



**City of Coral Gables
CITY COMMISSION MEETING
September 12, 2016**

ITEM TITLE:

Ordinance on First 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 Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District" requiring conditional use review for medical clinics located within a Commercial Limited zoning district; providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.12.17 meeting recommended approval (vote: 7-0).

BRIEF HISTORY:

City Staff is proposing a Zoning Code text amendment that will require all medical clinics within a Commercial Limited zoning district to be reviewed via the conditional use approval process.

The proposed amendment will make all medical clinics on property zoned Commercial Limited District a conditional use regardless of size or location. Conditional use review is necessary due to impacts on traffic and parking near single-family residences. Typically properties zoned Commercial Limited District are located adjacent to Single-Family Residential Districts. If approved all future applications for a medical clinic will be required to be reviewed by the Planning and Zoning Board and receive approval by the City Commission.

At their 07.12.17 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 7-0). The proposed amendment is provided in the draft Ordinance in ~~strike through~~/underline format attached as Exhibit A. The 07.12.17 Staff report and recommendation is provided as Exhibit B and excerpts from the 07.12.17 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
07.12.17	Planning and Zoning Board	Recommended approval (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.29.17	Planning and Zoning Board legal advertisement.
07.07.17	Planning and Zoning Board agenda posted at City Hall.
07.07.17	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
08.08.17	City Commission meeting agenda posted on City web page.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 07.12.17 Staff report and recommendation with attachments.
- C. Excerpts of 07.12.17 Planning and Zoning Board meeting minutes.
- D. PowerPoint Presentation.