



**City of Coral Gables
CITY COMMISSION MEETING
March 29, 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 by amending Article 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building site determination"; and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; 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 02.10.16 meeting recommended approval (vote: 4-1).

BRIEF HISTORY:

City Staff is requesting a Zoning Code text amendment to the provisions for approving an application for a building site separation, also referred to as a lot split. The proposed amendment is the result of previous comments by City Staff, the Planning and Zoning Board and the City Commission which have been incorporated into the proposed changes.

This text amendment addresses legal concerns raised by the City Attorney, removes double-negative language identified by the City Commission, and provides greater certainty as to whether specific requirements are being met. The amendment also codifies language that was typically included as conditions of approval with previous applications for building site separation such as: limiting the total square footage of the new residences to what is allowed on the existing site; new residences must meet all requirements of the Zoning Code; and, requiring site plans for new residences to be submitted and tied to the approval.

On October 13, 2015 these proposed changes were presented to the City Commission in draft form as a discussion item. At that meeting the City Commission welcomed the proposed changes and directed Staff to finalize and prepare the amendment for Planning and Zoning Board review and recommendation.

At their February 10, 2016 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 4-1). The proposed amendment is provided in ~~strike through~~/underline format within the draft Ordinance provided as Exhibit A. The 02.10.16 Staff report and recommendation is provided as Exhibit B and excerpts from the 02.10.16 Planning and Zoning Board meeting minutes are provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

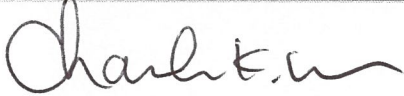
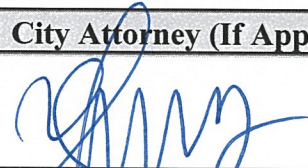
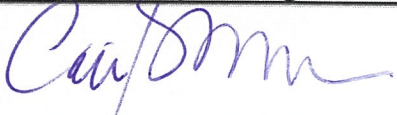
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.10.16	Planning and Zoning Board	Recommended approval (vote: 4-1).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.29.16	Planning and Zoning Board legal advertisement.
01.29.16	Planning and Zoning Board agenda posted at City Hall.
02.05.16	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
03.18.16	City Commission legal advertisement of Ordinance heading.
03.25.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance.
- B. 02.10.16 Staff report and recommendation with attachments.
- C. Excerpts of 02.10.16 Planning and Zoning Board meeting minutes.