



**City of Coral Gables
CITY COMMISSION MEETING
March 15, 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, by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.09.15 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

On January 12, 2016 the City Commission approved the Zoning Code text amendment (vote: 5-0) on first reading subject to requested design changes to the façade of the proposed duplexes. Changes have been made consistent with the City Commission's request and will be reviewed by the Board of Architects on 03.10.16. The proposed redesign of the new duplexes is provided as Exhibit A.

The effect of this text amendment will allow construction of two duplexes on this property that meet the development standards of the Multi-Family 1 (MF1) zoning district, rather than duplexes modified by the Site Specific regulations of one-story maximum building height. The proposed amendment is provided in the draft Ordinance in ~~strike~~through/underline format attached as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
01.12.16	Ordinance	Approved Zoning Code text amendment (vote: 5-0) on first reading subject to conditions.


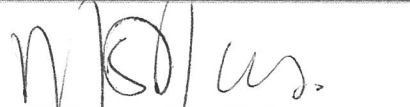

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.14.15	Planning and Zoning Board	Recommended approval (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.23.15	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.25.15	Planning and Zoning Board legal advertisement.
12.04.15	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.08.16	City Commission meeting agenda posted on City web page (1 st reading).
03.04.16	City Commission legal advertisement of Ordinance heading.
03.11.16	City Commission meeting agenda posted on City web page (2 nd reading).

APPROVED BY:

Asst. Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Applicant's Addendum to original submittal.
- B. Draft Ordinance.

*reviewed by
Special Counsel
Craig Collier*