

City of Coral Gables

Planning Department Memorandum

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: February 23, 2005

Subject: Review of Zoning Code 2005 (Final Draft) – Articles 1, 5, 7 and 8

Background

Based upon the Board's policy direction, input received from the various City Boards and City Staff and the input received from the public, please find the following articles in final draft form for Board review and recommendation (see Attachment A):

- Article 1. General Provisions
- Article 5. Development Standards (not including Division 16., Parking and Loading Requirements or Division 21., Signs (Political signs))
- Article 7. Violations, Enforcement and Penalties
- Article 8. Definitions

City Staff and Consultant will review major changes to each of the aforementioned articles and seek direction from the Board.

Changes from previous draft are noted in underline and strikeout format. Staff has provided the following background materials:

- Attachment B - 01.19.05 Final Policy Matrix.
- Attachment C - 02.23.05 Updated Zoning Code Rewrite Public Comments.
- Attachment D - Discovery Worksheets.

The remaining public hearings for each Article are as follows:

City of Coral Gables Public Hearing Dates (2005)	Planning and Zoning Board Review (unless noted otherwise below)
February 23	Article 1. General Provisions
	Article 5. Development Standards (not including Division 16., Parking and Loading Requirements)
	Article 7. Violations, Enforcement and Penalties
	Article 8. Definitions
March 16	Article 3. Development Review
	Article 6. Nonconformities
April 20	Article 2. Decision Making and Administrative Bodies
	Article 4. Zoning Districts

	Article 4. Zoning Districts., Division 2., Overlay and Special Purpose Districts., Section 4-202., UMCAD Changes to Zoning Map
April 26	City Commission Review/Meeting – Update/Progress of Zoning Code Rewrite Process/Possible Adoption of Regulations Recommended by Planning and Zoning Board
May 18	Article 4. Zoning Districts Article 5. Development Standards, Division 13., Landscaping; Division 16., Parking and Loading Requirements, and Division 22., Telecommunications. Changes to Zoning Map
June 15	Article 3. Development Review, Division 10., Transfer of Development Rights Article 5. Development Standards. Division 21., Signs Miscellaneous/cleanup
June 28	City Commission Meeting, Adoption on 1st Reading
July 26 or August 9	City Commission Meeting, Adoption on 2nd Reading
All meetings begin at 6:00 p.m. in the City Commission Chambers, 405 Biltmore Way. All staff reports, new zoning code provisions, public comments, mapping and minutes can be found on the City Web page at www.coralgables.com or contact the Planning Department at (305) 460-5211.	

Attachments:

- A. Article 1, 5, 7 and 8.
- B. Final Major Policy Issues Matrix.
- C. Updated (02.23.05) Zoning Code Rewrite Public Comments.
- D. Discovery Worksheets.