City of Coral Gables
Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: September 15, 2010

Subject: **Zoning Code Text Amendment – Article 5, Division 14, "Parking, Loading, and Driveway Requirements".** An Ordinance of the City Commission of Coral Gables, Florida amending the Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1404, "Materials, construction and drainage", to clarify language used to cite for vehicles parked on unapproved surfaces; and, providing for severability, repealer, codification, and an effective date.

Recommendation

The Planning Department in association with the Building and Zoning Department recommends approval of the amendment to Zoning Code Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1404, "Materials, construction and drainage", to clarify language used to cite for vehicles parked on unapproved surfaces.

Background

The Building and Zoning Department is proposing to amend the text of the Zoning Code to clarify the language used to cite vehicles parked on unapproved surfaces. The Zoning Code language is ambiguous and does not specifically state that vehicles cannot park on unapproved surfaces. The result is that tickets are being dismissed at code enforcement ticket hearings due to this issue.

The Building and Zoning Department has provided for the Board's review and information a completed Zoning Code Text Amendment Request form (see Attachment A). A draft Ordinance containing specific language in ~~strikethru~~/underline format has been prepared for the proposed Zoning Code text amendment (see Attachment B). The Building and Zoning Department has also provided for the Board's review photographic examples of vehicles parked on approved and unapproved surfaces (see Attachment C).

The Building and Zoning Department will present the proposed amendment to the Board at the meeting and will secure input and testimony from the Board and public.

Public Hearing Timeline

The proposed text amendment is tentatively scheduled to proceed forward for 1st Reading before the City Commission on September 28, 2010.

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

Attachment:
A. Zoning Code Text Amendment Request form.
B. Draft Ordinance.
C. Photographic examples of vehicles parked on approved and unapproved surfaces.

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