

# City of Coral Gables Zoning Code Text Amendments

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# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
<b>1.</b>	<p><b>Article 1. General Provisions</b></p> <p><b>Section 1-108. Transitional rules.</b></p> <p><del>A. Transition period. Where a preliminary approval of the Board of Architects is received on the adoption of these regulations, the provisions of the regulations in effect when the application was filed shall govern the review and approval of the application for development approval, provided that:</del></p> <p><del>1. The application is approved within eighteen (18) months of the date of adoption of these regulations; and</del></p> <p><del>2. Construction begins within eighteen (18) months of the issuance of such approval and is diligently pursued to completion.</del></p> <p><del>Prior to July 9, 2008, applicants who have satisfied Section 1-108 (A), may be granted one (1), six (6) month extension to the provisions of Section 1-108 (A) (1) if the City Manager determines that the applicant is showing “good cause” with due diligence towards securing Board of Architects final approval and/or City Commission final approval (as applicable). Requests for extensions shall be in writing to the City Manager by the end of July 9, 2008 accompanied by a \$2500.00 nonrefundable administrative fee.</del></p> <p>D. Existing Site-Specific <del>standards</del> <u>Zoning Regulations</u>. There are certain properties which are subject to prior governmental approvals which have established standards which deviate from the basic standards in these regulations. Properties which are subject to those prior approvals are identified on the Official Zoning Map and the Site Specific Standards are set out in Appendix A of these regulations. In the event the Site Specific Standards and these regulations conflict, the Site Specific Standards shall control except if granted <u>Coral Gables Mediterranean Style Design Standards bonuses as provided for in Section 5-604.</u></p>	<p>Subsection A applied to applications during the transition of the previous pre-2007 Zoning Code to the present code. These provisions are no longer applicable and are being removed entirely.</p> <p>Subsection D does not define applicability of Mediterranean Style bonuses and Site Specifics Zoning Regulations. This change clarifies City Staff’s current practice and interpretation. Amendment #9 contained herein also clarifies applicability.</p>
<b>2.</b>	<p><b>Article 2. Decision Making and Administrative Bodies</b></p> <p><b>Division 1. City Commission</b></p> <p><b>Section 2-101. Powers and duties.</b></p> <p>The City is governed by a City Commission consisting of five (5) elected members, including a Mayor, as more particularly set forth in the City Charter. In addition to any authority granted the City Commission by state law, City Charter or other regulations of the City, the City Commission shall have the power and duty to act as the final decision maker regarding these regulations with respect to certain types of applications and appeals. In accordance with the standards and procedures of Article 3, Development Review, the City Commission is the final decision maker for:</p>	<p>Provides for new application types (i.e., new University of Miami UCD district, etc); previously omitted application types and corrects various scrivener’s errors.</p>

# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
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<i>Powers and duties</i>	<i>Applicable Standards/Procedures</i>
Abandonment and vacations (including mitigation plan approval)	Article 3, Division 12
<u>Annexation</u>	<u>See Florida Statues</u>
Appeals (from decisions by the Board of Adjustment, Board of Architects and the Historic Preservation Board)	Article 3, Division 6
Appeals of Concurrency Review	Article 3, Section 3-1307
<del>Building Moratoria</del>	<del>Article 3, Division 7</del>
<del>Building Site Determination</del>	<del>Article 3, Section 3-206, Article 3, Division 4</del>
Comprehensive Plan Text and Map Amendments	Article 3, Division 15
<u>Conditional Use</u>	<u>Article 3, Division 4</u>
<u>Coral Gables Mediterranean Architectural Design Special Location Site Plan Review</u>	<u>Article 5, Section 5-604</u>
Development Agreements	Article 3, Division 19
Developments of Regional Impact <u>and Notice of Proposed Change</u>	Article 3, Division 16
<del>Conditional Uses</del>	<del>Article 3, Division 4</del>
<u>Historic Preservation – Applications for Tax Exemption</u>	<u>Article 3, Section 3-1121</u>
<u>Moratorium</u>	<u>Article 3, Division 7</u>
Planned Area Development <u>Designation</u>	Article 3, Division 5
Platting/Subdivision <u>and Variances</u>	Article 3, Division 9
Protection of Landowner’s Rights	Article 3, Divisions 17 and 18
<u>Separation/Establishment of a Building Site</u>	<u>Article 3, Section 3-206, Article 3, Division 4</u>
<u>Site plan (MXD, PAD, other)</u>	<u>Article 3</u>
<del>Abandonment and Vacations</del>	<del>Article 3, Division 12</del>
Transfer of Development Rights	Article 3, Division 10
<u>University Campus District Modification to the Adopted Campus Master Plan</u>	<u>Article 4, Section 4-202</u>
Vested Rights Determination	Article 3, Division 18
Zoning Code Text <u>and Map</u> Amendments	Article 3, Division 14
<del>Zoning Code Map Amendments</del>	<del>Article 3, Division 14</del>
Zoning in Progress Request	Article 3, <del>Section 3-703</del> Division 7

# City of Coral Gables Zoning Code Text Amendments

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## Division 2. Planning and Zoning Board

