



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendment - Business Improvement Overlay District
Public Hearing: Planning and Zoning Board
Date & Time: March 15, 2017; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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," Section 4-206, "Business Improvement Overlay District" to include special provisions for all properties within the District such as pedestrian-oriented signage, hours of operation, and outdoor dining; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

The Planning and Zoning Board discussed Zoning Code text amendments to the Downtown Overlay District at a workshop on February 17, 2016 and at their regularly scheduled meetings on March 9, 2016 and August 10, 2016.

On February 28, 2017 the City Commission approved (vote: 5-0) the Zoning Code text amendment on first reading and remanded it back to the Planning and Zoning Board for recommendation. It is anticipated that this will proceed to the City Commission meeting scheduled for March 28, 2017 for second reading.

The purpose of the Business Improvement Overlay District Zoning Code text amendment is to encourage reinvestment in small properties, small business development and to shape beautiful streets and public spaces. This text amendment has been developed through community input and close collaboration with the Business Improvement District.

The following Business Operation Standards are included for discussion:

- Pedestrian Oriented Signage Package
- Special Event Signs
- Hours of Operation
- Outdoor Dining

Review Process – Business Improvement Overlay District

1. 02.17.16 Planning and Zoning Board Discussion
2. 03.09.16 Planning and Zoning Board Discussion
3. 08.10.16 Planning and Zoning Board Discussion
4. 02.28.17 City Commission 1st Reading
5. 03.15.17 Planning and Zoning Board Review
6. TBD City Commission 2nd Reading

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is included as Attachment A with changes provided in ~~striketrough~~/underline format.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	03.03.17
Posted agenda on City web page/City Hall	03.03.17
Posted Staff report on City web page	03.10.17

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

- A. Draft Ordinance.
- B. 03.03.17 Legal advertisement published.
- C. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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," SECTION 4-206, "BUSINESS IMPROVEMENT OVERLAY DISTRICT" TO INCLUDE SPECIAL PROVISIONS FOR ALL PROPERTIES WITHIN THE DISTRICT SUCH AS PEDESTRIAN-ORIENTED SIGNAGE, HOURS OF OPERATION, AND OUTDOOR DINING; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff has proposed a Zoning Code text amendment creating the Business Improvement Overlay District;

WHEREAS, the proposed Overlay District has been developed through involvement with the Business Improvement District and through meetings with the Planning and Zoning Board;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 15, 2017, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: __-__) of the text amendment;

WHEREAS, a public hearing for First Reading was held before the City Commission on February 28, 2017, at which hearing all interested parties were afforded the opportunity to be heard.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹:

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

ARTICLE 4 - ZONING DISTRICTS

Division 2. Overlay and Special Purpose Districts

Section 4-206. Business Improvement Overlay District.

A. Applicability.

1. The following provisions shall apply within the boundaries of the Business Improvement District (BID). Should the BID cease to exist, the boundaries of the Overlay District shall remain the streets and properties most recently comprising the BID's boundaries.

B. Business Operation Standards.

1. Pedestrian Oriented Signs. Commercial and non-commercial messages and content shall be reviewed pursuant to Section 5-1921(A). In addition to the signage permitted in the Zoning Code, the following Pedestrian Oriented Signs shall be permitted within the District:

a. Retail Directory Sign.

- i. Retail Directory Signs may include multiple tenant listings, addresses, location maps, and directional arrows. The Retail Directory Sign shall be initiated through a Downtown promotional organization or government organization such as the City of Coral Gables, the Business Improvement District, or the Chamber of Commerce.
- ii. Design Standards.
 - (a) Location: Edge of curb of the sidewalk at pedestrian crosswalks, within the public right-of-way.
 - (b) Number permitted: One (1) per pedestrian crosswalk
 - (c) Sign Area: Fifteen (15) square foot maximum.
 - (d) Sign Length: No limit.
 - (e) Lettering Height: No limit.
 - (f) Height from sidewalk to the top of the Sign: Eight (8) foot maximum.
 - (g) Distance Requirement: The Retail Directory Sign may not encroach within the pedestrian "clear zone" of the sidewalk.
 - (h) Content: Tenant name, address, location map, and/or wayfinding symbols.
 - (i) Illumination: Permitted pursuant to Section 5-1903.

b. Digital Kiosks.

