



City of Coral Gables
CITY COMMISSION MEETING
January 10, 2017

ITEM TITLE:

Ordinance on Second 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 4-302, "Commercial District;" and, Article 5, "Development Standards," Division 1, "Accessory Uses," Section 5-115, "Drive-throughs, walk-up windows, and automated teller machines (ATM)" requiring conditional use review for drive through facilities; 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 11.09.16 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

On December 6, 2016 the City Commission approved the Zoning Code text amendment (vote: 4-0) on first reading. The Zoning Code text amendment is provided in the draft Ordinance in ~~strikethrough~~/underline format attached as Exhibit A.

City Staff is proposing a Zoning Code text amendment that will require all drive-through facilities to be reviewed via the conditional use approval process. The proposed amendment includes language which strengthens the review criteria for drive-through facilities. If approved all future applications with a proposed drive-through facility, including banks and restaurants, will be required to be heard before the Planning and Zoning Board and receive approval by the City Commission.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
12.06.16	Ordinance	Approved Zoning Code text amendment (vote: 4-0) on first reading.

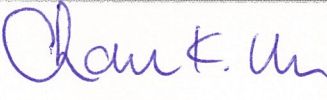


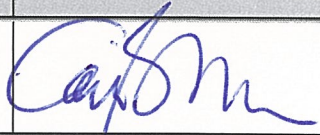
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.28.16	Planning and Zoning Board legal advertisement.
11.04.16	Planning and Zoning Board agenda posted at City Hall.
11.04.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
12.02.16	City Commission meeting agenda posted on City web page (1 st reading).
12.30.16	City Commission legal advertisement of Ordinance heading (2 nd reading).
01.06.17	City Commission meeting agenda posted on City web page (2 nd reading).

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

EXHIBIT(S):

- A. Draft Ordinance.