



City of Coral Gables - City Commission
Thursday, July 13, 2006, 8:00 a.m. - 10:00 a.m.
City Commission Chambers, City Hall
405 Biltmore Way, Coral Gables, FL 33134

City Commission Agenda

Presentation of the Proposed Zoning Code

1. City Commission:

Mayor Donald D. Slesnick, II
Vice Mayor Maria Anderson
Commissioner Rafael "Ralph" Cabrera, Jr.
Commissioner Wayne "Chip" Withers
Commissioner William H. Kerdyk, Jr.

David L. Brown, City Manager
Elizabeth M. Hernandez, City Attorney
Walter J. Foeman, City Clerk

2. Introduction by David L. Brown, City Manager, and Eric Riel, Jr., Planning Director.

3. Presentation of Proposed Zoning Code Provisions

A. Administrative Provisions - Charlie Siemon, Siemon & Larsen, and Eric Riel, Jr.

- 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

City Commission Agenda
July 13, 2006

- 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/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

City Commission input and comments.

B. Zoning Districts and Maps - Charlie Siemon, Eric Riel and Walter Carlson, Asst. Planning Director

- 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

City Commission input and comments

C. Development Standards - Charlie Siemon and Eric Riel

- 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

**City Commission Agenda
July 13, 2006**

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

City Commission input and comments

4. Adjournment - 10:00 a.m.

Please visit www.coralgables.com for all information with reference to this process including minutes, presentations, existing code and proposed code. Written comments are encouraged to be submitted to rewritecomments@coralgables.com, fax 305-460-5327, or regular mail.

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.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceedings upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 contact R. Alberto Delgado, Public Works Director, at 305 460-5001, with requests for auxiliary aids or services at least one business day before the meeting.

**City Commission Agenda
July 13, 2006**

**David L. Brown
City Manager**