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact:

The approval to allow a television screen on the inside of a window on the pedestrian street of Giralda Plaza will not have a direct fiscal impact on the City.

BUSINESS IMPACT:

The intent of the proposed text amendment allows the installation of a television screen on the inside of a window on the pedestrian street of Giralda Plaza. To have a television screen, the proposed change in the public review process will require a business to have an approved open-air dining permit. Sidewalk café (public property) permits require an Applicant to pay a \$250 one-time application fee and \$15 per square foot biannually.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 10 11 23 PZB Staff Report with attachments.
- C. Excerpt of 10 11 23 PZB Meeting Minutes.