

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: February 15, 2006

Subject: Review and Recommendation of Zoning Code Rewrite Articles:

- Article 4. Zoning Districts - New Zoning District (North Ponce de Leon Neighborhood)
- Article 3. Development Review
 - Division 6. Appeals
 - Division 7. Moratorium
 - Division 12. Abandonment's and Vacation of Non-Fee Interests
- Article 6. Nonconformities

Staff Recommendation

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

- Article 4. Zoning Districts - New Zoning District (North Ponce de Leon Neighborhood)
- Article 3. Development Review
 - Division 6. Appeals
 - Division 7. Moratorium
 - Division 12. Abandonment's and Vacation of Non-Fee Interests
- Article 6. Nonconformities

Background

Article 4. Zoning Districts., are the new zoning regulations for the North Ponce de Leon area pursuant to the North Ponce Neighborhood: Strategies for Redevelopment Plan. City Staff and consultants have conducted three public input/hearings (05.11.05, 01.18.06 and 01.24.06) with reference to the Plan. The zoning districts regulations are being presented to the Board for review and recommendation. The intent is to assign the new zoning districts at which time the new zoning map categories are assigned.

Article 3. Division 6. Appeals, Division 7. Moratorium and Division 12. Abandonment and Vacation of Non-Fee Interests - were reviewed by the Board in a public hearing forum on 04.13.05. The Board made various recommendations and revisions to the above Divisions and therefore requested these items be deferred for further reconsideration.

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Article 6. Nonconformities, was deferred by the Board on 04.13.05 and also on 01.25.06 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" status of 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.

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 draft articles on the City's web site.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Article 4. Zoning Districts - New Zoning Districts (North Ponce de Leon Neighborhood)
- B. Article 3. Development Review - Division 6. Appeals
- C. Article 3. Development Review - Division 7. Moratorium
- D. Article 3. Development Review - Division 12. Abandonment's and Vacation of Non-Fee Interests
- E. Article 6. Nonconformities.