

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: May 24, 2006

Subject: **Zoning Code Text Amendment - Overlay Provisions of the Interim Single Family Regulations.** Amending Article 3, "Use Districts and Regulations", and any other applicable provisions in the Zoning Code.

Staff Recommendation

The Planning Department recommends approval of the proposed amendments to Zoning Code Article 3, "Use Districts and Regulations", Section 3-1, "R-Use Districts" as prepared and presented by the Building and Zoning Department.

Background

At their 05.09.06 meeting, the City Commission directed City Staff to proceed forward with final Single-Family (SF) Residential Regulations in advance of the completion of the Zoning Code rewrite provisions. The Commission had previously requested that all Zoning Code rewrite provisions, including the proposed SF regulations, move forward together through the public hearing process.

Staff's proposed SF regulations are provided in Attachment A. The proposed SF regulations are included as an amendment to Zoning Code Section 3-1, "R-Use Districts" as an Overlay Zoning District to the existing interim single-family provisions. The Overlay Zoning District designation and regulations would be in effect until the Zoning Code rewrite process is concluded, as these regulations would be incorporated as the final regulations into the Zoning Code rewrite document and adopted with all other rewrite provisions. In the event of that conflicting regulations exist between the existing interim single-family regulations and the proposed Overlay Zoning District regulations, the more restrictive regulations shall apply. The ordinance that would accompany these proposed SF regulations forward to the City Commission is provided as Attachment B.

The presentation of these proposed SF regulations shall be made by Building and Zoning Department Staff.

For reference purposes, Zoning Code rewrite Article 6, "Nonconformities" and Article 8, "Definitions" have been included as attachments (see Attachment C and D). These sections have been previously discussed in association with the SF regulations.

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Public Notification/Comments

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

Type	Explanation
Newspaper ad published (see Attachment E)	Completed 05.15.06
Posted agenda on City web page/City Hall	Completed 05.15.06
Email distribution to Zoning Code Rewrite interested party list	Completed 05.16.06
Posted staff report on City web page	Completed 05.19.06

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Single Family Residential Regulations (dated 05 11 06).
- B. Ordinance – Single Family Residential Overlay Zoning District Regulations.
- C. Zoning Code Rewrite - Article 6, “Nonconformities”.
- D. Zoning Code Rewrite - Article 8, “Definitions”.
- E. Copy of published newspaper notification (advertisement).

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