### Section 2-201. Powers and duties.

Pursuant to the City Charter, and subject to those provisions, a Planning and Zoning Board is created to act as the Local Planning Agency (LPA) of the City. In addition to any power or duty delegated by the City Commission or the City Manager, the Planning and Zoning Board shall act as the recommending Board to the City Commission for:

<i>Powers and duties</i>	<i>Applicable Standards/Procedures</i>
Abandonment and vacations (including mitigation plan approval)	Article 3, Division 12
<u>Annexation</u>	<u>See Florida Statutes</u>
Comprehensive Plan Text and Map Amendments	Article 3, Division 15
Conditional Use	Article 3, Division 4
<u>Coral Gables Mediterranean Architectural Design Special Location Site Plan Review</u>	<u>Article 5, Section 5-604</u>
Development Agreements	Article 3, Division 19
Developments of Regional Impact <u>and Notice of Proposed Change</u>	Article 3, Division 16
<u>Moratorium</u>	<u>Article 3, Division 7</u>
Planned Area Development <u>Designation</u>	Article 3, Division 5
Platting/Subdivision	Article 3, Division 9
<u>Separation/Establishment of a Building Site</u>	<u>Article 3, Section 3-206, Article 3, Division 4</u>
<u>Site plan (MXD, PAD, other)</u>	<u>Article 3</u>
Subdivision Review for a Tentative <u>Plat and Variances</u>	<u>Article 3, Division 9</u>
Transfer of Development Rights <u>Receiving Site Plan Application</u>	Article 3, Division 10
<u>University Campus District Modification to the Adopted Campus Master Plan</u>	<u>Article 4, Section 4-202</u>
Zoning Code Text <u>and Map</u> Amendments	Article 3, Division 14
<del>Zoning Code Map Amendments</del>	<del>Article 3, Division 14</del>
Zoning in Progress Request	Article 3, <del>Section 3-703</del> Division 7

