



**City of Coral Gables  
CITY COMMISSION MEETING  
April 8, 2008**

**ITEM TITLE:**

**Ordinance on First Reading.** An Ordinance of the City of Coral Gables amending the Zoning Code, Appendix A, "Site Specific Zoning Regulations", "Section A-12, Biltmore Section", also known as the David Williams Hotel/Condominium located at 700 Biltmore Way; providing for a minimum residential unit size for the property legally described as Lots 6–22 inclusive, Block 10, Biltmore Section; providing for repeal, providing severability, providing for codification thereof, an effective date, and repealing all ordinances inconsistent herewith.

**RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:**

Recommend approval of the following Zoning Code Text Amendment – Appendix A, "Site Specific Zoning Regulations", "Section A-12, Biltmore Section" (also known as the David Williams Hotel/Condominium located at 700 Biltmore Way) the property legally described as Lots 6 – 22 inclusive, Block 10, Biltmore Section (see Exhibit A-Ordinance):

*"Section A-12 – Biltmore Section." Lots 6 through 22, inclusive, Block 10*

*F. Minimum Residential Dwelling Unit Sizes*

- 1. The minimum residential dwelling unit size shall be four hundred (400) square feet.*
- 2. The minimum residential dwelling unit size of four hundred (400) square feet shall not pertain to cabanas.*
- 3. Seven (7) efficiency apartments, as defined and approved pursuant to Resolution No. 10436 adopted on 02.25.1964, are exempt from the these provisions. These units may be less than four hundred (400) square feet.*
- 4. All minimum residential dwelling unit size requirements previously adopted in Ordinance and Resolution form, with the exception of above item 3, is hereby repealed."*

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at the 03.12.2008 meeting recommended unanimous (6 – 0 vote) approval of Staff recommendation as provided above.

**BRIEF HISTORY:**

See the attached 03.12.2008 Planning Department staff report for background information.

**LEGISLATIVE ACTION:**

| Date: | Resolution/Ordinance No. | Comments |
|-------|--------------------------|----------|
| N/A   |                          |          |

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

| Date | Board/Committee           | Comments (if any)                           |
|------|---------------------------|---|
|      | Planning and Zoning Board | Recommended unanimous (6 – 0 vote) approval |

**PUBLIC NOTIFICATION(S):**

| <b>Date</b> | <b>Form of Notification</b>  |
|-------------|--|
| 02.27.2008  | Published Planning and Zoning Board Meeting Agenda in newspaper and city web page    |
| 02.21.2008  | Posted notification at David Williams Hotel/Condominium of upcoming building meeting |
| 02.28.2008  | City Staff conducted building tenant meeting   |
| 03.06.2008  | Forwarded Planning Department Staff report to building tenant representative         |
| 03.07.2008  | Posted Planning Department Staff report and all attachments on City Web page.        |

**APPROVED BY:**

| <b>Department Director</b> | <b>City Attorney (If Applicable)</b> | <b>City Manager</b> |
|----------------------------|--------------------------------------|---------------------|
|                            |                                      |                     |

**EXHIBIT(S):****A - Ordinance .****B – 03.12.2008 Planning Department Staff Report and Attachments.**