

City of Coral Gables Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: January 14, 2009

Subject: **Zoning Code Text Amendments – Article 4, Section 4-201, and Article 5, Sections 5-603, 5-1801, 5-1802 and 5-1804.** Six (6) separate Zoning Code text amendments clarifying/amending requirements for the screening of mechanical equipment.

Background

Attached are six (6) separate proposed Zoning Code text amendments requested by the Building and Zoning Department clarifying/amending requirements for the screening of mechanical equipment. The Building and Zoning Department has provided for the Planning and Zoning Board's review and information completed Planning Department Zoning Code Text Amendment Request forms and a draft Ordinances containing specific language in ~~strike thru~~ / underline format for each proposed Zoning Code text amendment (see Attachments A thru L).

Building and Zoning Department Staff will present the proposed amendments to the Board at the meeting and secure input and testimony.

Public Hearing Timeline

These Zoning Code amendments are under the purview of the Planning and Zoning Board and City Commission since it requires public hearing review. Upon recommendations from the Planning and Zoning Board, the proposed text amendments are tentatively scheduled to proceed forward for public hearing before the City Commission as follows:

City Commission, 1st Reading – February 10, 2009, 9:00 a.m.
City Commission, 2nd Reading – February 24, 2009, 9:00 a.m.

The above dates and times are subject to change.

Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The Planning Department staff report and attachments are also posted on the City web page.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Planning Department Zoning Code Text Amendment Request form; Sec. 4-201(F)17.
- B. Draft Ordinance; Sec. 4-201(F)17.
- C. Planning Department Zoning Code Text Amendment Request form; Sec. 5-603(H)6.
- D. Draft Ordinance; Sec. 5-603(H)6.
- E. Planning Department Zoning Code Text Amendment Request form; Sec. 5-603(H)7.
- F. Draft Ordinance; Sec. 5-603(H)7.
- G. Planning Department Zoning Code Text Amendment Request form; Sec. 5-1801(D).
- H. Draft Ordinance; Sec. 5-1801(D).
- I. Planning Department Zoning Code Text Amendment Request form; Sec. 5-1802.
- J. Draft Ordinance; Sec. 5-1802.
- K. Planning Department Zoning Code Text Amendment Request form; Sec. 5-1804.
- L. Draft Ordinance; Sec. 5-1804.