



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Request:	Presentation of potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
Public Hearing- Date/Time/ Location:	Planning and Zoning Board, Tuesday, April 24, 2012, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Request.

Presentation of potential City of Coral Gables, Florida provisions related to trucks and abandoned/junk motor vehicles, more specifically:

1. Zoning Code Article 4, "Zoning Districts", Division 4, "Prohibited Uses", Section 4-411, "Parking in residential areas", and Section 4-412, "Trucks, trailers, commercial vehicles, and recreational vehicles--Parking upon streets and public places";
2. Zoning Code Article 5, "Development Standards", Division 19, "Signs", Section 5-1902.D.8., "General design standards that are applicable to all signs"
3. Zoning Code Article 8, "Definitions"; and
4. City Code Chapter 34, "Nuisances", Article III, "Lost, stolen, junked, abandoned property", Division 2, "Vehicles", Section 34-78, "Abandoned or junk motor vehicles on public or private property prohibited; exceptions".

The purpose of the meeting is to allow the Board to review and discuss the current regulations and potential provisions related to trucks and abandoned and junk vehicles. This meeting is a continuation of the public hearing held on March 26, 2012.

Background Information.

The City Commission on 09.13.11 requested input and comments from the Planning and Zoning Board regarding the regulation of trucks and abandoned/junk vehicles within the City. The Board has completed the following actions to date:

1. 10.12.11 – Completed a public hearing and solicited public participation. Staff presented a listing of options available for potential modifications to the Zoning Code and City Code.

2. 02.15.12 – Conducted a workshop to allow staff to present a more comprehensive listing of opportunities for potential modifications to the Zoning Code and City Code. Since the Board conducted a workshop, no formal action or recommendations were provided.
3. 03.26.12 - Completed a public hearing and solicited public participation. Discussed potential draft regulations presented by City Staff and provided direction to the City Attorney on revisions to the regulations.

This purpose of the meeting is to present for the Board's consideration, the text amendments drafted based upon their direction at the 03.26.12 meeting. Please see Attachment A for the City Attorney's memorandum and Draft regulations providing the same. A copy of the 03.26.12 verbatim minutes is provided as Attachment B and additional public comments received since the meeting are provided as Attachment C. It is Staff's understanding that the Planning and Zoning Board is discussing a general framework regarding this matter that is not necessarily inclusive of all potential elements and/or parameters that may be appropriate.

The extensive list of background materials previously provided to the Board is not included in the meeting packet for 4.24.12. If a Board member desires additional copies, please contact Planning Staff and copies will be provided. All background information (i.e., staff reports, opportunities listing, draft zoning code alternatives, public notices, minutes, attendance lists, items entered into the public record, public comments, etc.) are available on the City web page, at www.coralgables.com, under "Planning and Zoning Board meetings."

At which time this item is scheduled for City Commission consideration, all background materials for the workshop and all public hearings will be provided to the City Commission for their review.

Public Hearing Timeline.

Consideration of any text amendments by the City Commission is dependent on the results of the Planning and Zoning Board public hearing.

Public Notification.

The following notice has been provided for the 04.24.12 public hearing:

<i>Type of Notice</i>	<i>Date</i>
Posted public hearing notice in Planning, Building, Zoning and Code Enforcement	04.13.12
Legal advertisements [Two (2) advertisements]	04.13.12
Posted agenda and legal ad on City web page/City Hall	04.12.12
Posted "City Press Release" on City web page	04.09.12
Posted Staff report on City web page	04.19.12

Any additional public comments received after Staff Report distribution will be provided in verbatim form at the meeting.

Staff Recommendation.

City Staff presentation of potential zoning code text amendments based upon the Planning and Zoning Board's direction at the 03.26.12 meeting.

Respectfully submitted,



Eric Riel, Jr.
Planning Director
City of Coral Gables, Florida

Attachments.

- A. 04.18.12 City Attorney Memorandum and Draft Amendments.
- B. 03.26.12 Planning and Zoning Board Meeting Verbatim Minutes.
- C. Public Comments (From 03.26.12 to 04.18.12).