



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendments – Various Text Amendments Requested By City Staff
Public Hearing - Date/Time/ Location:	Planning and Zoning Board February 13, 2013 (January 9th), 6:00 – 9:00 p.m. City Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, Florida, 33134

Request.

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

An Ordinance of the City Commission of Coral Gables, Florida providing for various text amendments to the City of Coral Gables Official Zoning Code, adopted via Ordinance No. 2007-01 as follows:

Amend. No.	Zoning Code Reference			Zoning Code Amendment Titles
	Article	Division	Section	
1.	3	9	3-901-905	Clarification of lot and building facing requirements.
	4	1	4-101-103	
	APPENDIX A		A-1	
2.	3	2	3-207	Removal of the \$500.00 dollar building permit threshold for issuance of a building permit.
3.	3	11	3-1107	Removal of appeal provisions for determination of historic significance and eligibility of a property for designation as a local historic landmark and clarification of city application and review requirements.
4.	3	11	3-1115	Requires claims of undue economic hardship to be considered only in conjunction with applications for Historic Preservation Special Certificate of Appropriateness and clarifies for city application and review requirements.
5.	3	11	3-1113	Minor editorial changes to variances provisions considered by the Historic Preservation Board.
6.	4	1	4-103	Reduction of the Multi-Family 2 (MF2) Zoning District setback requirements to accommodate surface parking and parking garages.
7.	4	1	4-101	Exclusion of basement as a part of the calculation of total gross floor area of a single-family residence.
8.	4	2	4-201	Clarification of the maximum allowable height of mixed use buildings within a Mixed Use Overlay District (MXOD) and clarification of the review process.

Staff Recommendation
Zoning Code Text Amendments

Amend. No.	Zoning Code Reference			Zoning Code Amendment Titles
	Article	Division	Section	
9.	5	5	5-502	Necessitating historic landmark designation to qualify as a Coral Gables Cottage.
10.	5	5	5-503	Removal of the provisions that allow for a “breezeway” to count as satisfying the minimum residential parking requirements.
		14	5-1409	
11.	5	11	5-1105	Clarification of landscaped open space requirements with reference to landscape materials.
12.	5	14	5-1402	Provides for minimum dimensions for porte-cocheres and clarifies the minimum interior clearance requirements for garages.
13.	5	24	5-2403	Clarification of the permitted height for column caps and architectural features in connection with a fence.
14.	5	28	5-2801	Removal of provisions that classify generators as an auxiliary or accessory use.
15.	5	1	5-101 5-120 5-121 5-122	Clarification of the installation of fountains, planters and flagpoles on properties.
16.	4	1 2 3	4-101 4-102 4-103 4-104 4-201 4-204 4-301 4-302 4-303	Clarification and reorganization of accessory uses and creation of a new Zoning Code Accessory Use Category Table.
17.	4	Beginning of Article 4		Update of the Zoning Code Use Category Table.
18.	8	Definitions		Revised Definitions.

providing for severability, repealer, codification, and an effective date.

Background Information.

Eighteen (18) Zoning Code text amendments are included with this request. These amendments have been compiled by Planning into a comprehensive list as a result of numerous meetings with city personnel within Development Services, Planning, Zoning, Historic Resources, Public Service, Parking, Code Enforcement and the City Attorney’s Office. All the amendments have been reviewed in detail and are being brought to the Planning and Zoning Board as a package for consideration. The Board’s recommendations on these various Zoning Code text amendments shall be forwarded to the City Commission for their consideration.

Proposed Zoning Code Amendments.

A summary of each proposed Zoning Code text amendment is provided and each amendment include the changes in ~~strike through~~/underline format within Attachment A (white binder). The table provides the following information:

1. Amendment reference number.
2. Zoning Code reference by Article, Division and Section.
3. Amendment title.
4. Summary and intent of each amendment.

A Draft Ordinance has been prepared and is provided as Attachment B.

Those text amendments as applicable or within the authority of the Historic Preservation Board and Board of Architects were presented to the respective Boards and each Board recommended unanimous approval as follows:

Board	Review Date	Vote
Historic Preservation Board	10.18.12	8-0
Board of Architects	10.25.12	6-0

Planning Staff will present the proposed amendments to the Board and City Staff will be present at the meeting to answer any questions the Board or public may have.

Public Hearing Timetable.

Consideration of the proposed text amendments by the City Commission on 1st Reading is tentatively scheduled for City Commission consideration on Tuesday, March 12, 2013.

Public Notification.

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

Public Notice	
Type	Date
Legal advertisement.	12.27.12 and 02.01.13
Posted agenda on City web page/City Hall.	12.27.12 and 02.01.13
Posted Staff report and attachments on City web page.	01.04.13 and 02.08.13

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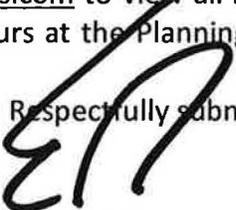
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A t t a c h m e n t s .

- A. Zoning Code Text Amendment Summary Table and each amendment in ~~striketrough~~ / underline format (white binder).
- B. Draft Ordinance.

Please visit the City's webpage at www.coralgables.com to view all background information. The file is also available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

 Eric Riel, Jr.
 City Planner
 City of Coral Gables, Florida