- i. Digital kiosks may include multiple interactive applications, including retail directories, maps, advertising, and other information, as approved by the City. Digital kiosks and their content shall be initiated through a Downtown promotional organization or government organization such as the City of Coral Gables, the Business Improvement District, or the Chamber of Commerce, which may then contract with a third party vendor.
- ii. Design Standards. As determined by the City's Public Works Department, in consultation with the Development Services and Economic Development Departments.

c. Window Decal Sign.

i. Design Standards.

- (a) Location: Ground Floor Shopfront.
- (b) Number permitted: No limit.
- (c) Sign Area: Ten (10%) percent window area maximum not to exceed twenty (20) square feet maximum.
- (d) Sign Length: No limit.
- (e) Lettering Height: Six (6) inch maximum.
- (f) Sign Height: No limit.
- (g) Distance Requirement: Flush with window.
- (h) Content: Tenant name and logo.

d. Temporary Window Signs/Wraps.

i. Ground floor window (i.e. “Coming Soon”) signs/wraps are allowed in vacant retail spaces on a temporary basis to advertise an incoming business, as reviewed and approved administratively by the Development Review Official, in consultation with the Economic Development Department and/or Business Improvement District. The Property Owner and/or Applicant may also choose to request approval from the Board of Architects. Temporary signs must be removed at the time of the business’ opening.

ii. Design Standards.

- (a) Location: Ground Floor Shopfront.
- (b) Number permitted: Limited only by number of windows.
- (c) Sign Area: One-hundred (100%) percent of the window area.
- (d) Sign Length: Limited only by length of window.
- (e) Lettering Height: No limit.
- (f) Sign Height: Limited only by height of window.
- (g) Distance Requirement: Flush with window.
- (h) Content: Tenant name and logo. Lettering shall not exceed fifty (50%) percent of sign area.

e. Downtown Projection Sign.

i. Design Standards. As permitted for Projection Signs.

ii. Consolidated Approval Process.

- (a) Within the District, Projection Signs that comply with Zoning Code Design Standards shall be reviewed and approved administratively by the Development Review Official. Property Owner and/or Applicant may also choose to request approval from the Board of Architects.
- (b) Insurance Requirements. Insurance requirements for Projection Signs within the District shall be covered by the Property Owner and/or the Applicant in coordination with the City.
- (c) Public Works Restrictive Covenant. A Uniform District Restrictive Covenant shall be available to applicants for compliance with code requirements.

f. Umbrella Sign.

i. Design Standards.

- (a) Location: As approved via the Outdoor Dining Permit.

- (b) Number permitted: Four (4) per umbrella (the total number of umbrellas shall be subject to the Outdoor Dining Permit approval).
- (c) Sign Area: No limit.
- (d) Sign Length: Half (½) the umbrella valance length.
- (e) Signage Placement: Limited to the umbrella valance.
- (f) Lettering Height: Six (6) inch maximum.
- (g) Valance Height: Six (6) feet and (8) inches above the sidewalk minimum.
- (h) Content: Tenant name and logo.

g. Awning Sign.

i. Design Standards.

- (a) Location: Over entrances and/or openings.
- (b) Number permitted: One (1) per entrance and/or opening.
- (c) Sign Area: Four (4) square feet maximum.
- (d) Sign Length: Half (½) the awning valance length.
- (e) Lettering Height: Six (6) inch maximum.
- (f) Distance Requirement: No limit.
- (g) Content: Tenant name or logo.
- (h) Illumination: Permitted pursuant to Section 5-1903.

h. Colonnade/Arcade signage.

