



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment – Landscaped Open Spaces**
Public Hearing: Planning and Zoning Board
Date & Time: **August 9, 2017; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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 increase the requirements for landscaped open space and clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

At the recommendation of the City Commission, Staff has prepared Zoning Code text amendments to the provisions for Landscape Open Space. The proposed changes increase the amount of required landscaped open space and make it a requirement that the landscaped open space be provided at the ground level promoting a pedestrian friendly environment. The amendments include adding a definition of paseo and amending other definitions related to open space requirements to encourage additional green space.

The Planning and Zoning Board discussed the proposed changes to landscaped open space on July 12 and agreed to continue the item. The proposed text amendments remain the same as the proposed changes that were presented to the Board on July 12. As a result of the Board's discussion, Staff has prepared a PowerPoint Presentation that explains the history of open spaces and how it is applied in the existing requirements for open space. The PowerPoint Presentation is included as Attachment A.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

ARTICLE 4 - ZONING DISTRICTS

Division 2. Overlay and Special Purpose Districts

Section 4-201. Mixed Use District (MXD).

<i>Table 1.</i>				
<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>
G. Landscaping.				
1.	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.

ARTICLE 5 - DEVELOPMENT STANDARDS

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards.

B. Development bonus standards.

1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.

<i>Table 1. Required standards</i>					
<i>Reference Number</i>	<i>Residential</i>	<i>Non-Residential</i>	<i>Mixed Use</i>	<i>Type</i>	<i>Requirements</i>

Table 1. Required standards

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum <u>ground-level</u> landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas , planter boxes, planters, etc.

Division 11. Landscaping.

Section 5-1105. Landscape requirements.

C. Other properties. Properties within MF1, MF2, MFSA, MXD, CL, ~~and C~~ and I zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B) shall be subject to the following:

	Type	Minimum requirements
1.	Landscape open space.	a. The following zoning districts shall provide <u>ground-level</u> landscape open space as follows: i. MF1 District. Forty (40%) percent of the total area. At least twenty (20%) percent of the required landscape open space shall be located in the front yard area. ii. MF2 and MFSA Districts. Twenty-five (25%) percent of the total area <u>of the building site shall be provided as ground-level</u> landscape open space. iii. CL District. Ten <u>Fifteen (105%)</u> percent of the <u>total area</u> of the building site <u>shall be provided as ground-level landscape open space</u> . Such landscaped area shall not be less in width or depth than five (5) feet. iv. <u>C, I and MXD</u> Districts. Ten <u>Fifteen (105%)</u> percent of the <u>total area</u> of the building site shall be provided <u>as ground-level landscape open space</u> . Such landscaped area shall not be less in width or depth than ten (10) feet. Plazas, courtyards, arcades and loggias paved with a pervious material may be considered open space and counted as

		<p>such toward the open space requirement up to a maximum of seventy-five <u>fifty</u> (75%) percent.</p> <p>b. Townhouses as permitted in applicable districts. At least twenty-five (25%) percent of the parcel shall be maintained as landscaped or urban open space, or courtyards, elevated decks, and other amenities which are open to the sky.</p> <p>c. With the exception of Commercial District properties, the landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas.</p> <p>d. <u>Required landscaped open space shall be provided at the ground level, shall be accessible and visible to the public, and shall integrate pedestrian features in a coordinated design with r.o.w. improvements.</u></p>
2.	Planting requirement s.	<p>a. Large shade trees. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>b. Shrubs. A minimum of two-hundred-and-twenty-four (224) shrubs per acre or fraction thereof shall be located onsite.</p>
3.	Mixed use district alley planting requirement s.	<p>If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</p> <p>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</p> <p>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</p> <p>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</p>

ARTICLE 8 - DEFINITIONS

Accessory deck is that area within the first twenty (20) feet above grade, designed for the purpose of accommodating recreational activities and/or off-street parking below its surface ~~and/or usable open space on its upper level, none of which may be used for living purposes.~~

Open space, public means any ground-level land or area for the use of the public, which is designed and intended for common use or enjoyment of the public which includes plazas, squares, arcades/loggias, pedestrian pass-throughs, courtyards, etc. Atriums and fully enclosed spaces are not considered public open space.

