

City of Coral Gables

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



Agenda

Wednesday, September 13, 2017

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Vice Chairperson Maria A. Menendez
Board Member Jolie Balido-Hart
Board Member Robert Behar
Board Member Marshall Bellin
Board Member Julio Grabiell
Board Member Maria Velez

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

- C.-1. **17-6515** Planning & Zoning Board Meeting Minutes of August 9, 2017.

D. CHANGES TO THE AGENDA

- D.-1. **17-6507** Presentation by Miriam Ramons, City of Coral Gables Deputy City Attorney, regarding voting conflicts.

E. PUBLIC HEARING*SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Historic Preservation 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

- E.-1. **17-6508** A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Biltmore Parc Homes" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.93 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida; providing for an effective date. (10 11 17 PZB recommended approval, Vote 5-0)

(Items E.-2., E.-3. and E.-4. are related.)

- E.-2. **[17-6509](#)** An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida

Statutes), from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA Review) (10 11 17 PZB recommended approval, Vote 5-0)

- E.-3. [17-6510](#) An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (10 11 17 PZB recommended approval, Vote 5-0).
- E.-4. [17-6511](#) A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)”, for the mixed use project referred to as “Venera” on the property legally described as Lots 11 thru 25, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (03 14 18 PZB recommended approval, Vote 4-0; 1 recused)
- E.-5. [17-6512](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, “Development Standards,” Section 5-1409, “Amount of Required Parking,” to establish provisions for electric vehicle charging stations; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11.08.17 PZB recommended approval, Vote: 7-0)
(Sponsored by Commissioner Lago)
- E.-6. [17-6513](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Development Standards,” Section 4-201, “Mixed Use District (MXD);” Article 5, “Development Standards,” Section 5-604, “Coral Gables Mediterranean Style Design Standards,” and “Parking, Loading, and Driveway Standards,” Section 5-1409, “Amount of Required Parking” to increase the requirements for bicycle parking; providing for a repealer provision, severability clause, codification, and providing for an effective date. (11.08.17 PZB recommended approval, Vote: 7-0)
- E.-7. [17-6514](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” Section 4-201, “Mixed Use District (MXD);” Article 5, “Development Standards,” Section 5-604, “Coral Gables Mediterranean Style Design Standards,” and Section 5-1105, “Landscape Requirements;” and Article 8, “Definitions,” to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

F. DISCUSSION ITEMS

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.