- i. Tenant signage may be permitted to be located directly on a colonnade or arcade.
- ii. Retail sign design standards for tenants located within a colonnade or arcade may be increased by twenty-five (25%) percent above and beyond the required design standards in order to improve the tenant's visibility from the street and sidewalk, as reviewed and approved administratively by the Development Review Official.

i. Menu Board Sign.

i. Design Standards:

- (a) Location: As approved via the Outdoor Dining Permit.
- (b) Number permitted: One (1) menu board and one (1) specials board per tenant.
- (c) Sign Area: Two (2) square feet maximum.
- (d) Sign Length: No limit.
- (e) Sign Height: Five (5) foot maximum from the sidewalk to the top of the sign.
- (f) Distance Requirement: Must be located on the tenant's private property.
- (g) Content: Tenant name, logo, and menu.
- (h) Illumination: Permitted pursuant to Section 5-1903.

j. Alley Wall Sign.

- i. Alley Wall Signs shall be permitted along the walls or on rear door of premises facing an alley within the District.
- ii. Design Standards:
 - (a) Location: Attached to the building wall or door.
 - (b) Number Permitted: One (1) per tenant.
 - (c) Sign Area: Eighteen (18) square feet per tenant.
 - (d) Content: Tenant name and/or logo.
 - (e) Lettering Height: Eight (8) inches maximum.

(f) Illumination: Permitted pursuant to Section 5-1903, except neon signs shall not be allowed.

k. Prohibited Signs.

i. No food displays shall be permitted on the public right-of-way.

ii. No advertising signs or tenant signs shall be permitted on the public right-of-way except as otherwise allowed under this Section.

2. Special Event Signs. Timing: Only permitted in conjunction with a special events permit such as a Farmer's Market, Festival, Gallery Walk, etc. May not be used outside of approved timeframe for special event.

a. A-frame Signs.

i. Design Standards.

(a) Location: Private property.

(b) Number permitted: One (1) per tenant.

(c) Sign Area: Six (6) square feet maximum.

(d) Sign Length: No limit.

(e) Lettering Height: Six (6) inch maximum.

(f) Sign Height: Three (3) foot, six (6) inch maximum from the sidewalk to the top of the sign.

(g) Distance Requirement: Must be located on the tenant's private property.

(h) Content: Tenant name and logo.

(i) Illumination: Permitted pursuant to Section 5-1903. No projecting lights, neon signs, or backlit signs are permitted.

b. Banner.

i. Design Standards.

(a) Location: Attached to Building Face and/or perpendicular to the façade.

(b) Number permitted: One (1) per tenant.

(c) Sign Area: Ten (10) square feet maximum.

(d) Sign Length: Five (5) feet maximum.

(e) Lettering Height: No limit.

(f) Sign Height: Minimum clearance of seven (7) feet from the sidewalk to the bottom of the banner.

(g) Distance Requirement: Minimum five (5) feet from the side property line.

(h) Content: Tenant name and logo.

(i) Illumination: Permitted pursuant to Section 5-1903.

3. Hours of Operation – modified regulation for establishments fronting Miracle Mile and Giralda Plaza.

a. Hours of Operation and Music Outdoors:

i. Sunday through Thursday, the hours of operation of public outdoor portions of bars, lounges, and/or entertainment establishments is prohibited from 12:00 AM (midnight) to 8:00 AM; no live music shall be played outdoors from 11:00 PM to 10:00 AM.