Paseo means a publicly accessible space located on the ground level that enhances pedestrian activity and provides pedestrian oriented amenities. A paseo shall not count towards landscape open space

requirements unless the paseo is open to the sky.

Pedestrian pass-through means a ground-level publicly accessible area, sidewalk, paseos ~~and/or~~ passageway that is ~~commonly shared or used~~ intended to provide a through block connection for pedestrian circulation ~~that connects or serves~~ between two (2) or more properties between rights-of-way. A pedestrian pass-through shall not count towards landscape open space requirements unless it is open to the sky.

Plaza or square means a ground-level public open space area ~~for the gathering of the public for recreational purposes, limited public assembly and social interaction which is~~ designed and intended for the common use or and enjoyment of the public which includes pedestrian amenities.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	07.28.17
Posted agenda on City web page/City Hall	07.28.17
Posted Staff report on City web page	08.04.17

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

8. ATTACHMENTS

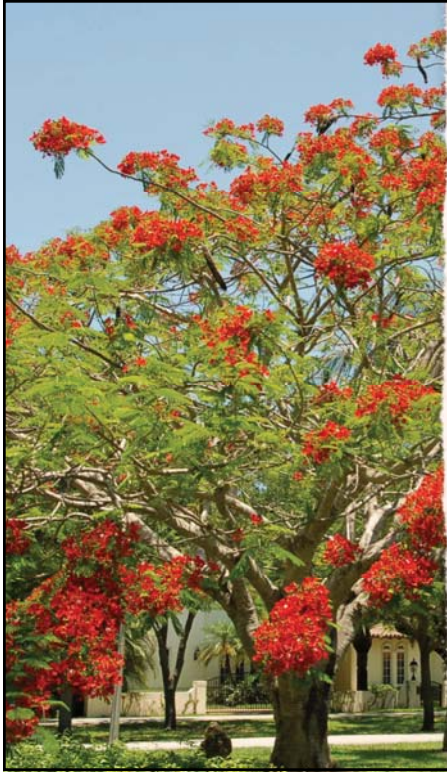
- A. 08.09.17 PowerPoint Presentation.
- B. 07.28.17 Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida



Landscaped Open Space Regulations

PLANNING AND
ZONING BOARD

AUGUST 9, 2017

OPEN SPACE REGULATIONS

Proposed Zoning Code Text Amendments:

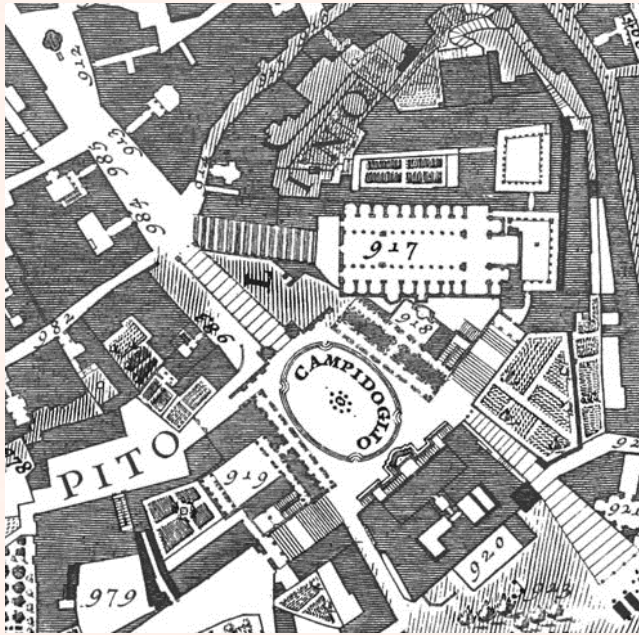
1. Increases required landscaped open space for CL, C, I and MXD Districts
2. Requires landscaped open space be provided on the ground level for CL, C, I and MXD Districts
3. Adds definition of Paseo and amends other definitions related to open space to encourage additional ground level green space

