

City of Coral Gables  
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: June 15, 2005

Subject: Review of Zoning Code 2005 (Final Draft) – Articles 4 and 5

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**Staff Recommendation**

The Planning Department recommends that the Planning and Zoning Board review and provide recommendations on those articles provided in final draft form as Attachment A.

**Request**

Planning and Zoning Board review and recommendation and public input on the following proposed Articles:

- Article 4, Division 4., Prohibited Uses;
- Article 5, Division 14., Parking, Loading and Driveway Requirements;
- Article 5, Division 19., Signs; and,
- Article 5, Division 20, Telecommunications.

**Background**

Changes from previous drafts are noted in underline and strikeout format. City Staff and Consultant will present these major changes to each of the aforementioned articles and seek direction from the Board. Changes from previous drafts are noted in underline and strikeout format.

Staff has also included the following background materials.

- Parking Standards Matrix of selected South Florida Municipalities (Attachment B)
- Final Policy Matrix (dated 01.19.05) as Attachment C.
- Public Comment Chart - Part 2 (updated 06.01.05) as Attachment D.

The remaining public hearings for each Article are as follows:

<b>Updated Schedule (05.27.05)</b>	
<b>City of Coral Gables Public Hearing Dates (2005)</b>	<b>Planning and Zoning Board Review (unless noted otherwise below)</b>
<b>June 29 5:00 p.m. (Study session)</b>	<b>Study session with Planning and Zoning Board and Board of Architects with reference to the limitation of single family residences (location to be determined)</b>
<b>July 20 6:00 p.m.</b>	<b>Article 3. Development Review, Division 10., Transfer of Development Rights</b>
	<b>Article 3. Division 20., Affordable Housing</b>
	<b>Article 4. Zoning Districts., Division 1., Residential Districts</b>
	<b>Article, 4. Division 2., Overlay and Special Purpose Districts; Section 4-202., UMCAD [known as University Campus (UC)]</b>
	<b>Article 5. Development Standards, Division 11., Landscaping</b>
	<b>Changes to Zoning Map/ Comprehensive Plan Map.</b>
<b>August 10 9:00 a.m.</b>	<b>Reconsideration of deferred items</b>
	<b>Miscellaneous/cleanup</b>
	<b>Final Presentation of Zoning Code 2005 including Executive Summary of Planning and Zoning Board recommendations.</b>
<b>August 23 9:00 a.m.</b>	<b>City Commission Meeting, Final Presentation of Zoning Code 2005 including Executive Summary of Planning and Zoning Board recommendations.</b>
<b>September 13 or 27 9:00 a.m.</b>	<b>City Commission Meeting, Adoption on 1<sup>st</sup> Reading</b>
<b>October 11 or 25 9:00 a.m.</b>	<b>City Commission Meeting, Adoption on 2<sup>nd</sup> Reading</b>
<b>All meetings unless noted otherwise, 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.</b>	

**Public Notification/Comments**

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

- Publish agenda in the Daily Business Review on 06.03.05.
- E-News (email) distribution of above schedule and notification of the June 15<sup>th</sup> meeting.
- Post agenda in City Hall.
- Post final draft articles on the City’s web site.

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

- A. Articles 4 and 5.
- B. Parking Standards Matrix of selected South Florida Municipalities.
- C. Final Major Policy Issues Matrix.
- D. Public Comment Chart - Part 2 (updated 06.01.05).