

City of Coral Gables

Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: October 27, 2004

Subject: Review of the Proposed Draft Zoning Code - Planning and Zoning Board Discussion and Policy Direction.

Background

At the October 14, 2004 Planning and Zoning Board meeting, the Rewrite Team (City Staff and Special Counsel/Consultant) presented an overview of the Zoning Code Rewrite process that included the following:

1. Discovery
2. Public Outreach Process
3. Public Hearing Process
4. Evolution of the Working Draft to Final Draft
5. Function of the Planning and Zoning Board to provide policy direction

Additionally, the City's Special Counsel/Consultant identified the primary objectives for rewriting the Zoning Code that include:

1. Simplify the Code
2. Eliminate inconsistencies
3. Improve readability
4. Address specific concerns, e.g. TDR's, Monster Home, etc.

Substantive changes and policy decisions for each new article of the proposed draft Code were also highlighted by the City's Special Counsel/Consultant. As directed by the Board, the major policy issues that the Board will focus on will be presented at the October 27, 2004 meeting.

Policy Direction

The major policy issues were placed in a matrix format (see Attachment A) that includes 4 columns identifying the following:

1. Policy Issue;
2. Pros and Cons;
3. Team Recommendation; and,
4. Planning and Zoning Board Comment (this column is intentionally left blank).

In addition, Staff is including further background information to assist the Board in their decision making. Those items include:

- "Valencia Neighborhood Association - Draft Proposed Additional TDR Ordinance" prepared by Tucker Gibbs, Esq. (see Attachment B).
- "Valencia Residential Area Calculations for Proposed TDR Ordinance" prepared by Mark Alvarez,

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Meridian Consulting for the Valencia Homeowners Association and Tucker Gibbs, Esq. (see Attachment C).

- Letter from Mr. Jorge Hernandez regarding lot separation (see Attachment D).
- Draft zoning map prepared by the Rewrite Team (see Attachment E).

Public Outreach

At the October 21, 2004 Historic Preservation Board meeting, the Rewrite Team provided an overview of the rewrite and how these proposed changes will affect the Historic Preservation Board and Historical Resources Department. A copy of the PowerPoint Presentation is provided as Attachment F. A copy of the verbatim transcript of this meeting will be provided to the Board at the November 10, 2004 meeting.

The Rewrite Team will also be presenting to the following Boards:

- Parking Advisory Board – October 28, 2004, 8:30 a.m.
Parking Department, 2801 Salzedo Street, 2nd Floor.
- Economic Development Board – November 5, 2004, 8:00 a.m.
City Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor

Copies of the presentations and minutes from these meetings will be provided to the Board as part of their packet at the subsequent Planning and Zoning Board Meeting. A synopsis of the verbatim Zoning Code Rewrite Public Comments, updated as of October 22, 2004, is included as Attachment G.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Major Policy Issues Matrix
- B. Valencia Neighborhood Association - Draft Proposed Additional TDR Ordinance
- C. Valencia Residential Area Calculations for Proposed TDR Ordinance
- D. Letter from Mr. Jorge Hernandez regarding lot separation
- E. Proposed draft of the new zoning map
- F. 10.21.04 PowerPoint Presentation by Wendy Larsen before the Historic Preservation Board
- G. Synopsis of Verbatim Zoning Code Rewrite Public Comments (dated October 22, 2004)