



**City of Coral Gables
CITY COMMISSION MEETING
January 12, 2016**

ITEM TITLE:

Ordinance on First 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 Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.09.15 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

At their 12.09.15 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 12.09.15 Staff report and recommendation and the excerpts from the 12.09.15 Planning and Zoning Board meeting minutes are provided as Exhibits B and C.

The effect of this text amendment will allow construction of two duplexes on this property that meet the development standards of the Multi-Family 1 (MF1) zoning district, rather than duplexes modified by the Site Specific regulations of one-story maximum building height.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.23.15	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.25.15	Planning and Zoning Board legal advertisement.
12.04.15	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.08.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Department Director	City Attorney (If Applicable)	City Manager
Charles K. ^{RT}	W. J. ^{us.}	C. ^{us.}

EXHIBIT(S):

- A. Draft Ordinance.
- B. 12.09.15 Staff report and recommendation with attachments.
- C. Excerpts of 12.09.15 Planning and Zoning Board meeting minutes.