- ii. Friday and Saturday, the hours of operation of public outdoor portions of bars, lounges, and/or entertainment establishments shall be extended to 1:00 AM the following day; no live music shall be played outdoors from 12:00 AM (midnight) to 10:00 AM. All times must comply with the City Code General Noise Ordinance.
 - iii. Recorded music shall be prohibited outdoors at all times.
 - iv. Amplified music, including amplified live music, shall be prohibited outdoors at all times.
 - b. Hours of Operation and Music Indoors:
 - i. The hours of operation of indoor portions of bars, lounges, and/or entertainment establishments is prohibited between the hours of 2:00 AM to 7:00 AM. All times must comply with the City Code General Noise Ordinance. All alcohol sales shall require Certificate of Use for Alcohol Sales.
 - c. Alcohol Sales. Permitted in accordance with the State of Florida Laws. All alcohol sales shall require Certificate of Use for Alcohol Sales.
 - d. Outdoor Noise Levels. Noise levels shall be governed by the City of Coral Gables Municipal Codes. Special Exceptions may be granted on a case by case basis as a Temporary or Special Events Permit.
 - e. Rooftop Terraces.
 - i. Outdoor Dining areas and Lounges may occupy rooftop terraces in accordance with the Hours of Operation, Noise Regulations and Building Code Regulations.
- 4. Outdoor Dining – Pre-approved outdoor dining locations and design for restaurants fronting Miracle Mile and Giralda Plaza; expedited process
 - a. Miracle Mile and Giralda Plaza Expedited Approval Process. The Development Review Official shall serve as a point of contact for applicants for the Miracle Mile and Giralda Plaza. Applications that meet the Pre-Approved Design Standards below shall be subject of Expedited Review and shall be processed within one (1) month of receipt.
 - i. Location. Expedited Review will be provided for outdoor dining for the Pre-Approved Design Standards below on both private property and public right-of-way for properties abutting the following streets:
 - (a) Miracle Mile.
 - (b) Giralda Plaza.
 - ii. Pre-Approved Design Standards. The Development Review Official will maintain a Miracle Mile and Giralda Plaza Outdoor Dining Plan with pre-approved locations, configurations, and a menu of pre-approved furniture options for Expedited Outdoor Dining Permits. The menu of pre-approved furniture options may be amended from time to time to include outdoor dining furniture that has been previously approved by the Board of Architects. Applications that comply with the Outdoor Dining Plan shall be reviewed and approved administratively by the Development Review Official.

- iii. Special Design Review. For Applicants seeking unique outdoor dining locations, configurations, and furniture not addressed in the Miracle Mile and Giralda Plaza Outdoor Dining Plan, Board of Architects approval shall be required as per the Zoning Code.
- iv. Insurance Requirements. Insurance requirements for Outdoor Dining within the public right-of-way on Miracle Mile and Giralda Plaza shall be covered by the Property Owner and/or the Applicant in coordination with the City.
- v. Public Works and/or City of Coral Gables Public Services Restrictive Covenant. A Uniform Miracle Mile and Giralda Plaza Restrictive Covenant for right-of-way encroachments shall be available to applicants. Restrictive Covenants shall be coordinated by the Development Review Official.
- vi. Fees. As set forth in the Fee Schedule.
- vii. Applicant. The Applicant for an outdoor dining permit shall be the business that will operate the restaurant and corresponding outdoor dining.
 - (a) Standards, Criteria and Conditions:
 - (i) The area covered by a sidewalk cafe permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation, and again at the close of each business day, or as may otherwise be determined by the Development Review Official.
 - (ii) Outdoor dining furniture shall be located at least five (5) feet from the storefront or façade of the building. If the building is set back then a five (5) foot clearance of the sidewalk shall be maintained.
 - (iii) Tables, chairs, umbrellas and any other sidewalk cafe furniture shall be maintained in a clean, attractive, and orderly appearance, and shall be maintained and kept in good repair at all times.
 - (iv) All sidewalk cafe furniture shall be of high quality, design, materials, and workmanship so as to ensure the safety and convenience of the public.
 - (v) The stacking or piling up of chairs shall be prohibited on the right-of-way at all times.
 - (vi) The Development Review Official may require a permittee to store its tables, chairs and/or umbrellas off of the right-of-way if, in his reasonable judgment and discretion, the Development Review Official determines that the sidewalk cafe permit area and immediately adjacent public right-of-way are not being adequately maintained in accordance with this division.
 - (vii) No storage of dishes, silverware or other similar sidewalk cafe equipment shall be allowed in the permit area, or in any other portion of the public right-of-way, or outside the structural confines of the building in which the restaurant is located, during non-business hours.
 - (viii) Live entertainment or speakers placed in permitted areas shall comply with noise regulations and hours of operation.
 - (ix) No food preparation, food storage, refrigeration apparatus or equipment, or fire apparatus or equipment, shall be allowed on the right-of-way.
 - (x) No food displays shall be permitted on the public right-of-way.
 - (xi) No advertising signs or business identification signs shall be permitted on the public right-of-way except as otherwise allowed in this Section.
 - (xii) No retail sales or displays shall be allowed on any public right-of-way areas, except as otherwise approved by the City Manager or his/her

