

City of Coral Gables

Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: January 25, 2006

Subject: Review and Recommendation of the Zoning Code Rewrite Articles:

- Article 5. Division 11., Landscaping (deferred to date uncertain)
- Article 5. Division 14., Parking, Loading, and Driveway Requirements
- Article 6. Nonconformities
- Article 8. Definitions (provided for reference at this time)

Staff Recommendation

The Planning Department recommends that the Planning and Zoning Board secure public input and recommend approval of the following:

- Article 5. Division 14., Parking, Loading, and Driveway Requirements - Attachment A.
- Article 6. Nonconformities - Attachment B.

Background

Article 5. Division 11., Landscaping, will be considered in association with the single family regulations given the “interconnectivity” of the items. The single family regulations will be reconsidered by the Board in February. Article 5. Division 14., Parking, Loading, and Driveway Requirements, has been reviewed by the Board in a public hearing forum on 06.15.05 and 10.19.05. The Board requested various revisions and the consultant will summarize those revisions during the review of the regulations.

Article 6. Nonconformities, was deferred by the Board on 04.13.05 to allow various changes based upon input received. Since review of this section and other portions of the Code, several questions have arisen with reference to “nonconforming” uses and buildings. The Board requested additional provisions be included in this Article to address nonconforming buildings and uses after natural disasters, historic structures, etc.

Article 8. Definitions, is included as an attachment with this report to assist the Board in defining the terms. Further changes to the definitions contained in this Article are expected (see Attachment C). Therefore, a recommendation from the Board will be requested for Article 8 at a later date.

Public Notification/Comments

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

- Publish agenda in the Daily Business Review.
- E-News (email) distribution of above schedule and notification of the 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. Article 5. Development Standards, Division 14., Parking, Loading, and Driveway Requirements.
- B. Article 6. Nonconformities.
- C. Article 8. Definitions.