



**City of Coral Gables  
CITY COMMISSION MEETING  
October 11, 2016**

**ITEM TITLE:**

**Ordinance on First Reading. Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302, "Notice" amending the public hearing notification requirements for Zoning Code Text Amendments that change the actual list of permitted, conditional, or prohibited uses within a zoning category; 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 09.14.16 meeting recommended approval (vote: 6-0).

**BRIEF HISTORY:**

City Staff has prepared a Zoning Code text amendment to amend the public hearing notification requirements for Zoning Code text amendments that change the actual list of permitted, conditional, or prohibited uses within a zoning category. The proposed amendment removes the mail notice requirement while maintaining the publication notice requirements. Florida Statutes Chapter 166.041.3.c.2 provides for the requirements of the display advertisement and allows for the option of mailing a notice to each person owning real property affected by the ordinance in lieu of publishing the advertisement. The proposed Zoning Code text amendment is in compliance with the public hearing notification requirements provided within Florida Statutes Chapter 166.041.3.c.2. However, the city at its sole discretion may determine to require mailer notification to affected property owners who may be affected by such code change.

At their 09.14.16 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 6-0). The proposed amendment is provided in the draft Ordinance in ~~strike through~~/underline format attached as Exhibit A. The 09.14.16 Staff report and recommendation is provided as Exhibit B and excerpts from the 09.14.16 Planning and Zoning Board meeting minutes are provided as Exhibit C.

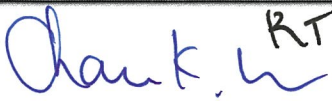


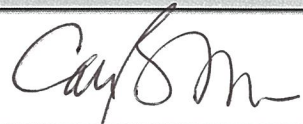
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

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

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
09.01.16	Planning and Zoning Board legal advertisement.
09.09.16	Planning and Zoning Board agenda posted at City Hall.
09.09.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
09.30.16	City Commission legal advertisement of Ordinance heading.
10.07.16	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Interim Department Director</b>	<b>City Attorney</b>	<b>Assistant City Manager</b>	<b>City Manager</b>
			

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 09.14.16 Staff report and recommendation with attachments.
- C. Excerpts of 09.14.16 Planning and Zoning Board meeting minutes.