designee on a conditional and revocable basis where said displays are found to be compatible with, and further, City objectives.

- (xiii) Umbrellas shall be fire-retardant, pressure-treated or manufactured of fire-resistant material. No portion of an umbrella shall be less than six (6) feet eight (8) inches above the right-of-way. Two (2) or more umbrellas may not be clipped, zipped or otherwise fastened together in order to form a tent like structure. Clear plastics or other materials may not be fastened, rolled or otherwise be attached to umbrella edges in order to create an enclosure.
- (xiv) The Development Review Official may permit the use of planters with the material configuration, number, and size to be reviewed at time of application. Placement of planters within sidewalk cafe areas shall be set at a minimum of five (5) feet from the building frontage. Planters shall not block the normal pedestrian flow or impede handicap accessibility on any sidewalk area or street crossing. Planters shall not enclose portions of the sidewalk but may be used as buffers from vehicular traffic. Artificial planting materials (i.e. fake flowers and plants) shall be prohibited within planters. It shall be the permittee's responsibility to immediately remove planters, upon written and/or verbal notice from the City Manager, in case of emergency or other circumstances as provided in this division. Maximum size of planters shall not exceed the following:
 - (A) Rectangular planters: A maximum thirty (30) inches long, by fifteen (15) inches wide by twenty (20) inches high.
 - (B) Round planters: A maximum of twenty-four (24) inches diameter by twenty-four (24) inches high.
 - (C) Planters twenty (20) inches or higher shall be on rollers or on rolling bases.
 - (D) The combination of planters and plant height should not exceed a table height of thirty-four (34) inches.
- (xv) All Outdoor Dining facilities on public rights-of-way shall be located at the same elevation as the adjoining sidewalk.
- (xvi) Outdoor Dining shall not interfere with the free and unobstructed public access to any bus stop, crosswalks, public seating areas and conveniences, street intersections, alley, service easements, handicap facilities, access to adjacent commercial establishments, fire hydrants and/or other City utilities.
- (xvii) Plants shall be properly maintained. Distressed plants shall be promptly replaced. Plant fertilizers which contain material that can stain the sidewalks shall not be allowed. Water drainage from any plants onto the sidewalk shall not be allowed. Potted plants shall have saucers or other suitable systems to retain seepage.

- b. Private Property. For locations within the District not listed in Section 4.a. above, the Zoning Code provisions for Outdoor Dining on private property shall apply.
- c. Public Right-of-Way. For locations within the District not listed in Section 4.a. above, the Zoning Code provisions for Outdoor Dining in the public right-of-way shall apply. When Outdoor Dining is proposed on public and private property then both requirements for outdoor dining on public and private property shall apply.