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3.	<p><b>Article 3. Development Review</b></p> <p><b>Division 3. Uniform Notice and Procedures for Public Hearings</b></p> <p><b>Section 3-302. Notice.</b></p> <p>In every case where a public hearing is required pursuant to the provisions of these regulations <u>and other applicable Florida Statute requirements</u>, the City staff and the City Clerk shall provide a Notice of Public Hearing in the manner set out in this section and as summarized in the following <del>chart</del> <u>table</u>:</p> <p style="text-align: center;"><b>Types of Public Notices<sup>1,2</sup></b></p> <table><tr><th colspan="5"><i>Timing of Notice Before ...</i></th></tr><tr><th><i>Type of Application</i></th><th><i>Type of Notice</i></th><th><i>Advisory Board Public Hearing (if required)</i></th><th><i>1st Commission Meeting Public Hearing (if required)</i></th><th><i>2nd Commission Meeting Public Hearing (if required)</i></th></tr><tr><td rowspan="3"><i>Abandonment and Vacations<sup>3</sup></i></td><td>Publication</td><td>10 days</td><td>40 days</td><td>10 days</td></tr><tr><td>Posting</td><td>10 days</td><td>40 days</td><td>40 days</td></tr><tr><td>Mail</td><td>10 days</td><td>40 days</td><td>40 days</td></tr><tr><td colspan="5"></td></tr><tr><td rowspan="2"><i>Annexation</i></td><td>Publication</td><td>10 days</td><td></td><td>10 days</td></tr><tr><td>Mail</td><td>10 days</td><td></td><td></td></tr><tr><td colspan="5"></td></tr><tr><td rowspan="3"><i>Appeals</i></td><td>Publication</td><td>10 days</td><td></td><td>10 days</td></tr><tr><td>Posting</td><td>10 days</td><td></td><td></td></tr><tr><td>Mail</td><td>10 days</td><td></td><td></td></tr><tr><td colspan="5"></td></tr><tr><td><i>Board of Architects</i></td><td>Posting</td><td>5 days</td><td></td><td></td></tr><tr><td colspan="5"></td></tr><tr><td colspan="5"><del><i>Building Site Determination</i></del></td></tr><tr><td><del>Administrative</del></td><td>Posting</td><td></td><td></td><td></td></tr><tr><td><del>Conditional Use</del></td><td>(see below)</td><td></td><td></td><td></td></tr><tr><td colspan="5"></td></tr><tr><td colspan="5"><u><i>Comprehensive Plan Amendments</i></u></td></tr><tr><td rowspan="3">Small Scale Development Map Amendments; City initiated</td><td>Publication</td><td>10 days</td><td></td><td>10 days</td></tr><tr><td>Posting</td><td>10 days</td><td></td><td></td></tr><tr><td>Mail</td><td>10 days</td><td></td><td></td></tr><tr><td rowspan="3">Small Scale Development Map Amendments; initiated by other than the City</td><td>Publication</td><td>10 days</td><td>5 days</td><td>5 days</td></tr><tr><td>Posting</td><td>10 days</td><td></td><td></td></tr><tr><td>Mail</td><td>10 days</td><td></td><td></td></tr><tr><td>Compliance Agreement with DCA the State</td><td>Publication</td><td>10 days</td><td>10 days</td><td>10 days</td></tr><tr><td>Comprehensive Plan Map and Text Amendment, other than small scale</td><td>Publication</td><td>10 days</td><td>7 days</td><td>5 days</td></tr><tr><td colspan="5"></td></tr><tr><td rowspan="3"><i>Conditional Use</i></td><td>Publication</td><td>10 days</td><td></td><td>10 days</td></tr><tr><td>Posting</td><td>10 days</td><td></td><td></td></tr><tr><td>Mail</td><td>10 days</td><td>40 days</td><td>40 days</td></tr><tr><td colspan="5"></td></tr><tr><td><u><i>Coral Gables Mediterranean Architectural Design Special Location Site Plan Review</i></u></td><td>Publication</td><td>10 days</td><td></td><td>10 days</td></tr></table>	<i>Timing of Notice Before ...</i>					<i>Type of Application</i>	<i>Type of Notice</i>	<i>Advisory Board Public Hearing (if required)</i>	<i>1st Commission Meeting Public Hearing (if required)</i>	<i>2nd Commission Meeting Public Hearing (if required)</i>	<i>Abandonment and Vacations<sup>3</sup></i>	Publication	10 days	40 days	10 days	Posting	10 days	40 days	40 days	Mail	10 days	40 days	40 days						<i>Annexation</i>	Publication	10 days		10 days	Mail	10 days								<i>Appeals</i>	Publication	10 days		10 days	Posting	10 days			Mail	10 days								<i>Board of Architects</i>	Posting	5 days								<del><i>Building Site Determination</i></del>					<del>Administrative</del>	Posting				<del>Conditional Use</del>	(see below)									<u><i>Comprehensive Plan Amendments</i></u>					Small Scale Development Map Amendments; City initiated	Publication	10 days		10 days	Posting	10 days			Mail	10 days			Small Scale Development Map Amendments; initiated by other than the City	Publication	10 days	5 days	5 days	Posting	10 days			Mail	10 days			Compliance Agreement with DCA the State	Publication	10 days	10 days	10 days	Comprehensive Plan Map and Text Amendment, other than small scale	Publication	10 days	7 days	5 days						<i>Conditional Use</i>	Publication	10 days		10 days	Posting	10 days			Mail	10 days	40 days	40 days						<u><i>Coral Gables Mediterranean Architectural Design Special Location Site Plan Review</i></u>	Publication	10 days		10 days	<p>Provides for new application types (i.e., new University of Miami UCD district, etc); previously omitted applications and corrects various scrivener's errors. The City Attorney's Office has reviewed and approved these changes.</p>
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# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment				Explanation
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	<u>Development Agreement</u>				
	General	Publication	7 days	7 days	7 days
		<u>Posting</u>	<u>10 days</u>		
	Affected Property Owners	<u>Mail</u>	<u>10 days</u>		
	<u>Development of Regional Impact and Notice of Proposed Change</u>				
	<u>Publication</u>	<u>Publication</u>	<u>10 days</u>	<u>60 days</u>	<u>5 days</u>
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	<u>Historic Preservation: Designations and Certificate of Appropriateness</u>				
	Notification to Owners Regarding Designation of Landmark or District	<u>Mail</u>	<u>40 days</u>		
	Notification of Public Hearing Regarding Designation of Landmark or District	<u>Publication</u>	<u>10 days</u>		
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	Certificate of Appropriateness (Special)	Publication	10 days		
		Posting	10 days		
	If a variance	<u>Mail</u>	<u>40 days</u>		
	Certificate of Appropriateness (Special) with Variance	<u>Publication</u>	<u>10 days</u>		
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	<u>Moratoria Moratorium and Zoning in Progress</u>				
	<u>Publication</u>	<u>Publication</u>	<u>10 days</u>	<u>7 days</u>	<u>5 days</u>
	<u>Planned Area Development Designation</u>	<u>Publication</u>	<u>10 days</u>		<u>10 days</u>
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	<u>Rezoning (Map Amendment)</u>				
	Initiated by other than the City	Publication	40 days	No Notice Required	40 days
	< 10 contiguous acres; city initiated	<u>Mail</u>	<u>30 days</u>		
		<u>Posting</u>	<u>40 days</u>		<u>40 days</u>
	≥ 10 contiguous acres; city initiated	Publication	40 days	7 days	5 days
		<u>Mail</u>	<u>30 days</u>	<u>7 days</u>	<u>40 days</u>
	<u>Separation/Establishment of a Building Site</u>				
	Administrative Building Site Determination	Post DRO determination			
	<u>Conditional Use</u>	<u>Publication</u>	<u>10 days</u>		<u>10 days</u>
		<u>Posting</u>	<u>10 days</u>		
		<u>Mail</u>	<u>10 days</u>		
	<u>Site plan (MXD, PAD, other)</u>	<u>Publication</u>	<u>10 days</u>		<u>10 days</u>
		<u>Posting</u>	<u>10 days</u>		



# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment					Explanation
		Mail	10 days			
	Subdivision <del>Review for a Tentative Plat and Variances / platting (tentative and final plat)</del>	Publication	10 days	10 days		
		Posting	10 days			
		Mail	10 days	10 days	40 days	
	Subdivision Review for a Final Plat and Variances (Resolution)	Publication		10 days		
	Transfer of Development Rights					
	Sending Site Plan Application	Publication	10 days			
		Posting	10 days			
		Mail	10 days			
	Receiving Site Plan Application	Publication	10 days		10 days	
		Posting	10 days			
		Mail	10 days			
	University Campus District Modification to the Adopted Campus Master Plan	Publication	10 days		10 days	
		Posting	10 days			
		Mail	10 days			
	Variances	Publication	10 days			
		Posting	10 days			
		Mail	10 days			
	Zoning Code Text Amendment	Publication	10 days		10 days	
	Zoning Code Text Amendment (Use Changes) - Amendment to text that changes actual list of permitted, conditional, or prohibited uses within a zoning category	Publication	10 days	7 days	5 days	
		Mail	10 days			
	Zoning District Map Amendment					
Initiated by other than the City	Publication	10 days		10 days		
	Posting	10 days				
	Mail	10 days				
< 10 contiguous acres; City initiated	Publication	10 days		10 days		
	Posting	10 days				
	Mail	30 days				
> 10 contiguous acres; City initiated	Publication	10 days	7 days	5 days		
	Mail	30 days	7 days	40 days		
<sup>1</sup> Applications which are not listed do not have public hearing notice requirements.						
<sup>2</sup> The City may announce time and dates of future proceedings in notices or at noticed meetings.						
<sup>3</sup> See City Code for additional advertising requirements per the City Code proceedings.						
A. Publication. The requirements for public notice provided by publication shall be as follows:						
1. Notice shall be published at least one (1) time in a newspaper of general circulation published in the City of Coral Gables, <u>Florida</u> or in Miami-Dade County, Florida, at least ten (10) days prior to the date of <del>any</del> <u>final</u> required public hearing, <u>except as provided herein</u> .						

# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
	<p>2. The notice shall state the date, time, and place of the meeting; the title or titles of the proposed ordinances or a description of the substance of the matter being considered; and the place within the City where the proposed ordinances or other materials may be inspected by the public. The notice shall also advise that interested parties may appear at the meeting and be heard with respect to the matter.</p> <p>3. A copy of the notice shall be available for public inspection at <u>the City Hall</u> during the regular business hours <del>of the City</del>.</p> <p>4. <del>CP Comprehensive Plan</del> , <del>zoning</del> <u>Zoning Code</u> text amendments and <del>rezoning</del> <u>Zoning District map amendments</u> &gt;10 acres. Notice for ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category/use district, or ordinances initiated by the City that change the actual zoning map designation of a parcel or parcels of land involving ten (10) contiguous acres or more, shall be published at least ten (10) days prior to the Planning and Zoning Board public hearing, again at least seven (7) days prior to the first City Commission public hearing and again at least five (5) days prior to the second City Commission adoption hearing. Public notice shall be provided as described in the following subsections.</p> <p>a. The required advertisements shall be no less than two (2) columns wide by (10) ten inches long in a standard size or tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than eighteen (18) point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be placed in a newspaper of general paid circulation in the municipality, not one of limited subject matter, pursuant to Chapter 50 of the Florida Statutes. Whenever possible, the advertisement shall appear in a newspaper that is published at least five (5) days a week unless the only newspaper in the City is published less than five (5) days a week.</p> <p>b. The advertisement shall be in substantially the following form:</p> <p style="text-align: center;"><i>“Notice of (insert type of) Change The City of Coral Gables proposes to adopt the following ordinance: (title of ordinance).... A public hearing on the ordinance will be held ... (date and time)... at ... (meeting place)...”</i></p> <p>Except for amendments which change the actual list of permitted, conditional, or prohibited uses within a zoning category, the advertisement shall also contain a geographic location map which clearly indicates the area covered by the proposed ordinance. The map shall include major street names as a means of identification of the general area.</p> <p>c. In lieu of publishing the advertisement set out in this section, the City may mail a notice to each person owning real property within the area covered by the ordinance. Such notice shall clearly explain the proposed ordinance and shall notify the persons of the time, place, and location of any public hearing on the proposed ordinance.</p> <p>5. <del>Rezoning</del> <u>Zoning District map amendment</u>. Ordinances initiated by any person other than the City that change the actual zoning map designation of a parcel of land or parcels of land shall be read by title, in full, at two (2) separate City Commission <u>public</u> hearings, and shall be published at least ten (10) days before the Planning and Zoning Board public hearing, and again at least ten (10) days before the City Commission adoption hearing.</p> <p>6. <u>Comprehensive Plan</u> small-scale <del>CP</del> map amendments. Notice of small scale development amendments to the Comprehensive Plan, initiated by other than the City, shall be published at least ten (10) days before the Planning and Zoning Board public hearing, and again at least five (5) days before the City Commission adoption hearing.</p> <p>7. <del>CP Comprehensive Plan</del> text and map amendments, other than small-scale. All Comprehensive Plan amendments, other than small-scale amendments, shall be published at least ten (10) days before the Planning and Zoning Board public hearing, and again at least seven (7) days before the first City Commission <del>meeting</del> <u>public hearing</u>, and again at least five (5) days before the City Commission adoption hearing.</p> <p>8. Development Agreements. Notice of a proposed development agreement shall be published at least seven (7) days prior to each public hearing.</p> <p>9. Failure to provide advertised notice as set forth in the foregoing notice requirements shall not affect any action or proceedings taken under this section, unless such notice is required by Florida Statutes.</p>	



# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
	<p>B. Posting of property.</p> <ol style="list-style-type: none"> <li>Except as provided in Section 3-302(B)(2) below, all specific property being considered at a public hearing shall be posted at least ten (10) days in advance of the public hearing, provided, however, that the posting of specific property shall not be required when the property subject to change constitutes more than ten contiguous acres. Such posting shall consist of a sign, the face surface of which shall not be larger than forty (40) square inches in area: <div style="text-align: center;"> <p><i>Notice of Public Hearing</i>  <i>By [insert name of decision making body]</i>  <i>Phone [insert phone]</i>  <i>[insert email address]</i>  <i>Hearing date [insert date]</i>  <i>Application number [insert number]</i></p> </div> </li> <li>No posting shall be required for public hearings before the Board of Architects, unless the value of the proposed development exceeds seventy-five thousand (\$75,000) dollars.</li> <li>The sign shall be erected in full view of the public on each street side of such property. Where large parcels of property are involved with street frontages extending over considerable distances, additional signs may be erected on the street frontage as may be deemed adequate by the Development Review Official to inform the public.</li> <li><del>If such sign is placed on a vacant lot or parcel of land, it shall be securely nailed or otherwise fastened securely to a stake or post which itself shall be fastened securely into the ground. Said sign shall not be located nearer than ten (10) feet nor more than fifteen (15) feet from the street property line, provided, however, that where said property is improved by a building, the main part of which is less than ten (10) feet from said street property line, the sign may be placed upon the front and/or side of the building, or upon a front and/or side door and/or window of the building. Whenever a building on improved property is located more than ten (10) feet from the street property line, the sign shall be erected as provided for on vacant property.</del></li> <li><del>The height of such sign shall be erected to project not more than three (3) feet above the surface of the ground.</del></li> <li><del>46. Failure to post specific property shall not affect any action or proceeding taken hereunder</del> <u>under these regulations.</u></li> </ol> <p>C. Mail notices.</p> <ol style="list-style-type: none"> <li>Except for public hearings before the Board of Architects, a courtesy notice of public hearings affecting specific properties containing general information as to the date, time, place of the hearing, property location and general nature of the application may be mailed to the property owners whose addresses are known by reference to the latest ad valorem tax record, within a one thousand (1,000) foot radius. This notification requirement is measured in feet from the perimeter boundaries of the subject property.  The Development Review Official may require an additional area to receive a courtesy notice on any application. The Development Review Official may also require courtesy notices on applications that are not typically required to be noticed if it is determined that such notification is desirable.</li> <li>Courtesy notice shall be mailed at least ten (10) days prior to the date of the public hearing.</li> <li><del>Rezoning-Zoning District map amendments</del> <u>&lt;10 acres.</u> When a proposed ordinance is initiated by the City that changes the actual zoning map designation for a parcel or parcels of land less than ten (10) acres, the Secretary of the Planning and Zoning Board shall notify by mail each real property owner whose land the City will redesignate by enactment of the ordinance and whose address is known by reference to the latest ad valorem tax records. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for the public hearing on such ordinance. Such notice shall be given at least ten (10) days prior to the date of the Planning and Zoning Board public hearing, and again at least thirty (30) days prior to the date of the City Commission public hearing.</li> <li><u>Comprehensive Plan Small-scale GP map amendments.</u> Notice of small-scale development amendments to the Comprehensive Plan, initiated by the City, shall be mailed to each</li> </ol>	

