

# City of Coral Gables

## Planning Department Memorandum

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

**From:** Planning Department

**Date:** March 16, 2005

**Subject:** Review of Zoning Code 2005 (Final Draft) – Articles 3 and 6

---

### 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 (provided as Attachment A):

- Article 3. Development Review
- Article 6. Nonconformities

Preceding the articles 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 is also providing as background material the Final Policy Matrix (dated 01.19.05) as Attachment B. There have been no additional comments from the public regarding the Zoning Code Rewrite as of the date of this memo since 02.23.05.

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)
April 20	<b>Article 2. Decision Making and Administrative Bodies</b>
	<b>Article 4. Zoning Districts</b>
	<b>Article 4. Zoning Districts., Division 2., Overlay and Special Purpose Districts., Section 4-202., UMCAD</b>
	<b>Changes to Zoning Map</b>
April 26	<b>City Commission Review/Meeting – Update/Progress of Zoning Code Rewrite Process/Possible Adoption of Regulations Recommended by Planning and Zoning Board</b>
May 18	<b>Article 4. Zoning Districts</b>
	<b>Article 5. Development Standards, Division 13., Landscaping; Division 16., Parking and Loading Requirements, and Division 22., Telecommunications.</b>
	<b>Changes to Zoning Map</b>

**Review of Zoning Code 2005**  
**March 16, 2005**  
**Page 2**

City of Coral Gables Public Hearing Dates (2005)	Planning and Zoning Board Review (unless noted otherwise below)
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 1 <sup>st</sup> Reading
July 26 or August 9	City Commission Meeting, Adoption on 2 <sup>nd</sup> Reading

**Attachments:**

- A. Article 3 and 6.
- B. Final Major Policy Issues Matrix.

I:\Zoning Code Rewrite\Staff Reports\2005\03 16 05 final draft art 3 and 6.doc