- d. A permit used for Outdoor Dining in the public right-of-way shall be issued for a period of two (2) years, renewable biannually by the Division of Planning and Zoning. Such permit shall be paid on a bi-annual basis.
- e. Outdoor Dining shall be restricted to the frontage of the abutting business property frontage line. The utilization of space extending no more than fifty (50) linear feet on either side of the property frontage line may be authorized and transferable subject to a written consent between the neighboring Property Owners and/or Tenants in front of whose businesses the Outdoor Dining service shall occur. Said written consent must stipulate that, if any of the two (2) properties go Out-of-Business, the Property Owners and/or the Tenants must forfeit their written consent and the individual property/frontage bundle of rights shall revert back to the original state. Should obstacles in the public ROW prohibit a restaurant from being able to provide outdoor dining in front of, or adjacent to, their place of business, the Development Review Official may permit the restaurant to use other underutilized outdoor dining areas in close proximity to the restaurant, subject to the same written consent requirements provided above.
5. Pop-Up Retail. Expedited administrative review and approval may be granted by the Development Review Official for temporary, short-term use of existing retail space (i.e. “pop-up retail”) within a building.
6. District Disclosure Form. Any real estate transfer of a residential unit within the District shall require the buyer or renter (applicable to residential leases of six (6) months or longer) to sign a District disclosure form prior to closing acknowledging that they have been made aware of the District’s business operation standards, including, but not limited to, the high potential for street closures, regular events and noise within the District. The seller or landlord is responsible for transmitting the form to the City Clerk’s Office, in the matter and time required by the City Administration.
7. Management Agreement. The City Commission may adopt a Management Agreement for specific areas within this overlay which may further regulate activities, when the request is consistent with the aesthetic and economic development goals of the City.
8. It is the intent of the overlay district to be lively, vibrant and changing yet appropriate. Therefore, for the purposes of this particular section added discretion and flexibility may be granted for a specified period of time with approval by the City Manager or designee, when the request is consistent with the aesthetic and economic development goals of the City.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2017.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2017.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida, that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY/
PLANNING AND ZONING BOARD - MARCH 15, 2017

in the XXXX Court,
was published in said newspaper in the issues of

03/03/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
3 day of MARCH, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Dates/Times: Local Planning Agency / Planning and Zoning Board
Wednesday, March 15, 2017, 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," amending the "Multi-Family Medium Density" Land Use Classification to provide for an increase in maximum density, intensity and height, to be permitted for development pursuant to Residential Infill Regulations; providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Residential Infill Regulations" to modify and supplement the existing Multi-Family 2 standards and criteria for certain properties located within the North Ponce area to allow as a conditional use appropriate redevelopment including increased density, intensity and height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. 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," Section 4-206, "Business Improvement Overlay District" to include special provisions for all properties within the District such as pedestrian-oriented signage, hours of operation, and outdoor dining; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

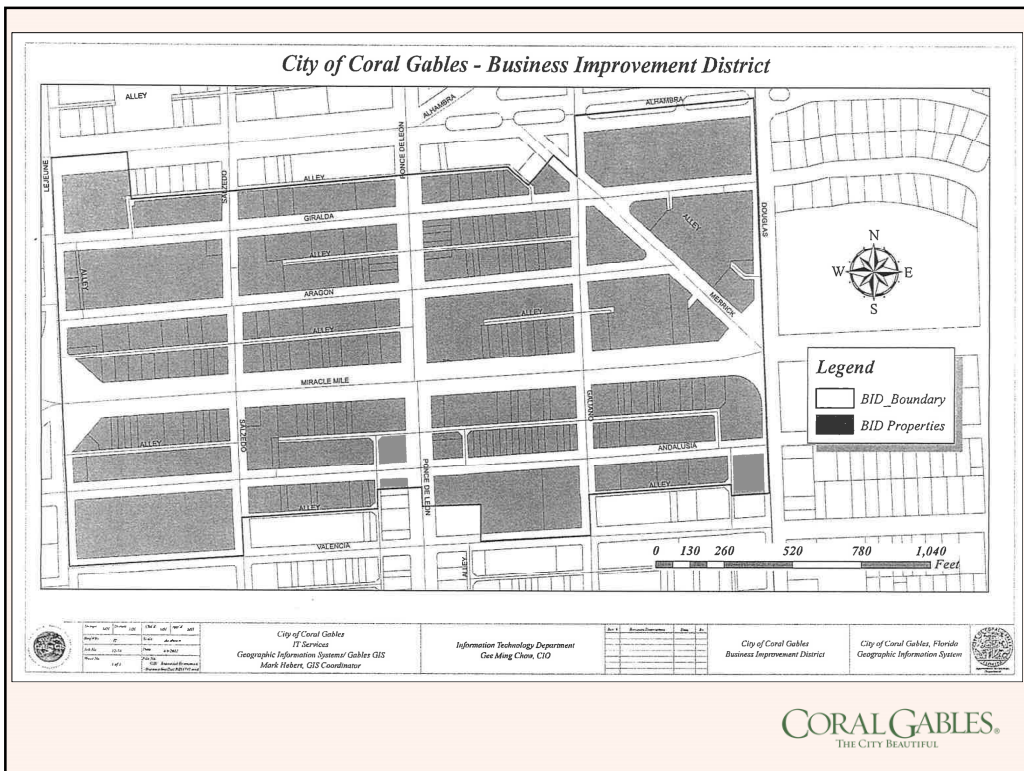
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Business Improvement Overlay District

