



**City of Coral Gables
CITY COMMISSION MEETING
August 27, 2019**

ITEM TITLE:

Ordinance on First Reading. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District (BIOD)," to permit a conditional use for outdoor seating on private property for nonrestaurant facilities; providing for a Repealer Provision, Severability Clause, Codification, and Providing for an Effective Date. (Sponsored by Commissioner Fors)

BRIEF HISTORY:

Section 4-206(B)(4) of the City's Zoning Code sets forth regulations for outdoor dining for restaurants fronting Miracle Mile and Giralda Plaza. There is currently no provision in the Zoning Code that allows for outdoor seating in connection with a nonrestaurant.

The City Commission, during the July 9, 2019 Commission meeting, directed staff and the City Attorney's Office to prepare legislation to allow for outdoor seating for nonrestaurant facilities in areas of the Business Improvement Overlay District that are not fronting Miracle Mile or Giralda Plaza, as a conditional use, on private property only.

The proposed amendments to the Zoning Code provide for a conditional use for outdoor seating as follows:

1. Outdoor seating on private property for nonrestaurant facilities that may or may not have been issued a retail beverage or retail liquor store license pursuant to section 6-4 of the City Code.
2. Any conditional use for outdoor seating must, at a minimum, comply with the standards for outdoor dining in section 4-206(B)(4) and any other appropriate conditions imposed by the City Commission.
3. The same application and permit fees applicable to outdoor dining shall apply to outdoor seating as a conditional use.
4. The term of the conditional use for outdoor seating shall be two (2) years, renewable by the Planning and Zoning Division if there are no changes, the nonrestaurant facility is in compliance with all conditions, and no citations have been issued.

The proposed amendments will be presented to the Planning and Zoning Board between first and second reading.

ATTACHMENT(S):

1. Draft Ordinance