



City of Coral Gables
CITY COMMISSION MEETING
October 8, 2019

ITEM TITLE:

Ordinance on Second 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 for nonrestaurant facilities fronting Miracle Mile and Giralda Plaza; providing for a Repealer Provision, Severability Clause, Codification, and Providing for an Effective Date. (Sponsored by Vice Mayor Lago)

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 fronting Miracle Mile and Giralda Plaza as a conditional use.

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

1. Outdoor seating for nonrestaurant facilities fronting Miracle Mile or Giralda Plaza that 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 administratively if there are no changes, the nonrestaurant facility is in compliance with all conditions, and no citations have been issued.

The proposed amendments were presented to the Planning and Zoning Board between first and second reading on September 11, 2019 and the Planning and Zoning Board recommended approval (vote: 6-0).

The only change since first reading is to provide that the approval can be renewed administratively (instead of expressly by the Planning & Zoning Division).

ATTACHMENT(S):

1. Draft Ordinance
2. September 11, 2019 Planning & Zoning Board Staff Report
3. Excerpts from the September 11, 2019 Planning & Zoning Board Minutes