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	<p>property owner of record in the current tax rolls. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for the public hearing on such ordinance. Such notice shall be given at least ten (10) days prior to the date of the Planning and Zoning Board public hearing, and again at least thirty (30) days prior to the date of the City Commission public hearing.</p> <p>5. <del>CP/Comprehensive Plan</del>, <del>zoning</del> Zoning Code text amendments and <del>rezoning</del> <u>Zoning District map amendments</u> &gt;10 acres. Notice for ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category/use district, or ordinances initiated by the City that change the actual zoning map designation of a parcel or parcels of land involving ten (10) contiguous acres or more, shall be mailed at least ten (10) days prior to the Planning and Zoning Board public hearing, again at least seven (7) days prior to the first City Commission public hearing and again at least five (5) days prior to the second City Commission adoption hearing.</p> <p>6. Development Agreements. Notice of a proposed development agreement shall be mailed to all affected property owners at least ten (10) days prior to the first public hearing.</p> <p>7. A copy of mailed notices shall be available for public inspection during the regular business hours of the City Clerk <u>and/or the City Department that is responsible for the required reviews provided for herein.</u></p> <p>8. Failure to mail or receive courtesy notice shall not affect any action or proceeding taken under these regulations. The applicant shall be required to provide a mailing list and labels of the area within the radius prescribed above to the City. Individual courtesy notices are not required when the property being considered constitutes more than ten (10) contiguous acres.</p> <p><u>D. Applicants required public information meeting. All applicants filing applications requiring a public hearing before the Planning and Zoning Board and City Commission shall conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board public hearing. This meeting shall be conducted by the applicant representatives to inform surrounding property owners, neighborhoods, homeowners associations, interested parties, etc. of pending applications under review by the City. As a minimum the following shall be completed and provided:</u></p> <ol style="list-style-type: none"> <li><u>Notification to all surrounding property owners within the indentified mail notification radius as provided within Section 3-302.C. or additional mail notification radius as determined by the Development Review Official.</u></li> <li><u>The meeting is conducted on the subject property or in a location that is convenient to surrounding property owners.</u></li> <li><u>Copy of forwarded notice.</u></li> <li><u>Listing of all mailing addresses of all parties notified.</u></li> <li><u>Meeting attendance records including the property owner addresses and other applicable contact information.</u></li> <li><u>Meeting summary minutes or verbatim record as determined by the Development Review Official.</u></li> </ol> <p><u>Above items 4 through 6 shall be provided to the Development Review Official seven (7) days after the public information meeting. It is recommended these meetings occur after the application has undergone preliminary review by City Staff. This will insure City review and comments are included as a part of the information provided to the interested parties. The Development Review Official may require additional public information meetings and notice to provide for further public input and dissemination of information.</u></p>	<p>New section D codifies the current practice of requiring applicant sponsored public informational meetings in advance of Planning and Zoning Board public hearings. Planning staff has required these meetings for 4 or more years and all applications have conducted these meetings. This section also supports the additional goals, objectives and policies City staff added to the recent rewrite of the Comprehensive Plan.</p>
<b>4.</b>	<p><b>Article 3. Development Review</b></p> <p><b>Division 5. Planned Area Development</b></p> <p><b>Section 3-507. Amendments to the development plan.</b></p>	<p>Removes the limitation of amendments being filed once within a 12 month period. Limitation is not necessary.</p>

# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
	<p>Amendments to the Development Plan shall be considered as major or minor. Minor amendments as specified in Section 3-507(A) herein may be approved administratively by the Building and Zoning Department with recommendations from other departments, as needed. Major amendments as specified in Section 3-507(B) herein shall be subject to the review and approval process set forth in Section 3-507. The Building and Zoning Department, with recommendations from other departments, as needed, shall determine whether proposed changes are major or minor. <del>Requests for major amendments may be made no more than once (1) per twelve (12) month period.</del></p> <p>A. Minor amendments. Minor amendments are changes which do not substantially alter the concept of the Planned Area Development in terms of density, floor area ratio, land usage, height, provision of landscaped open space, or the physical relationship of elements of the development. Minor amendments shall include, but shall not be limited to, small changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, parking, or realignment of minor streets which do not exceed twenty (20%) percent of the guideline limits contained within this Article specific to that type of development or that which is shown on the approved development plan.</p> <p>B. Major amendments. Major amendments represent substantial deviations from the development plan approved by the City Commission. Major amendments shall include, but not be limited to significant changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, or parking, which exceed twenty (20%) percent of the guidelines contained within this Article specific to that type of development or that which is shown on the approved Development Plan, or changes in the circulation system.</p> <p><b>Article 3. Development Review</b></p> <p><b>Division 5. Planned Area Development</b></p> <p><b><u>Section 3-508. Amendments to the approved and unexpired PAD's when under multiple ownership.</u></b></p> <p>A. <u>Intent.</u> The intent of this Section is to allow amendments to a previously approved PAD, when the property has multiple owners of a total PAD parcel and one or more of the owners desires to request an amendment to a portion of the PAD under their ownership.</p> <p>B. <u>Applicability.</u> The provisions of this Division notwithstanding, any person or entity who owns a minimum of twenty (20%) percent of the land area within an approved and unexpired PAD may be allowed to file an application with the Building and Zoning Department requesting an amendment to that portion of the PAD owned by that person or entity. This request shall be forwarded for City Commission consideration and approval to determine if the applicant may file an application.</p> <p>C. <u>Findings.</u> The applicant shall have the burden of proof to present evidence of good cause for the request. The request shall, as a minimum, satisfy all of the following criteria:</p> <ol style="list-style-type: none"> <li><u>1. The request does not remove and/or modify the development rights of other owners pursuant to the granted development approval or entitlement.</u></li> <li><u>2. The request does not adversely alter or materially change the overall approved PAD development plan as described in Section 3-507 as a minor or major amendment.</u></li> <li><u>3. The request does not impact the approved PAD including, but not limited to, the following: floor area ratio, height related to habitable square footage, egress/ingress, parking or any other elements of Division 5.</u></li> <li><u>4. The request does not conflict with the executed Restrictive Covenant for the PAD in any material aspect.</u></li> </ol> <p><u>The City Commission shall evaluate the request pursuant to the above findings upon recommendation by the Development Review Official. An affirmative majority vote by the City Commission is necessary to allow the filing for an amendment. Upon approval, the applicant may then undergo applicable review processes as required pursuant to this Section or any other applicable requirements of the Zoning Code.</u></p> <p>D. <u>Exemptions.</u> An individual owner who has secured written authorization from all current owners or if all owners are processing an amendment collectively of the approved PAD are not required to undergo this process.</p>	<p>A PAD can be owned by more than one owner. These provisions provide for the opportunity for an owner of a parcel within a PAD to file an amendment only for the parcel under their ownership. Provides additional flexibility.</p>

# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
	<p>E. <u>Notification.</u> Fourteen (14) days prior to City Commission consideration, the applicant shall notify all other property owners in writing of the request.</p> <p>F. <u>Fees.</u> All applicable fees for application processing shall be determined by the Development Review Official and/or adopted City Fee Schedule.</p>	
<b>5.</b>	<p><b>Article 3. Development Review</b></p> <p><b>Division 6. Appeals</b></p> <p><b>Section 3-606. Procedures for appeals.</b></p> <p>The following procedures shall govern the filing of appeals:</p> <p>A. Appeals <del>from</del> <u>of</u> City Staff <u>administrative decisions</u> other than the City Architect. An aggrieved party may file a written Notice of Appeal to the Board of Adjustment or the Historic Preservation Board with the <u>designated</u> Development Review Official or Historic Preservation Officer, as provided in Section 3-604, within sixty (60) days of the administrative decision being appealed from. The appeal <del>should</del> <u>shall</u> be accompanied by any relevant documents related to the appeal <u>as determined by the Development Review Official.</u> The appeal shall be considered by the Board of Adjustment or Historic Preservation Board <del>within fourteen (14) days after receipt of the notice at the next available meeting after the required advertising has been completed.</del> The Board of Adjustment, <del>the Planning and Zoning Board</del> or Historic Preservation Board shall grant the appeal, with or without conditions, deny the appeal, or respond for further proceedings.</p>	<p>Public notice is required at least 10 days prior to the date of any required public hearing. Requiring the appeal to be considered by the Board of Adjustment or Historic Preservation Board within fourteen (14) days after receipt of the notice is not possible with the minimum 10 day notice.</p>

# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation				
6.	Article 4. Zoning Districts	E.10. and E.11. clarifies the original intent of the provisions for minimum frontage requirements for various uses. The intent is to allow uses that provide pedestrian activity and vibrancy to the ground floor building frontage on streets.  E.15. clarifies setbacks at a maximum height of 45 feet regardless of setback relief.				
	Division 2. Overlay and Special Purpose Districts					
	Section 4-201. Mixed Use District (MXD)					
	Table 1.					
	Table 1.					
	Reference		Individual building(s)	Overlay District	Type	Requirements
	E. Building regulations.					
	10.		✓	✓	<del>Retail frontage</del> Ground floor building frontage on primary streets.	Minimum of fifty (50%) percent of the linear <del>street</del> ground floor building frontage shall include retail <del>sales and service, or restaurant use frontage or public realm land area</del> (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).
	11		✓	✓	<del>Retail frontage</del> Ground floor building frontage on side secondary streets.	Minimum of forty (40%) percent of the linear <del>street</del> ground floor building frontage shall include retail <del>sales and service, or restaurant use frontage or public realm land area</del> (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.
	15.		✓	✓	Setback reductions and vertical building stepbacks	Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: <ul style="list-style-type: none"><li>Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</li><li>Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet.</li><li>Include both hard and softscape landscape improvements and pedestrian amenities.</li><li>Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended.</li><li>Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li></ul> Vertical building stepbacks. A vertical building stepback of a minimum of ten (10) feet shall be provided <del>above the height of three (3) floors or at a maximum height of forty-five (45) feet (whichever is less)</del> on all façades. Additional vertical building stepbacks may be <del>requested</del> required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.



# City of Coral Gables Zoning Code Text Amendments

Reference number	Zoning Code Text Amendment	Explanation
<b>7.</b>	<p><b>Article 4. Zoning Districts</b></p> <p><b>Division 4. Prohibited Uses</b></p> <p><b>Section 4-413. Boats and boat trailers.</b></p> <p>Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear yard only. <u>Parking surfaces for the placement of boats and boat trailers may be improved or unimproved.</u></p>	Clarifies current practice of allowing both improved or unimproved surfaces for the placement of boats and boat trailers.
<b>8.</b>	<p><b>Article 5. Development Standards</b></p> <p><b>Division 1. Accessory Uses</b></p> <p><b>Section 5-115. Drive-throughs, walk-up windows, and automated teller machines (ATM).</b></p> <p>Drive throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service shall be permitted provided that:</p> <p>A. Such uses are designed so as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.</p> <p>B. Drive-through lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or hedges at least thirty-six (36) inches in height.</p> <p>C. <u>Three-hundred and sixty (360) degree architectural treatment is utilized. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls. Drive through, ATMs and walk-up elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.</u></p> <p>D. Drive-through displays, ordering areas, walk-up windows, ATMs and parking canopies shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.</p> <p>E. <u>Exterior walk-up ATMs serving pedestrians may be permitted up to a maximum of two (2) square feet in sign area per ATM machine. Such signage shall not be internally illuminated.</u></p> <p><del>E</del>F. Entries and/or exits to drive-through facilities shall be a minimum of one hundred (100) feet from any intersection. Shorter distances from road intersections may be approved if the Development Review Officer determines that public safety and/or the efficiency of traffic circulation are not being compromised.</p> <p><del>F</del>G. Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any single-family residential parcel.</p> <p><del>G</del>H. All service areas, restrooms and ground mounted equipment associated with the drive-through shall be screened from public view.</p> <p><del>H</del>I. Landscaping shall screen drive-through aisles from the public right-of-way and adjacent uses and shall be used to minimize the visual impacts of <del>reader board signs and directional signs</del> <u>the drive-through.</u></p>	Provides for the regulation of signage on walkup pedestrian ATM machines. No provisions exist providing for signage.



