



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendment – Playhouse and Treehouse**  
Public Hearing: Planning and Zoning Board  
Date & Time: **May 8, 2019; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

*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 5, "Development Standards," Section 5-107, "Playhouse", and Section 109, "Recreational Equipment", clarifying provisions for play structures and recreational equipment; providing for severability clause, codification, and an effective date.*

## 2. BACKGROUND INFORMATION

As directed by the City Commission, Staff has prepared a Zoning Code text amendment to clarify provisions for play structures and recreational equipment.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

### ARTICLE 5 – Development Standards

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#### Division 1. Accessory Uses

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Section 5-107. ~~Playhouse~~ Play structures and recreational equipment.

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~~A playhouse~~ Play structures and recreational equipment shall be permitted as an accessory use to any ~~residential use~~ properties zoned Single-Family Residential District (SFR), subject to the following conditions and restrictions:

- A. ~~Such playhouse shall be of concrete block stucco construction with tile roof~~ Do not require a building permit but shall be designed and constructed to playground standards.
- B. The ground dimensions thereof shall not exceed ~~twelve (12) six (6) feet by twelve (12) six (6) feet~~ one hundred twenty (120) square feet.

- C. ~~The headroom therein shall not exceed five (5) feet~~ May include swing sets, jungle gyms, and sport and exercise equipment.
- D. No plumbing facilities or fixtures shall be installed therein.
- E. ~~Such playhouse shall be screened by shrubbery~~ landscape or wall to obscure the view of such playhouse from the street and neighboring properties.
- F. Shall be located in the rear yard and maintain five (5) feet setback if fully screened from view from adjacent property.
- G. No permanent foundations shall be built.
- H. Shall not be visible from a public street.

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**~~Section 5-109. — Recreational equipment.~~**

~~Non-movable recreational equipment including swing sets, jungle gyms, basketball poles, etc., are permitted to be placed, kept or maintained in any interior side or rear yard only.~~

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**4. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

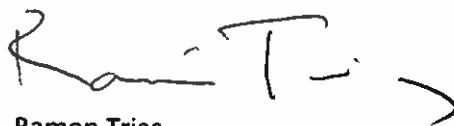
Type	Date
Legal advertisement	04.26.19
Posted agenda on City web page/City Hall	04.26.19
Posted Staff report on City web page	05.03.19

**5. STAFF RECOMMENDATION**

The Planning and Zoning Division recommends discussion.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida