

City of Coral Gables
 Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: August 10, 2005

Subject: Review of Zoning Code 2005 – Articles 4 and 5

Staff Recommendation

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

Request

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

- Article 4. Zoning Districts., Division 1., Residential Districts, Single Family Regulations (Attachment A).
- Article 5. Development Standards., Division 20., Telecommunications (Attachment B).

Background

City Staff and Consultant will present the major changes to each of the aforementioned articles and seek direction from the Board. Changes from previous drafts are noted in underline and strikeout format.

The remaining public hearings for each Article are as follows:

<i>Public Hearing Dates</i>	<i>Planning and Zoning Board Review</i>
September 14 6:00 p.m.	Article 3. Division 20., Affordable Housing
	Article 5. Development Standards., Division 14., Parking, Loading and Driveway Requirements (rescheduled from June 15 th)
	Article 5. Development Standards., Division 11., Landscaping
	Article 5. Development Standards., Division 19., Signs (rescheduled from June 15 th)
	Miscellaneous items to include: trucks, political signs, etc.
September 21 6:00 p.m.	Presentation of the North Ponce de Leon Master Plan

<i>Public Hearing Dates</i>	<i>Planning and Zoning Board Review</i>
September 27 11:00 a.m.	City Commission Meeting, Adoption on 1 st Reading, Changes to Zoning Maps (Inconsistent parcels, new zoning classifications and zoning maps)
September 28 6:00 p.m.	Reconsideration of deferred times and/or changes requested by Board as a part of the entire review process
	Final recommendation of Zoning Code 2005 including Executive Summary of Planning and Zoning Board recommendations
October 11 11:00 a.m. (time certain)	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 or December 13 11:00 a.m. (time certain)	City Commission Meeting, Adoption on 2 nd Reading (Maps and text)

Supplemental Information

Staff has also included the following background information.

- Public Comment Chart - Part 3 (updated 06 02 05 thru 08 03 05) as Attachment C.
- The Board's Recommendation Tracking Chart provided to date on the rewrite as Attachment D.
- Final Policy Matrix Chart (dated 01 19 05) as Attachment E.
- June 29, 2005 Study Session (Single-Family Residential) verbatim meeting minutes and presentation (included as separate item for approval in meeting package).

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 07 29 05.
- E-News (email) distribution of above schedule and notification of the August 10th meeting.
- Post agenda in City Hall.
- Post final draft articles on the City's web site.

Respectfully submitted,

Eric Riel, Jr.
 Planning Director

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Attachments:

- A. Article 4. Zoning Districts., Division 1 - Residential Districts (Single Family Regulation).
- B. Article 5. Development Standards., Division 20., Telecommunications.
- C. Public Comment Chart - Part 3 (updated 06 02 05 thru 08 03 05).
- D. Planning & Zoning Board Recommendation Tracking Chart (dated 07 15 05).
- E. Final Policy Matrix Chart (dated 01 19 05).

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