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Reference number	Zoning Code Text Amendment	Explanation
<b>9.</b>	<p><b>Article 5. Development Standards</b></p> <p><b>Division 6. Design Review Standards</b></p> <p><b>Section 5-604. Coral Gables Mediterranean Style Design Standards.</b></p> <p>A. Purpose and applicability.</p> <p>2. Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided <del>below</del> <u>herein</u>.</p> <p>3. <u>Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives as provided for in this Section may be awarded as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in "Appendix A - Site Specific Zoning Regulations." These supplemental (additional) bonuses and/or incentives shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-604.</u></p>	<p>The Zoning Code does not address the applicability of Mediterranean Style bonus standards and Site Specifics Zoning Regulations. This change (with associated Amendment #1) clarifies City Staff's current practice and interpretation.</p>
<b>10.</b>	<p><b>Article 5. Development Standards</b></p> <p><b>Division 6. Design Review Standards</b></p> <p><b>Section 5-607. Exterior walls - facing materials.</b></p> <p>A. Wood facings. Wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, subject to the following <del>conditions and restrictions</del>:</p> <p>1. That the exterior walls are constructed of masonry.</p> <p>2. That the walls are furred to provide natural air space and moisture control.</p> <p>3. That the wood utilized for such wood facings shall be those conducive to salt-sea atmosphere and shall be limited and restricted to the following species:</p> <p>a. Solid select heart cypress.</p> <p>b. Solid heart mahogany.</p> <p>c. Solid heart teak.</p> <p>d. Solid heart cedar.</p> <p>e. Clear vertical grain heart redwood.</p> <p>f. <u>Other types/species of wood may be permitted subject to the review and approval by the City Architect and the entire Board of Architects.</u></p> <p>4. That where wood facings over masonry walls are approved, the exterior face of all masonry shall be completely and thoroughly covered with one application of black asphaltum waterproofing.</p>	<p>Allows for the inclusion of new products or materials as allowable materials subject to City Architect and the entire Board of Architects approval.</p>

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Reference number	Zoning Code Text Amendment	Explanation
	<p>5. That all blocking and furring strips shall be pressure treated.</p> <p>6. That all wood facings shall be secured to furring and/or blocking with stain resistant nails.</p> <p>7. That the wood facing material shall have a minimum thickness of three-fourth (<math>\frac{3}{4}</math>) inches and shall not be wider than twelve (12) inches.</p> <p>8. That stains applied to the wood shall be specifically for exterior use and shall be limited to colors approved by the Board of Architects.</p> <p>B. Stonehenge. Stonehenge may be used as a facing material for commercial buildings.</p> <p>C. Dryvit system. The dryvit system may be used as a facing material on exterior walls of commercial buildings, subject to the following conditions and restrictions:</p> <ol style="list-style-type: none"> <li>1. That the dryvit system may be used as a facing material on the exterior masonry walls of <del>commercial</del> <u>nonresidential</u> buildings, provided, that such buildings have a minimum of one-hour fire resistive construction.</li> <li>2. That the dryvit system shall be used only above the first floor.</li> <li>3. That the color of the exterior surface shall comply with the palette of colors approved by the Board of Architects.</li> <li>4. That the building shall have a twenty (20) foot distance separation from all structures and plot lines, as required by the Miami-Dade County Products Control Division.</li> <li>5. That the method of attaching the dryvit system to the masonry wall shall be subject to approval by the Building Department.</li> </ol> <p><u>D. New products. New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:</u></p> <ol style="list-style-type: none"> <li>1. <u>Aesthetic considerations.</u></li> <li>2. <u>Good structural principles.</u></li> <li>3. <u>Compliance with applicable standards of the Florida Building Code.</u></li> </ol> <p><u>The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.</u></p>	
<b>11.</b>	<p><b>Appendix A - Site Specific Zoning Regulations</b></p> <p><b>Section A-23 - Cocoplum Section Two</b></p> <p>C. Setbacks-Minimum front.</p> <p>Plat A. All lots-Fifty (50) feet.</p> <p>Plat D. All lots in Blocks 18 and 19-Twenty-five (25) feet.</p> <p>Plat E. All lots in Blocks 20, 21, 22 and 23-<del>Two (2)</del> <u>Twenty-five (25)</u> feet.</p> <p>Plat F. All lots in Blocks 24 and 25-Twenty-five (25) feet.</p> <p>Plat G. All lots in Blocks 26-Twenty-five (25) feet.</p>	Corrects a scrivener's error.