



**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 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 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 changes since first reading are to clarify that the nonrestaurant facility must have been issued a retail beverage or liquor store license pursuant to section 6-4 and 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