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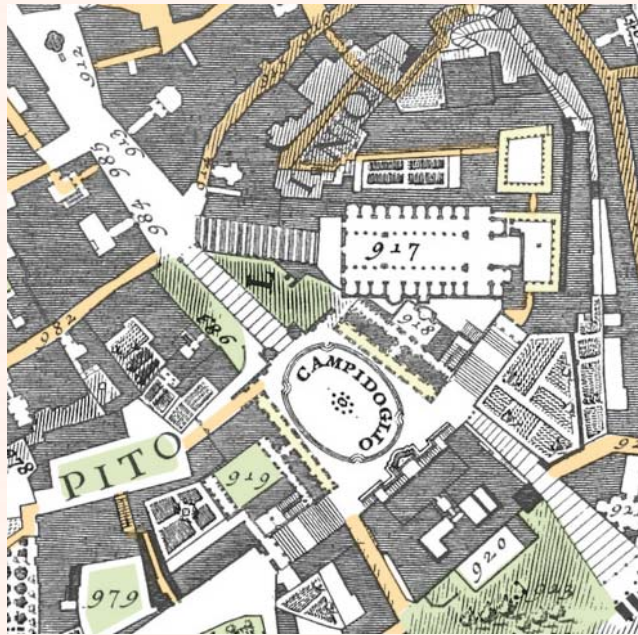
Figure Ground of Savannah

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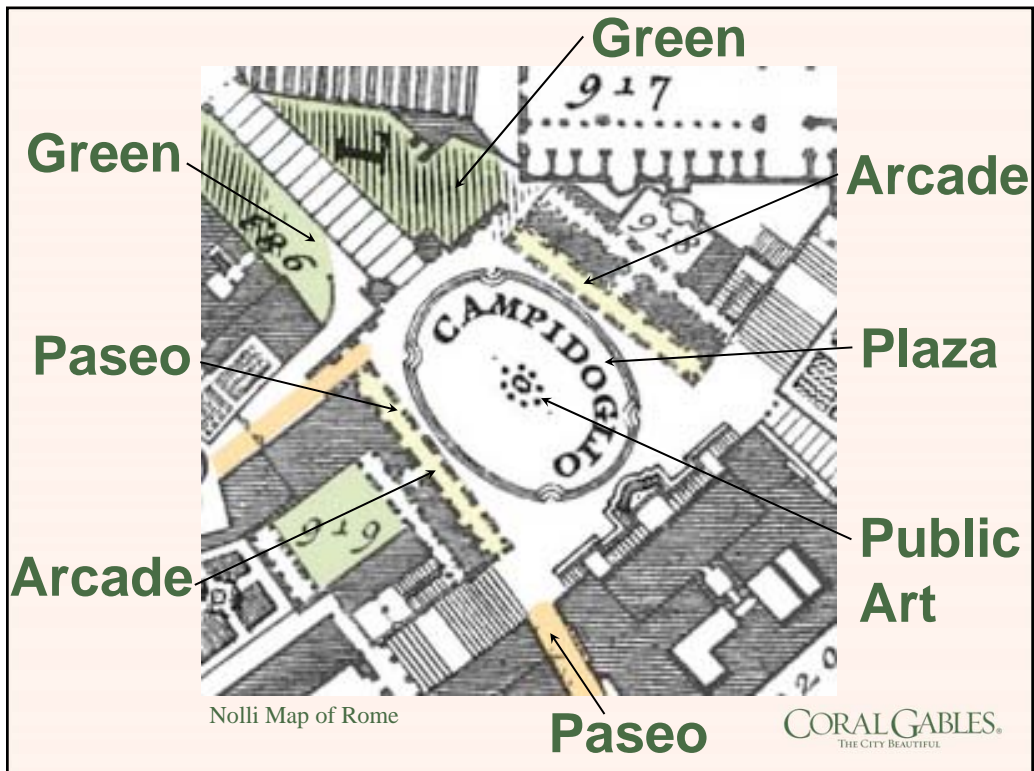
Nolli Map of Rome

