

City of Coral Gables  
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: September 14, 2005

Subject: Review of Zoning Code 2005 – Articles 4 and 5

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**Staff Recommendation**

The Planning Department recommends approval of the following Articles:

- Article 4. Zoning Districts, Division 4., Prohibited Uses, Section 4-412., Trucks, trailers, commercial vehicles, and recreational vehicles (see Attachment A).
- Article 5. Development Standards, Division 19., Section 5-1914., Political signs. (Draft will be distributed via email on Monday 09.12.05 or at the meeting.)

**Request**

Planning and Zoning Board review and recommendation and public input on the following proposed Articles:

- *Article 4. Zoning Districts, Division 4., Prohibited Uses, Section 4-412., Trucks, trailers, commercial vehicles, and recreational vehicles*

Section 4-412 is provided as two separate versions (Version A and B):

*Version A* is the more liberal of the two proposals in that it allows pickup trucks on driveways and other permitted areas of residential property as long as the pickup truck's cargo box is covered. Based on the current applicable law, this proposed version will likely be able to withstand constitutional challenges.

*Version B* is more restrictive in that a pickup truck may be parked at a residence only if it is entirely garaged or concealed from view on three sides by a carport or other permitted structure or hedge. The determination of the constitutionality of this proposal is more questionable given that in some areas of the City, particularly where multi-dwelling structures are common, it is not feasible to erect a carport or other structure to shield the vehicle from view. It is conceivable that a court would therefore not view this proposed ordinance as materially different than the current version of the ordinance.

- *Article 5. Development Standards, Division 19., Section 5-1914., Political signs*

## **Background**

Building and Zoning Department Staff and the City Attorney will present the major changes to each of the aforementioned articles and seek direction from the Board. Changes are noted in underline and strikeout format.

## **Supplemental Information**

Staff has also included the following background information.

- Public Comment Charts - Part 3 (updated 06 20 05 thru 08 18 05) and Part 4 (updated 08 18 05 thru 08 21 05).
- Planning and Zoning Board's Recommendation Tracking Chart.

## **Public Notification/Comments**

The following has been completed to solicit input and provide notice of the meeting:

- Publish agenda in the Daily Business Review on 09 01 05.
- E-News (email) distribution of above schedule and notification of the September 14<sup>th</sup> meeting.
- Post agenda in City Hall.
- Post final draft articles on the City's web site.
- Request Building and Zoning Department notify interested parties.

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

## **Attachments:**

- A. Article 4. Zoning Districts, Division 4., Prohibited Uses, Section 4-412., Trucks, trailers, commercial vehicles, and recreational vehicles.
- B. Public Comment Charts - Part 3 (updated 06 20 05 thru 08 18 05) and Part 4 (updated 08 18 05 thru 08 21 05).
- C. Planning and Zoning Board Recommendation Tracking Chart (dated 09.14.05).