

City of Coral Gables Planning Department Memorandum

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: April 13, 2005

Subject: Review of Zoning Code 2005 (Final Draft) – Articles 3 and 6 (continued from the March 16, 2005 meeting).

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. Additional comments received from the public regarding the Zoning Code Rewrite are attached as Attached C (dated 04.04.05).

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	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

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

Attachments:

- A. Article 3 and 6.
- B. Final Major Policy Issues Matrix.
- C. Updated (04.04.05) Zoning Code Rewrite Public Comments.

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