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Nolli Map of Rome

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Nolli Map of Rome

Paseo

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SECTION 4-201 MIXED USE OVERLAY DISTRICT (MXD)

ARTICLE 4 - ZONING DISTRICTS

Table 1

Reference	Minimum Building Height	Minimum Floor Area	Type	Requirements
				<ul style="list-style-type: none"> Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.
				Vertical building setbacks. A vertical building setback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all facades. Additional vertical building setbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.
16.	✓	✓	Setbacks adjoining residential zones	Residential districts. All property lines abutting a residential lot use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.
17.	✓	✓	Setbacks adjoining other zones	No minimum or maximum.
18.	✓	✓	Accessories and/or loggias	Accessories, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval of the line of site plan considerations. Locations of encroachments on corners of buildings may be required to conform with corner and ground floor setbacks, bulk and massing.
19.	✓	✓	Roofs and eaves	On all sides of buildings and include other architectural features as to those permitted on the front facade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.
20.	✓	✓	Building support systems	All mechanical, electrical and other ancillary support service areas shall be located entirely within the structure.
21.	✓	✓	Facades	Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features with the intent of, but not limited to the following items: <ul style="list-style-type: none"> (a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals; (b) Use of architectural relief and elements.
22.	✓	✓	LEED certification	All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council or similar rating agency. Exceptions may include the following LEED certification systems: <ul style="list-style-type: none"> • Building Design and Construction (BD+C); • Neighborhood Development (ND); • Core and Shell (CS).
23.	✓	✓	Lighting (exterior)	Decorative exterior lighting shall be provided and located on all elevations of any way subject to the following: <ul style="list-style-type: none"> • Light fixtures may not be forty-five (45) feet in height; • Subject to all other applicable City code provisions.
24.	✓	✓	Lighting (interior)	Exterior illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.
25.	✓	✓	Lighting (landscape)	Lighting in the form of uplighting of landscaping is encouraged.
26.	✓	✓	Outdoor storage	The storage of materials, goods, merchandise, and equipment for the purpose of display or use outside the confines of any buildings or structures is prohibited.

Article 4 - Zoning Districts
4-20

ARTICLE 4 - ZONING DISTRICTS

Table 1

Reference	Minimum Building Height	Minimum Floor Area	Type	Requirements
10.	✓	✓	Overhead doors	Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting unimproved, zoned properties.
11.	✓	✓	Paint treatments	Paint treatments shall be included in the following locations: <ul style="list-style-type: none"> • Crosswalks; • Sidewalks. Minimum of twenty-five (25%) percent of paving surface.
12.	✓	✓	Parking garages	Parking garages shall include exterior architectural treatments compatible with buildings or structures which abut the same development and/or street.
13.	✓	✓	Prohibition of second-story buildings	All buildings, second-story buildings, shall have their main pedestrian entrances on the ground floor.
14.	✓	✓	Prohibition of second-story buildings	Prohibition of second-story buildings shall be provided on both private property and/or public open spaces including but not limited to the following: <ul style="list-style-type: none"> • Sidewalks; • Information kiosks; • Lighting; • Bike racks; • Public restrooms; • Sidewalk government treatments; • Sidewalk; • Street crosswalk pavement treatments; • Mail mounted facilities; • Water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Access amenities shall be consistent in design and form with the applicable City Public Rights Design Manual.
15.	✓	✓	Prohibition of second-story buildings	Prohibition of second-story buildings shall be provided on both private property and/or public open spaces including but not limited to the following: <ul style="list-style-type: none"> • Sidewalks; • Information kiosks; • Lighting; • Bike racks; • Public restrooms; • Sidewalk government treatments; • Sidewalk; • Street crosswalk pavement treatments; • Mail mounted facilities; • Water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Access amenities shall be consistent in design and form with the applicable City Public Rights Design Manual.
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Article 4 - Zoning Districts
4-20

