



**City of Coral Gables
CITY COMMISSION MEETING
June 3, 2008**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment – Transitional Rules. An Ordinance of the City of Coral Gables amending the Zoning Code Section 1-108, “Transitional rules”, providing for the granting of one six (6) month extension to the eighteen (18) month transition period approved prior to the adoption of the new Zoning Code; providing for repeal, providing severability, providing for codification thereof, an effective date, and repealing all ordinances inconsistent herewith.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

The Planning Department recommends approval of the amendment to Zoning Code Section 1-108, “Transitional rules”, providing for the granting of one six (6) month extension to the eighteen (18) month transition period for projects approved prior to the adoption of the new Zoning Code, as follows (proposed amendment shown in underline):

Section 1-108. Transitional rules.

A. Transition period. Where a preliminary approval of the Board of Architects is received on the adoption of these regulations, the provisions of the regulations in effect when the application was filed shall govern the review and approval of the application for development approval, provided that:

- 1. The application is approved within eighteen (18) months of the date of adoption of these regulations; and,*
- 2. Construction begins within eighteen (18) months of the issuance of such approval and is diligently pursued to completion.*

Prior to July 9, 2008, applicants who have satisfied Section 1-108 (A), may be granted one (1), six (6) month extension to the provisions of Section 1-108 (A) (1) if the City Manager determines that the applicant is showing “good cause” with due diligence towards securing Board of Architects final approval and/or City Commission final approval (as applicable). Requests for extensions shall be in writing to the City Manager by the end of July 9, 2008 accompanied by a \$2500.00 nonrefundable administrative fee.

A draft Ordinance is provided as Exhibit A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 05.28.08 meeting recommended approved of the proposed amendment (Vote: 5-0).

BRIEF HISTORY:

The Planning and Zoning Board at their meeting of 05.28.08 recommended approval of the proposed amendments (Vote: 5-0). The proposed amendment and background information is provided with the

attached Staff report (see Exhibit B). The Building and Zoning Department has provided a courtesy notice to the applicant's/owner of the property potentially affected by this amendment.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.28.08	Planning and Zoning Board	Recommended approval (Vote: 5-0)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.20.08	Published Planning and Zoning Board Meeting Agenda in newspaper and city web page
05.30.08	First Reading. Posted City Commission Cover Memo and all attachments on City Web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director	Elizabeth Hernandez City Attorney	David L. Brown City Manager

EXHIBIT(S):

- A. Ordinance.
- B. 05.28.08 Planning Department Staff Report and Attachments.