



**City of Coral Gables
CITY COMMISSION MEETING
October 9, 2018**

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" requiring conditional use review for schools located within a Commercial zoning district; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.29.18 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

At the request of the City Commission, Staff has prepared a Zoning Code text amendment to allow schools in the Commercial zoning district to be reviewed via the conditional use approval process.

Currently, schools are only allowed as a conditional use in Special Use districts. The proposed amendment will make schools a conditional use on properties zoned Commercial District. If approved all future applications for schools will be required to be reviewed by the Planning and Zoning Board and receive approval by the City Commission.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.29.18	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.17.18	Planning and Zoning Board legal advertisement.
08.17.18	Planning and Zoning Board agenda posted at City Hall.
08.24.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
09.21.18	City Commission meeting agenda posted on City web page (1 st reading).
09.28.18	City Commission legal advertisement.
10.05.18	City Commission meeting agenda posted on City web page (2 nd Reading).

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**

Ran. T.

EXHIBIT(S):

A. Draft Ordinance.