

City of Coral Gables
 Planning Department Staff Report

To: Honorable Planning and Zoning Board Members
 From: Planning Department
 Date: July 13, 2005
 Subject: Review of Zoning Code 2005 – Articles 3 and 4

Staff Recommendation

The Planning Department recommends that the Planning and Zoning Board review and provide recommendations on those articles provided as Attachment A.

Request

Planning and Zoning Board review and recommendation and public input on the following proposed Articles:

- Article 3. Development Review
 - Division 10., Transfer of Development Rights
- Article 4. Zoning Districts
 - Division 1., Residential Districts (not including single family regulations)
 - Division 2., Overlay and Special Purpose Districts
- Changes to Zoning Map/Comprehensive Plan Map (**Postponed to August 10, 2005 meeting.**)

Background

Changes from previous drafts are noted in underline and strikeout format. City Staff and Consultant will review in summary form the major changes to each of the aforementioned articles and seek direction from the Board. Staff has also included the following background materials.

- Public Comment Chart - Part 3 (updated 06 02 05 thru 06 29 05) as Attachment B.

The remaining public hearings for each Article are as follows:

<i>Public Hearing Dates</i>	<i>Planning & Zoning Board Review</i>
August 10 6:00 p.m.	Article 3. <u>Division 20., Affordable Housing</u>
	Article 4. Zoning Districts., Division 1., Residential Districts, Single Family regulations
	Article 5. Development Standards., Division 20., Telecommunications
	Changes to Zoning Map/Comprehensive Plan Map
September 13	Article 5. Development Standards, Division 14., Parking, Loading and

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<i>Public Hearing Dates</i>	<i>Planning & Zoning Board Review</i>
6:00 p.m.	Driveway Requirements (rescheduled from June 15 th)
	Article 5. Development Standards., Division 11., Landscaping
	Article 5. Division 19., Signs (rescheduled from June 15 th)
	Miscellaneous items to include: trucks, political signs, etc.
September 28 6:00 p.m.	Reconsideration of deferred items and/or changes requested by Board as a part of the review process.
	Final recommendation of Zoning Code 2005 including Executive Summary of Planning and Zoning Board recommendations.
October 11 9:00 a.m.	City Commission Meeting, Presentation of the Board recommendations including Executive Summary.
October 25 11:00 a.m. (time certain)	City Commission Meeting, Adoption on 1 st Reading
November 22 11:00 a.m. (time certain)	City Commission Meeting, Adoption on 2 nd Reading

Supplemental Information

Please find attached a copy of the recommendations provided to date on the rewrite (Attachment C) and the Final Policy Matrix chart (Attachment D).

Public Notification/Comments

The following has been completed to solicit input and provide notice of the meeting:

- Publish agenda in the Daily Business Review on 06 05 05.
- E-News (email) distribution of above schedule and notification of the July 13th meeting.
- Post agenda in City Hall.
- Post final draft articles on the City's web site.

Respectfully submitted,

Eric Riel, Jr.
 Planning Director

Attachments:

- A. Articles 3 and 4.
- B. Public Comment Chart - Part 3 (updated 06 02 05 thru 06 29 05).
- C. Planning & Zoning Board Recommendation Tracking Chart (dated 06 29 05).
- D. Final Policy Matrix chart (dated 01 19 05).