

Zoning Code Update: Proposed Process

In the 2016-2017 fiscal year, the Planning and Zoning Division has been tasked with leading a complete evaluation of the entire existing Zoning Code, identifying its strengths and weaknesses, and making recommendations for text amendments that will ensure high quality architecture and urbanism in the City Beautiful.

The Planning and Zoning Division recommends that the Zoning Code Update be conducted in a three-phase process:

- 1. Evaluation*

The first phase of the Zoning Code Update should be an exploratory evaluation phase. The deliverable from this phase will could be a report that assesses the strengths and weaknesses of the Coral Gables Zoning Code, identifies gaps between the intent of the code and the current code language, and identifies opportunities to amend the code to better achieve the City's goals and implement the Comprehensive Plan. As part of this phase, Staff recommends a study of Appendix A: Site Specific Regulations to provide recommendations on how this section of the code might be better integrated and explained as an essential element of the Zoning Code.

- 2. Community, Stakeholder, and Advisory Board Outreach and Recommended Amendments*

The second phase of the Zoning Code should use the Evaluation Report from Phase 1 in order to guide key Zoning Code Amendments that will better achieve the City's goals. Staff recommends a public outreach process and to obtain ideas and feedback on updated Zoning Code language that may include but not limited to landscape and open space standards, residential design standards, parking standards, Mediterranean Architecture standards, transit-oriented development incentives, and sea level rise considerations. Finally, an important element of this phase could be the creation of a new interactive GIS mapping system of the City that would be available to the public on the City's website. This mapping system would provide clear and convenient information for every property in the City including: Zoning, Land Use, Site Specifics, Historic Designation, and Flood Zone.

- 3. Implementation*

The third phase of the Zoning Code would entail adoption of the recommended Zoning Code Amendments, and training staff and stakeholders on how to use the new Zoning Code and mapping system. This phase may be handled by City Staff, with assistance from a consultant as needed.