PLANNING AND ZONING BOARD

MARCH 15, 2017



PROPOSED CHANGES



Regulation	Existing	Proposed
Hours of Operation Outdoors	Must coincide with that of the primary restaurant	Sunday through Thursday: 8am – 12am Friday and Saturday: 8am – 1am
Music Outdoors	Sunday through Thursday: 7am – 11pm Friday and Saturday: 7am – 12am	Sunday through Thursday: 10am – 11pm Friday and Saturday: 10am – 12am
Alcohol Sales Outdoors	Permitted only in association with outdoor dining	Permitted outdoors
Outdoor Noise Levels	Must comply with noise level regulations provided in City Code Article V. Noise	Special Exceptions may be granted as a Temporary or Special Events Permit

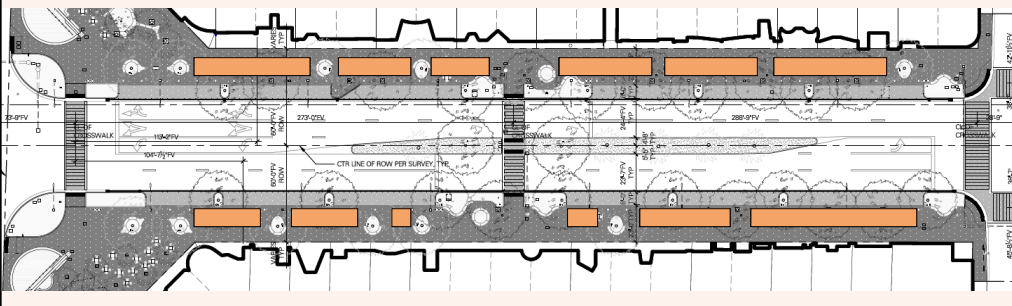
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OUTDOOR DINING



Pre-Approved Design Standards. A Miracle Mile Outdoor Dining Plan will provide pre-approved locations, configurations, and a menu of pre-approved furniture options for Expedited Outdoor Dining Permits.

Special Design Review. For Applicants seeking unique outdoor dining locations, and design, Board of Architects approval shall be required as per the Zoning Code.



NEW SIGNAGE REGULATIONS

PEDESTRIAN- ORIENTED SIGNAGE. In addition to the signage permitted in the Zoning Code, the following Pedestrian-Oriented Signs shall be permitted within the District:

1. Retail Directory Sign.
2. Digital Kiosks.
3. Window Decal Sign.
4. Temporary Window Signs/Wrap
5. Downtown Projection Sign.
6. Umbrella Sign.
7. Awning Sign.
8. Colonnade/Arcade signage.
9. Menu Board Sign.
10. Alley Wall Sign.
11. Prohibited Signs.
 - a. A-frame Signs.
 - b. Banner.



NEW REGULATIONS

- Pop-Up Retail
- Disclosure Form for Residences
- Management Agreement

REVIEW PROCESS

1. 02.17.16 Planning and Zoning Board Discussion
2. 03.09.16 Planning and Zoning Board Discussion
3. 08.10.16 Planning and Zoning Board Discussion
4. 02.28.17 City Commission 1st Reading
5. 03.15.17 Planning and Zoning Board Review
6. TBD City Commission 2nd Reading

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