

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda - Final

Tuesday, February 20, 2024

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Vice Chairperson Robert Behar
Board Member Julio Grabiell
Board Member Sue Kawalerski
Board Member Felix Pardo
Board Member Javier Salman
Board Member Wayne "Chip" Withers

The Planning and Zoning Board will be holding its regular board meeting on Tuesday, February 20, 2024 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

C.-1. [24-6970](#) Planning and Zoning Board Meeting of January 10, 2024.

Attachments: [01 10 24 PZB MINUTES](#)

[Entered into the record: Letters in support re Snapper Creek - Plats 1 thru 10](#)

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

NEW BUSINESS

The following items E-1 thru E-3 are related and have the same attachments.

- E.-1. [24-6967](#) An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 1 through 9 and Lots 39 through 42 and from "Single Family High Density" to "Commercial Low-Rise Intensity" for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
- Attachments:** [02 20 24 - Staff Report - 130 Almeria w attachments B & C](#)
[02 20 24 Attachment A - Applicant Submittal Package_reduced](#)
- E.-2. [24-6968](#) An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed Use 2 District" to "Mixed Use 3 District" for Lots 1 through 9 and Lots 39 through 42 and from "Single-Family Residential District" to "Mixed Use 1 District" for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
- Attachments:** [02 20 24 - Staff Report - 130 Almeria w attachments B & C](#)
[02 20 24 Attachment A - Applicant Submittal Package_reduced](#)
- E.-3. [24-6969](#) A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use Site Plan and Encroachments pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project including live/work units referred to as "130 Almeria" on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
- Attachments:** [02 20 24 - Staff Report - 130 Almeria w attachments B & C](#)
[02 20 24 Attachment A - Applicant Submittal Package_reduced](#)

- E.-4. [23-6828](#) An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, Creating Section 5-314 "Window and Hurricane Shutters" to regulate the closure of window and hurricane shutters and amending the City Code, Chapter 1-General Provisions, Section 1-7 entitled "Penalties" to provide a penalty for the closure of window and hurricane shutters outside of the hurricane season; providing for severability clause, repealer provision, codification, and providing for an effective date.

Attachments: [02 20 24 PZB Staff Report - Shutters w attachment](#)
[02 20 24 Attachment A - Legal Advertisement](#)

- E.-5. [23-6827](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Article 1, "General Provisions," Section 1-104 "Jurisdiction and Applicability," amending provisions for the siting of city facilities to include facilities for workforce housing that are owned, financed, or operated by the City, the County, or other public (governmental) entity as required by the Code of Miami-Dade County Section 33-193.7 "Applicability in the Incorporated and Unincorporated Areas; Minimum Standards; Exemptions.," providing for repealer provision, severability clause, codification, and providing for an effective date.

Attachments: [02 20 24 PZB Staff Report - Workforce Housing w attachment](#)
[02 20 24 Attachment A - Legal Advertisement](#)

F. DISCUSSION ITEMS

Next PZB Meeting - March 13th.

G. ADJOURNMENT

NOTE

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, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or 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 or City Commission 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 meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.