

**City of Coral Gables**  
**Planning Department Memorandum**

**To:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** April 20, 2005

**Subject:** Review of Zoning Code 2005 (Final Draft) – Articles 2 and 4

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**Background**

Please find the following articles in final draft form for Board review and recommendation (provided as Attachment A):

- Article 2. Development Review
- Article 4. Zoning Districts

Please note, Article 4. Zoning Districts, specifically Division 2. Overlay and Special Purpose Districts - Section 4-202., UMCAD [known as University Campus (UC)] originally scheduled for review will be presented to the Board at the May 18th meeting.

Preceding the each article is an executive summary outlining the major changes from the old code in a bulleted format. City Staff and Consultant will review these 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 also included the following background material:

- Final Policy Matrix (dated 01.19.05) as Attachment B.
- Public Comment Chart (dated 04.13.05) as Attachment C.

The remaining public hearings for each Article are as follows:

<i>Updated Schedule</i>	
Zoning Code 2005 Rewrite Public Hearings Schedule	City of Coral Gables Public Hearing Dates (2005)
	Planning and Zoning Board Review (unless noted otherwise below)
	April 26 City Commission Review/Meeting – Update/Progress of Zoning Code Rewrite Process
	May 18 Article 4. Zoning Districts Article 4. Zoning Districts., Division 2., Overlay and Special Purpose Districts., Section 4-202., UMCAD [known as University Campus (UC)] Article 5. Development Standards, Division 13., Landscaping; Division 16., Parking and Loading Requirements. Changes to Zoning Map/Comprehensive Plan Map
	June 15 Article 3. Development Review, Division 10., Transfer of Development Rights Article 5. Development Standards. Division 21., Signs and Division 22., Telecommunications. Changes to Zoning Map/Comprehensive Plan Map Miscellaneous/cleanup
	June 28 City Commission Meeting, Adoption on 1 <sup>st</sup> Reading
	July 26 or August 9 City Commission Meeting, Adoption on 2 <sup>nd</sup> 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 <a href="http://www.coralgables.com">www.coralgables.com</a> or contact the Planning Department at (305) 460-5211.

**Attachments:**

- A. Articles 2 and 4.
- B. Final Major Policy Issues Matrix.
- C. Public Comment Chart (update 04 13 05).

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