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Figure Ground of Coral Gables

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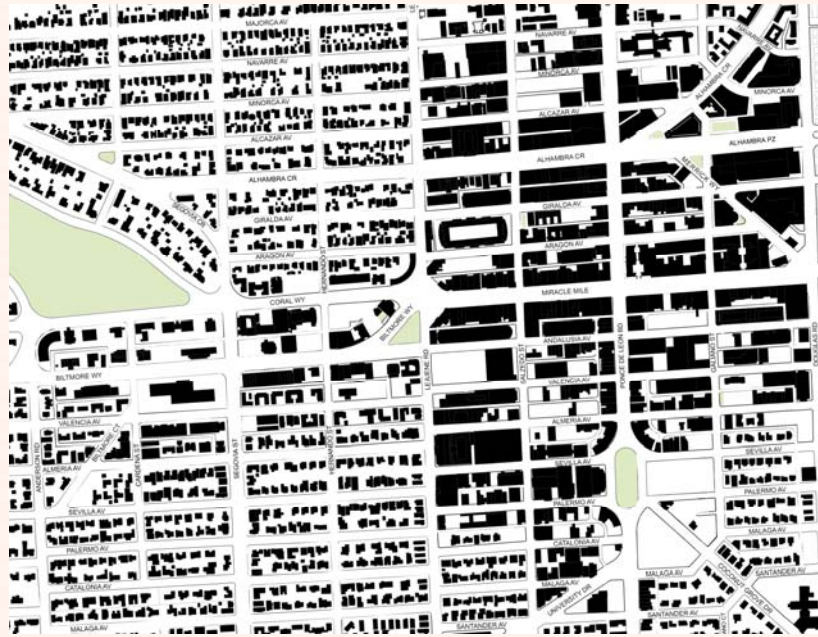
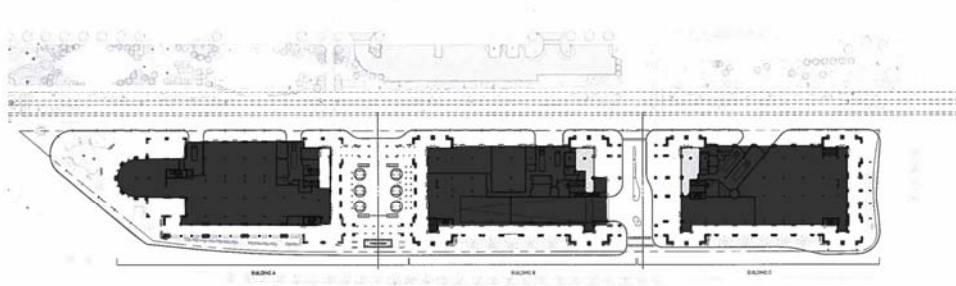


Figure Ground of Coral Gables

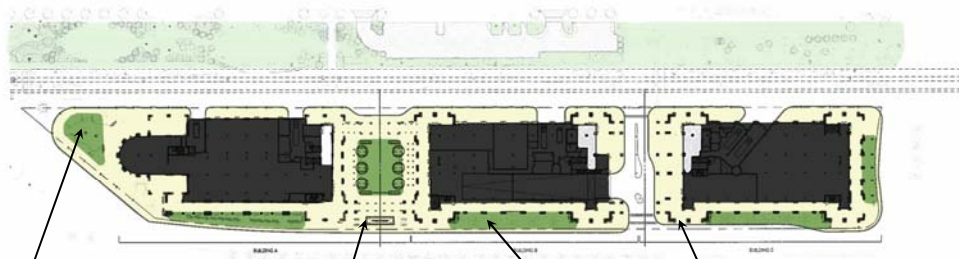
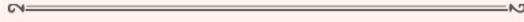
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LARGE SCALE PROJECTS



