



**City of Coral Gables  
Planning Division Staff Recommendation**

<b>Applicant:</b>	<b>City of Coral Gables</b>
<b>Application:</b>	<b>Zoning Code Text Amendments - Article 4, Division 2, Section 4-204, "Special Use (S) District; Article 5, Division 3, "Awnings and canopies"; and, Article 8, "Definitions"</b>
<b>City Public Hearing Dates/Times:</b>	<b>Planning and Zoning Board February 15, 2012, 6:00 – 9:00 p.m.  City Commission, 1<sup>st</sup> Reading, February 28, 2012</b>
<b>Location:</b>	<b>City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**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, Article 4, Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", and Article 5, "Development Standards", Division 3, "Awnings and Canopies", and Article 8, "Definitions", providing for freestanding canopies; providing for severability, repealer, codification, and an effective date.

**Background Information.**

This request is to amend the text of Zoning Code Article 4, Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", and Article 5, "Development Standards", Division 3, "Awnings and Canopies", and Article 8, "Definitions".

This request will provide for the following:

1. Creation of new provisions governing the placement of permanent freestanding canopies, and;
2. Provides for amendments to the current provisions governing awning and canopies.

Currently, the Zoning Code does not contain any provisions for the placement of canopies at private/public playgrounds and athletic facilities for the protection of its users. This amendment would allow freestanding canopies on properties designated with Special Use (S) and Preservation (P) zoning. Therefore schools, churches, parks, playgrounds and other institutional facilities within these districts would be allowed to erect canopies.

As a part of the comprehensive rewrite of the Zoning Code which concluded in 2007, the provisions regarding awnings and canopies were not revised. Therefore, Staff has taken the opportunity to amend these provisions to provide for additional clarity in conjunction with the new provisions.

**Proposed Zoning Code Text Amendment.**

The proposed Zoning Code text amendments are formatted as follows (see Attachment A):

1. The existing provisions are deleted in entirety.
2. The new provisions are formatted in ~~strike-thru~~/underline format since the provisions are being reformatted and the new language is identified in **bold double underline** format.

The proposed amendments have been reviewed by Building, Zoning, Public Works, Public Service, Planning and Parks and Recreation Staff. Planning Staff will present the proposed amendments to the Board at the meeting and will secure input and testimony.

**Public Hearing Timeline.**

Consideration of the proposed text amendment for 1st Reading before the City Commission will be Tuesday, February 28, 2012.

**Public Notification.**

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

**Public Notice**

Type	Date
Legal advertisement	02.02.12
Posted agenda on City web page/City Hall	01.31.12
Posted Staff report on City web page	02.10.12

**Staff Recommendation.**

City Staff recommends approval 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, Article 4, Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", and Article 5, "Development Standards", Division 3, "Awnings and Canopies", and Article 8, "Definitions", providing for freestanding canopies; providing for severability, repealer, codification, and an effective date.

Respectfully submitted,



Eric Riel, Jr.  
Planning Director  
City of Coral Gables, Florida

**Attachments.**

- A. Zoning Code text amendments in ~~striketrough~~ / underline format.
- B. Draft Ordinance.