

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: January 11, 2006

Subject: Review of the proposed Zoning Code Rewrite, Article 4. Zoning Districts. Division 1., Residential Section 4-101., Single Family (SF1)., Section 4-102., Single Family (SF2), Section 4-103., Multi Family (MF1)., Section 4-104., Multi Family (MF2).

Staff Recommendation

The Planning Department recommends that the Planning and Zoning Board recommend approval of Article 4. Zoning Districts. Division 1. (see Attachment A).

Request

Secure further review and final recommendation from the Planning and Zoning Board in association with public input on Attachment A. Two versions of the regulations have been provided, Attachment A is the clean version and Attachment B is the underline and ~~strikeout~~ version. Attachment B tracks changes made since the last draft. In addition, definitions from Article 8 are included at the end of each attachment to assist the Board in defining the terms. No recommendation on the definitions is requested.

Background

Single Family Regulations

This section is divided in two sections to provide background regarding the issue of single-family homes:

- Interim Ordinance- "Size limitation on single family residences."
- Article 4, Division 1, Residential Districts

Background is provided on each item to provide the Board an overview of the significant work and public input/testimony that has been completed that has resulted in the regulations being proposed for consideration.

Interim Ordinance - "Size limitation on single family residences."

On 03.08.05, the City Commission requested "acceleration" of the Zoning Code rewrite provisions which address the size and massing of single-family residences. The Commission expressed concern about the construction of "oversize residences" within the City that could occur before the Zoning Code's rewrite provisions are adopted and implemented.

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In response to the Commission’s request, Building and Zoning Department Staff prepared an “Interim Ordinance” to address this issue until the final recommended provisions that will be included in the Zoning Code rewrite proposal are adopted. The Planning and Zoning Board recommended denial of these interim regulations at the 03.16.05 meeting (vote: 6 to 0). Building and Zoning Department Staff amended the regulations based upon Planning and Zoning Board and public input and secured Board of Architects review and approval on 03.24.05 and 05.12.05.

The Planning and Zoning Board reviewed and approved the revised Interim Ordinance on 05.18.05. The Board provided specific comments and secured significant public input, which would be the basis for the final regulations to be known as Article 4.

Article 4, Division 1, Residential Districts

The input received from the City Commission, Planning and Zoning Board, Board of Architects and other interested parties in association with comprehensive review by City Staff has resulted in revised regulations recommended in Article 4. Specifically the Planning and Zoning Board has provided direction and secured public input at the following meetings:

- 06.29.05. Joint Board of Architects and Planning and Zoning Board Meeting (Biltmore Hotel)
- 08.10.05. Planning and Zoning Board Meeting

The Board on 08.10.05 recommends staff redraft the regulations based upon all testimony and direction received and return to Board with the final draft.

The following public meetings have occurred to secure input since 03.08.05 when the City Commission requested acceleration of the single-family residential provisions.

	<i>Date</i>	<i>Public Meeting</i>	<i>Action</i>
1.	03.16.05	Planning and Zoning Board Meeting	Interim Regulations Reviewed
2.	03.24.05	Board of Architects Meeting	Interim Regulations Reviewed
3.	04.26.05	City Commission Meeting	1 st Reading of Interim
4.	05.12.05	Board of Architects Meeting	Interim Regulations Reviewed
5.	05.18.05	Planning and Zoning Board Meeting	Interim Regulations Reviewed
6.	05.24.05	City Commission Meeting	2nd Reading of Interim
7.	06.29.05	Planning and Zoning Board Meeting/ Board of Architects Joint Workshop	Article 4
8.	08.10.05	Planning and Zoning Board Meeting	Article 4

Attachment A reflects the changes and revisions made to the original draft as a result of those public meetings. The input received on the single family regulations represented differing viewpoints on several issues and City Staff and the consultants have attempted to craft regulations that is responsive to all input received.

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A significant amount of background materials exist regarding this item, including Planning and Zoning Board minutes, City Commission minutes, staff reports, background studies and public comments. In lieu of providing the above as attachments, staff will have available all of the above information at the meeting. All of the above information is also available on the web.

Multi family Regulations

The Multi family provisions included in Attachment A has also undergone comprehensive review and input. These regulations are based upon wholly on the Apartment District Regulations (renamed as MF 1 and MF2) that were drafted as a part of the Moratorium Area study and subsequent Zoning Code regulations completed for the Biltmore Way area.

Since the adoption of the new Apartment regulations, various projects have undergone City review, more specifically townhouse projects. As a part of that review, various design issues have been raised with reference to the townhouse regulations. These issues have been included in revised design regulations for the MF districts. An overview of the changes will be completed at the meeting.

Public Notification/Comments

Significant public notification has been completed to solicit input and provide notice of the meeting:

- Publish agenda in the Daily Business Review.
- E-News (email) distribution of above schedule and notification of the meeting.
- Specific email to interested parties.
- Posted agenda in City Hall.
- Posted additional notices advising of meeting.
- Memorandum to City Staff advising of meeting.
- Post final draft articles on the City's web site.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Article 4. Zoning Districts. Division 1., - Clean version
- B. Article 4. Zoning Districts. Division 1., - Underline and ~~strikeout~~ version