Gables Station

LARGE SCALE PROJECTS



Public Art

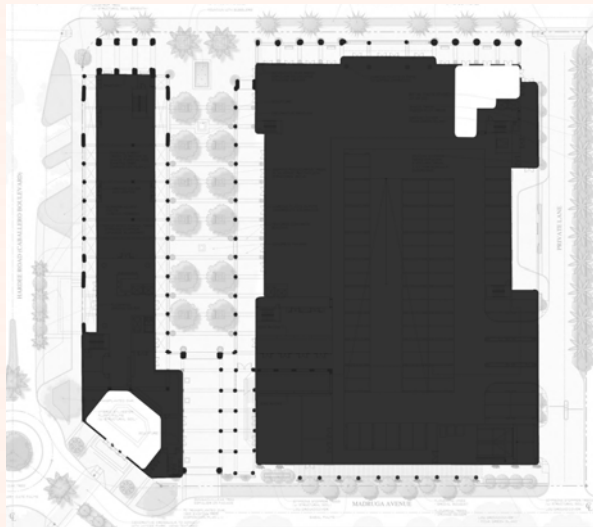
Plaza

Green

Gables Station

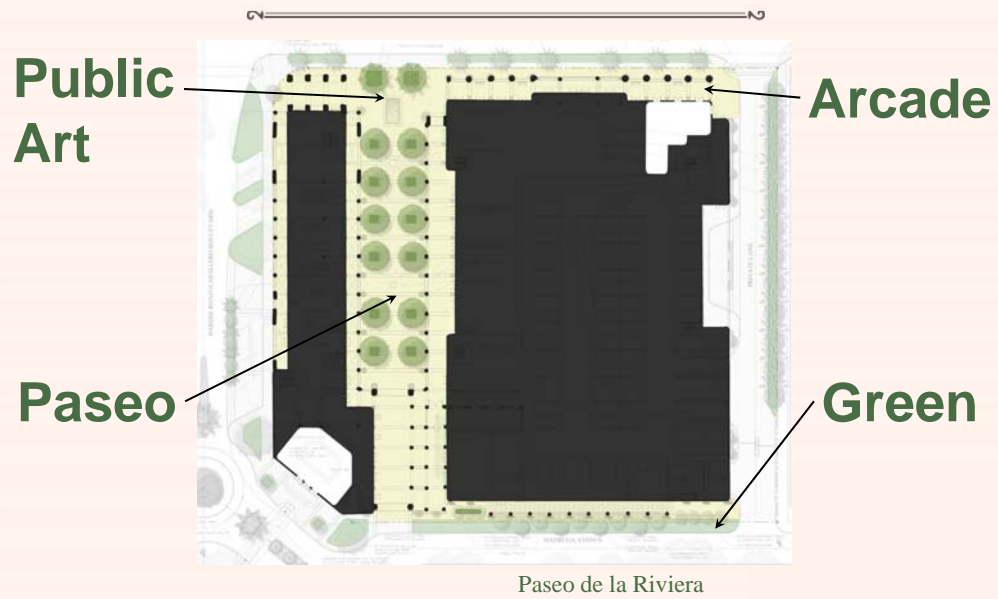
Arcade

LARGE SCALE PROJECTS

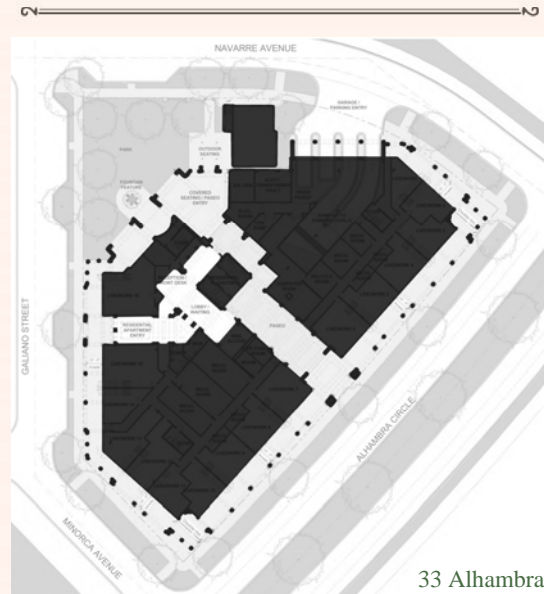


Paseo de la Riviera

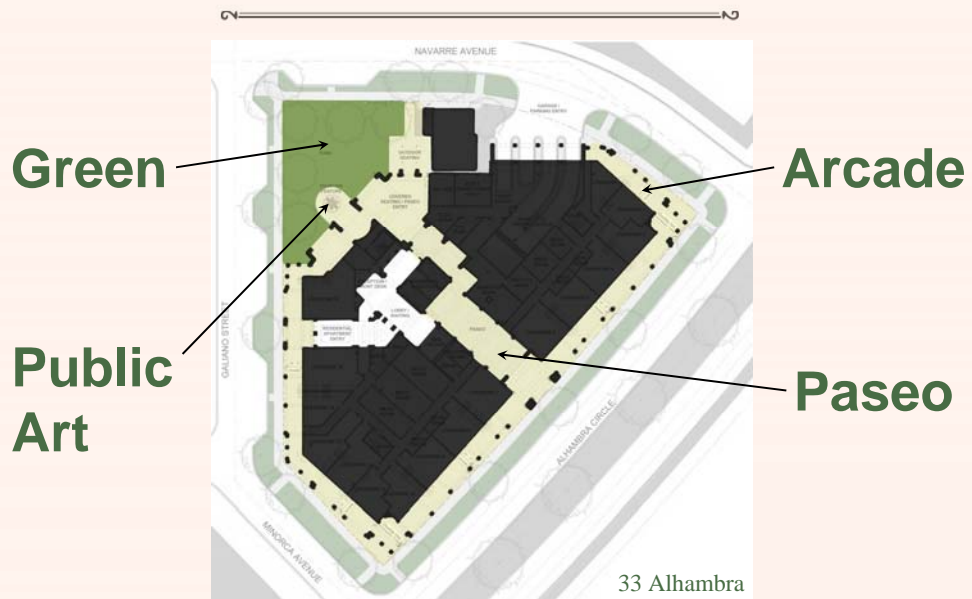
LARGE SCALE PROJECTS



LARGE SCALE PROJECTS



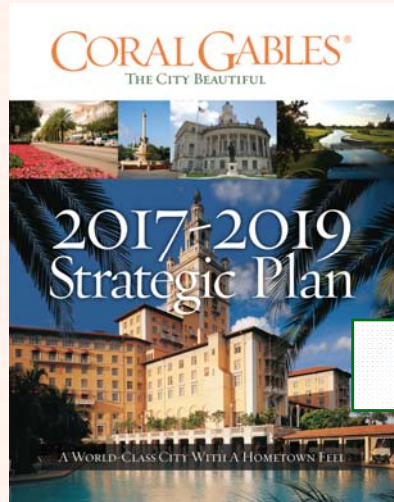
LARGE SCALE PROJECTS



PUBLIC AND PRIVATE



A WORLD-CLASS ZONING CODE



Update of the
City of Coral Gables
Zoning Code

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DISCUSSION FROM PZB JULY 12

1. Define “Green Space” in Code
2. Add the ability to move rear setback requirement to front to create more desirable green space
3. Offer incentives for additional green space (i.e. additional units/density)
4. Retain ability to contribute to ROW improvements
5. Add Open Space as part of the BOA Preliminary Review process
6. Provide a “grandfather” clause for current projects in process
7. Offer a range or sliding scale for required percentage of open space
8. Consider how required ground-floor projects affect affordable housing projects (i.e. amenity decks)
9. Encourage green roofs

