



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**February 24, 2009**

**ITEM TITLE:**

**Ordinances on Second Reading.** Consideration of six (6) Zoning Code text amendments clarifying/amending requirements for the screening of mechanical equipment requested by the Building and Zoning Department, consisting of the following:

1. **Zoning Code Text Amendment - Article 4, Section 4-201, Table 1, Design regulations, #17, "Rooftop screening".** An Ordinance of the City of Coral Gables amending Zoning Code Article 4, Section 4-201, Table 1, Design regulations, #17, "Rooftop screening", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
2. **Zoning Code Text Amendment - Article 5, Section 5-603-H-6, "Specific standards".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-603-H-6, "Specific standards", correcting referenced code section from Division 17 to Division 18; and providing for severability, repealer, codification, and an effective date.
3. **Zoning Code Text Amendment - Article 5, Section 5-603-H-7, "Specific standards".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-603-H-7, "Specific standards", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
4. **Zoning Code Text Amendment - Article 5, Section 5-1801-D, "Solar water heaters and equipment".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1801-D, "Solar water heaters and equipment", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
5. **Zoning Code Text Amendment - Article 5, Section 5-1802, "Screening of rooftop equipment".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1802, "Screening of rooftop equipment", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.
6. **Zoning Code Text Amendment - Article 5, Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises".** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1804, "Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises", updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date.

**RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:**

Recommend approval of the proposed Zoning Code text amendments clarifying/amending requirements for the screening of mechanical equipment as requested by the Building and Zoning Department and presented in the ordinances in ~~strike thru~~ / underline format. The Building and Zoning Department will be presenting the proposed text amendments.

Exhibits A thru F – Ordinances.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at the 01.14.09 meeting recommended approval of all six (6) proposed Zoning Code text amendments with the following votes:

<b>Text Amendment</b>	<b>Planning and Zoning Board Recommendation</b>	<b>Vote</b>
1. Section 4-201	Recommended <b>approval</b> .	7-0
2. Section 5-603-H-6	Recommended <b>approval</b> .	7-0
3. Section 5-603-H-7	Recommended <b>approval</b> .	7-0
4. Section 5-1801-D	Recommended <b>approval</b> .	7-0
5. Section 5-1802	Recommended <b>approval</b> .	7-0
6. Section 5-1804	Recommended <b>approval</b> .	4-3

**BRIEF HISTORY:**

The City Commission at its 02.10.09 meeting approved all six (6) proposed text amendments to the Zoning Code on First Reading.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
02.10.09	Ordinances	<ol style="list-style-type: none"> <li>1. Section 4-201 (vote: 3-0)</li> <li>2. Section 5-603-H-6 (vote: 3-0)</li> <li>3. Section 5-603-H-7 (vote: 3-0)</li> <li>4. Section 5-1801-D (vote: 3-0)</li> <li>5. Section 5-1802 (vote: 3-0)</li> <li>6. Section 5-1804 (vote: 4-0)</li> </ol>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
01.14.09	Planning and Zoning Board	<ol style="list-style-type: none"> <li>1. Section 4-201 (vote: 7-0)</li> <li>2. Section 5-603-H-6 (vote: 7-0)</li> <li>3. Section 5-603-H-7 (vote: 7-0)</li> <li>4. Section 5-1801-D (vote: 7-0)</li> <li>5. Section 5-1802 (vote: 7-0)</li> <li>6. Section 5-1804 (vote: 4-3)</li> </ol>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
12.31.08	Published Planning and Zoning Board Meeting Agenda in newspaper.
02.11.09	Memo to City Clerk requesting advertisement of Ordinance headings on Second Reading.
02.20.09	City Commission memo with all attachments posted on City web page.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	Interim City Manager
<b>Eric Riel, Jr.</b> <b>Planning Director</b>	<b>Elizabeth Hernandez</b>	<b>Maria A. Jimenez</b>

**EXHIBIT(S):**

- Exhibit A: Ordinance - Zoning Code text amendment Sec. 4-201(F)17.  
Exhibit B: Ordinance - Zoning Code text amendment Sec. 5-603(H)6.  
Exhibit C: Ordinance - Zoning Code text amendment Sec. 5-603(H)7.  
Exhibit D: Ordinance - Zoning Code text amendment Sec. 5-1801(D).  
Exhibit E: Ordinance - Zoning Code text amendment Sec. 5-1802.  
Exhibit F: Ordinance - Zoning Code text amendment Sec. 5-1804.

N:\City Commission\Cover Memos 2009\02 24 09 Screening ZC text amendment 2nd Reading.DOC