

City of Coral Gables Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: February 9, 2011

Subject: **Zoning Code Text Amendments.** An Ordinance of the City Commission of Coral Gables requesting the following text amendments to the City of Coral Gables Official Zoning Code:

1. Article 1, "General Provisions", Section 1-108, "Transitional Rules";
2. Article 2, "Decision Making and Administrative Bodies", Division 1, "City Commission", Section 2-101, "Powers and duties"; and, Division 2, "Planning and Zoning Board", Section 2-201, "Powers and duties";
3. Article 3, "Development Review", Division 3, "Uniform Notice and Procedures for Public Hearing", Section 3-302, "Notice";
4. Article 3, "Development Review", Division 5, "Planned Area Development (PAD)";
5. Article 3, "Development Review", Division 6, "Appeals", Section 3-606, "Procedures for appeals";
6. Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)";
7. Article 4, "Zoning Districts", Division 4, "Prohibited Uses", Section 4-413, "Boats and boat trailers";
8. Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automated teller machines (ATM)";
9. Article 5, "Development Standards", Division 6, "Design Review Standards", Section 5-604, "Coral Gables Mediterranean Style Design Standards";
10. Article 5, "Development Standards", Division 6, "Design Review Standards", Section 5-607, "Exterior walls - facing materials"; and,
11. Appendix A, "Site Specific Zoning Regulations", Section A-23, "Cocoplum Section Two"; and,

providing for severability, repealer, codification and an effective date.

Recommendation

The Planning Department recommends approval of the proposed Zoning Code text amendments as outlined in the "City of Coral Gables Zoning Code Text Amendments – 2011" Chart (see Attachment A).

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Background

The proposed Zoning Code text amendments were reviewed by the Building and Zoning Department, City Attorney's Office and Historical Resources Department in conjunction with the Planning Department. The attached chart provides a listing of the proposed text amendments with changes noted in ~~strikeout~~/underline format and explanations in the right-hand column.

Public Hearing Timeline

Zoning Code text amendments require review and recommendation by the Planning and Zoning Board and consideration by the City Commission at two public hearings. Upon recommendation from the Planning and Zoning Board, the proposed text amendments are tentatively scheduled to proceed forward for public hearings before the City Commission as follows:

City Commission, 1st Reading – February 22, 2011, 9:00 a.m.

City Commission, 2nd Reading – March 8, 2011, 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 staff report and attachments are also posted on the City web page.

Respectfully submitted,



Eric Riel, Jr.
Planning Director

Attachments:

- A. "City of Coral Gables Zoning Code Text Amendments – 2011" Chart.
- B. Draft Ordinance.