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OPEN SPACE REGULATIONS

	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Commercial	Existing: 10% Proposed: 15%	10' minimum width and depth; Existing: Pervious paved materials in plazas, courtyards, arcades may be counted as open space up to 75% Proposed: Pervious paved materials may count up to 50%	Right-of-way Planting
2.	Commercial Limited	Existing: 10% Proposed: 15%	5' minimum width	Right-of-way Planting
3.	Commercial & Commercial Limited: Med Bonus	5%	Existing: Can be provided at street level, within the right-of-way, on elevated areas, planter boxes, etc. Proposed: Removes elevated areas	When Setback Relief Requested, publicly accessible plazas, arcades, and courtyards must be provided at the ground level

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OPEN SPACE REGULATIONS

	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Mixed-Use and Industrial Districts	Existing: No minimum Proposed: 15%	Existing: None Proposed: 10' min. width and depth; Pervious paved materials in plazas, courtyards, arcades may be counted as open space up to 50%	Right-of-way Planting Alley Planting (MXD only)
2.	Mixed-Use and Industrial Districts: Med Bonus	10% (MXD) 5% (Industrial)	Existing: Can be provided at street level, within the right-of-way, on elevated areas, planter boxes, etc. Proposed: Removes elevated areas	When Setback Relief Requested, publicly accessible plazas, arcades, and courtyards must be provided at the ground level

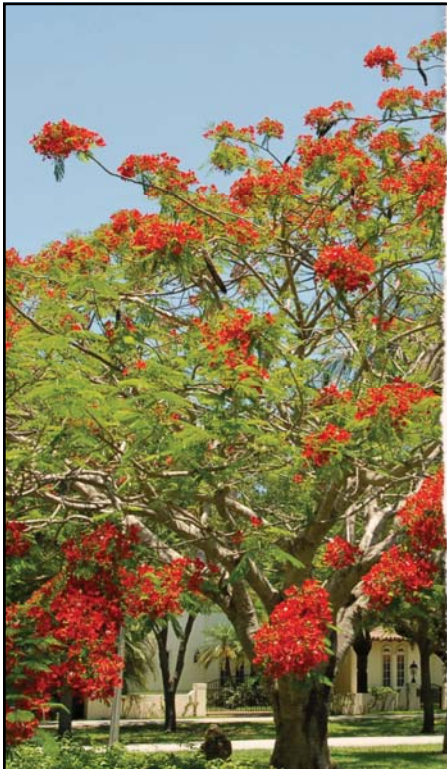
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OPEN SPACE REGULATIONS



	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Planned Area Development	20%	Landscaped or urban open space on rooftops is permitted	Right-of-way Planting
2.	Multi-Family 1 (Duplex)	40%	20% minimum front yard	Right-of-way Planting
3.	Multi-Family 2	25%		Right-of-way Planting
4.	Multi-Family Special Area	25%	Townhouses may provide open space on elevated decks or in courtyards	Right-of-way Planting

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Landscaped Open Space Regulations



PLANNING AND
ZONING BOARD

AUGUST 9, 2017

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida, that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING
AGENCY/PLANNING AND ZONING BOARD - AUG 9, 2017**

in the XXXX Court,
was published in said newspaper in the issues of

07/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
28 day of JULY, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing **Local Planning Agency / Planning and Zoning Board**
Dates/Time **Wednesday, August 9, 2017, 8:00 - 9:00 P.M.**
Location **City Commission Chambers, City Hall,**
 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. 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 increase the requirements for landscaped open space and clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. 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, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provision regulating Single-Family Residential standards related to garages, FAR calculations, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a modification to the adopted Campus Master Plan for Henry S. West Laboratory School located at 5300 Canillo Street zoned University Campus District for the property legally described as the Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.



All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

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.

7/28

17-110/0000244862M