



**City of Coral Gables  
Planning and Zoning Board Zoning Code Meeting/Public Hearing  
Wednesday, June 21, 2006, 6:00 p.m.  
City Commission Chambers, City Hall**

## Agenda - Public Hearing Review of the Proposed Zoning Code

### 1. Roll Call:

Eibi Aizenstat, Vice Chairperson  
Robert Behar  
Jack M. Coe  
Pat Keon  
Tom Korge, Chairperson  
Cristina Moreno  
Javier Salman

### 2. Call meeting to Order.

### 3. Approval of Minutes. Zoning Code Rewrite Meeting Minutes of February 15, 2006.

### 4. Proposed Zoning Code:

6:00 p.m. - 6:15 p.m. Introduction by David Brown, City Manager and Eric Riel, Jr., Planning Director.

6:15 p.m. - 6:45 p.m. Presentation of the Proposed Zoning Code - Charlie Siemon, Siemon & Larsen  
A. Administrative Provisions:

- *Article 1. General Provisions*
- *Article 2. Decision Making and Administrative Bodies*
  - Division 1. City Commission
  - Division 2. Planning and Zoning Board
  - Division 3. Board of Architects
  - Division 4. Board of Adjustments
  - Division 5. Historic Preservation Board
  - Division 6. Code Enforcement Board
  - Division 7. Administrative Decision Makers and Enforcement Officers
  - Division 8. Development Review Committee
- *Article 3. Development Review*
  - Division 1. Purpose and Applicability
  - Division 2. General Development Review Procedures
  - Division 3. Uniform Notice and Procedures for Public Hearing
  - Division 4. Conditional Uses
  - Division 5. Planned Area Development
  - Division 6. Appeals
  - Division 7. Moratorium
  - Division 8. Variances
  - Division 9. Platting/Subdivision
  - Division 10. Transfer of Development Rights (TDR's)
  - Division 11. Historic Preservation: Designations and Certificates of Appropriateness

- Division 12. Abandonment and Vacations of Non-Fee Interests
- Division 13. Concurrency Review
- Division 14. Amendments to Text of Regulations and Changes to the Official Zoning Map
- Division 15. Comprehensive Land Use Plan: Map and Text Amendments
- Division 16. Developments of Regional Impact
- Division 17. Protection of Landowner's Rights; Relief from Inordinate Burdens
- Division 18. Protection of Landowner's Rights; Vested Rights Determinations
- Division 19. Development Agreements
- Division 20. Affordable Housing (Reserved)

- *Article 7. Violations, Enforcement and Penalties*

- Division 1. Purpose
- Division 2. Violations and Penalties
- Division 3. Code Enforcement Adjudication
- Division 4. Effect of Code Violations on Building Permits
- Division 5. Curing Violations through Subsequent Approvals
- Division 6. Reporting Violations; Investigations; Notice of Violation

- *Article 8. Definitions*

6:45 p.m. - 7:00 p.m.

- Board Discussion and Input

7:00 p.m. - 7:30 p.m.

B. Zoning Districts and Maps - Charlie Siemon and Walter Carlson

- *Article 4. Zoning Districts*

- Division 1. Residential Districts
- Division 2. Overlay and Special Purpose Districts
- Division 3. Nonresidential Districts
- Division 4. Prohibited Uses

- Zoning Map Inconsistencies

7:30 p.m. - 7:45 p.m.

- Board Discussion and Input

7:45 p.m. - 8:00 p.m.

BREAK

8:00 p.m. - 8:45 p.m.

C. Development Standards - Charlie Siemon

- *Article 5. Development Standards*

- Division 1. Accessory Uses
- Division 2. Automobile Service Stations
- Division 3. Awnings and Canopies
- Division 4. Clearing, Filling and Excavation
- Division 5. Coral Gables Cottage Regulations
- Division 6. Design Review Standards
- Division 7. Distance Requirements
- Division 8. Docks, Wharves, Mooring Piles, Watercraft Moorings
- Division 9. Group Homes, Assisted Living Facilities (ALF) and Child Care Facilities
- Division 10. Heliport and Helistops
- Division 11. Landscaping
- Division 12. Lighting
- Division 13. Miscellaneous Construction Requirements
- Division 14. Parking, Loading and Driveway Requirements
- Division 15. Platting Standards
- Division 16. Roofs

- Division 17. Sanitation Requirements
- Division 18. Screening
- Division 19. Signs
- Division 20. Telecommunications
- Division 21. Temporary Uses
- Division 22. Underground Utilities
- Division 23. Unity of Title and Declaration of Restrictive Covenant in Lieu thereof
- Division 24. Walls and Fences

- *Article 6. Nonconformities*

- Division 1. General
- Division 2. Nonconforming Uses
- Division 3. Nonconforming Structures
- Division 4. Nonconforming Signs
- Division 5. Nonconforming Accessory Uses and Accessory Structures
- Division 6. Termination of Status as a Nonconformity
- Division 7. Non-permitted enclosed garages

8:45 p.m. - 9:00 p.m. - Board Discussion and Input

**5. Public Input (9:00 pm - ?)**

- Swearing in of all speakers. Three (3) minutes per speaker.
- Speakers must sign in.
- Written comments are encouraged to be submitted to [rewritecomments@coralgables.com](mailto:rewritecomments@coralgables.com), fax 305-460-5327 or regular mail.

**6. Adjournment.**

**Please visit [www.coralgables.com](http://www.coralgables.com) for a copy of the Proposed Zoning Code and all information with reference to this process.**

**Next Meeting: To be determined.**

**Future Meeting: July 11, 2006, 8:00 a.m. - City Commission presentation of the Proposed Zoning Code, Commission Chambers**

**All meetings are telecast live on Channel 77.**

Any person, who acts as a lobbyist pursuant to the Miami-Dade County Conflict of Interest and Code of Ethics, must register with the City Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

If a person decides to appeal any decision made by a Board/Committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person requiring special accommodations for participation in the meeting should call Walter Carlson, Assistant Planning Director (305) 460-5213, no less than five working days prior to the meeting.