



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment: Board of Architects Membership**
Public Hearing: Planning and Zoning Board
Date & Time: **April 13, 2022; 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 has initiated a request for a Zoning Code Text Amendment as follows:

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a percentage of the Board of Architects members to not be residents or have their principal place of business in the City of Coral Gables; providing for severability, repealer codification, and an effective date.

2. APPLICATION SUMMARY

The City is proposing a Zoning Code text amendment to increase the options of architects to serve on the Board of Architects by allowing some board members to live or have their principal place of business outside of the City of Coral Gables. Currently all members of the Board of Architects are required to be residents or have a Coral Gables-based business. The proposed text amendment is now only requiring no less than 50% of the board members to have this qualification.

Background

On March 1, 2022, the Planning & Zoning Board reviewed a similar proposed text amendment that required a least 5 board members to be residents or Coral Gables-based businesses. The Board discussed if the regulation should be a percentage instead and what that percentage should be. After the discussion, the Planning & Zoning Board decided to recommend approval (vote: 6-0).

After the March Planning & Zoning Board, Staff revised the proposed text amendment to require that no less than 50 percent of the Board's membership be composed of residents.

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	03.01.22
Planning and Zoning Board	04.13.22
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement (January PZB)	12.30.21
Posted agenda and Staff report on City web page/City Hall	01.07.22
Legal advertisement (February PZB)	01.28.22
Posted agenda and Staff report on City web page/City Hall	02.04.22
Legal advertisement (March PZB)	02.18.22
Posted agenda and Staff report on City web page/City Hall	02.25.22
Legal advertisement (April PZB)	04.01.22
Posted agenda and Staff report on City web page/City Hall	04.08.22

4. FINDINGS OF FACT

The request is a Text Amendment to Section 14-103.2 “Membership; Terms; Vacancies; Removal” in Article 14 “Process.” The proposed changes are provided in Attachment A in ~~strikethrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to promote a greater pool of architects to serve on the Board of Architects which will lessen the burden of commitment of the resident architects.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in the Comprehensive Plan.
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.	The proposed text amendment does not affect the densities nor intensities any land uses.
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 than the minimum requirements of the Comprehensive Plan.	The proposed text amendment will not affect the level of service for public infrastructure.

- | | |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| e. Does not directly conflict with any objective or policy of the Comprehensive Plan. | The proposed amendment is to allow a larger selection of architects that may be willing to donate time and serve on the Board of Architects, which may result in quality design as set forth in the Design Element. |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Staff comments:

The proposed text amendment to Section 14-103.2 of the Zoning Code provides for the ability of architects that do not live or practice within the city limits of Coral Gables to serve on the Board of Architects. This expansion of the qualifications fulfills the many goals, objectives, and policies of the Comprehensive Plan that promote quality design principles. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a percentage of the Board of Architects members to not be residents or have their principal place of business in the City of Coral Gables; providing for severability, repealer codification, and an effective date.

Staff recommends **Approval**.

6. ATTACHMENTS

- A. Draft Ordinance with proposed text amendment.
- B. Excerpt from 03.01.22 PZB meeting.
- C. 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, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning & Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-___

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 14, "PROCESS," SECTION 14-103.2, "MEMBERSHIP; TERMS; VACANCIES; REMOVAL," TO ALLOW A PERCENTAGE OF THE BOARD OF ARCHITECTS MEMBERS TO NOT BE RESIDENTS OR HAVE THEIR PRINCIPAL PLACE OF BUSINESS IN THE CITY OF CORAL GABLES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Staff has drafted a Zoning Code text amendment to increase the options of architects to serve on the Board of Architects by allowing some board members to live or have their principal place of business outside of the City of Coral Gables; and

WHEREAS, currently all members of the Board of Architects are required to be residents or have a Coral Gables-based business; and

WHEREAS, after notice was duly published, the January 12, 2022, Planning and Zoning Board meeting was cancelled due to lack of quorum; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 9, 2022, at which hearing the Board deferred the item to the next Board meeting; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment; and

WHEREAS, Staff has revised the proposed Zoning Code text amendments to limit the composition of the board members by percentages; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on April 13, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: _ to _) of the text amendment; and

WHEREAS, on (month) (day), 2022 the City Commission was presented on first reading the proposed text amendments; and

WHEREAS, the City staff incorporated changes from first reading, and recommendations from the Planning and Zoning Board, and the City Commission was presented with a final text amendment on Second reading, included below:

Article 14. Process

Section 14-103.2. Membership; Terms; Vacancies; Removal.

A. Membership.

1. The Board of Architects shall be composed of at least seven (7) members who serve as either regular or alternate members, depending on their designation at appointment.
2. The City Manager, subject to the approval of the City Commission, shall appoint all regular and alternate members of the Board of Architects, considering the following qualifications:
 - a. Each member shall have been a registered architect or landscape architect responsible for the design and construction of projects within the City of Coral Gables during the last five (5) years and shall have a minimum of ten (10) years experience in their profession.
 - b. ~~Each member~~ No less than fifty percent (50%) of the members shall either be a resident or have their principal place of business in the City of Coral Gables.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2022.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY

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1 MR. TORRE: Here's where I'm lost, okay.
 2 There's a Noise Ordinance that applies in
 3 certain places of the City. I know a place,
 4 that sits next to another place, and the noise
 5 is very objectionable to one party, totally a
 6 problem. The police gets called. Finally the
 7 Chief comes by and says, "You either be quiet
 8 or I'm going to shut you down." Under what
 9 terms can he shut them down? It's Zoning. All
 10 he can do is say, you're not following the
 11 Zoning Code, I'm going to shut you down.
 12 What does that mean? Until I know what
 13 that means, I can't tell you I'm going to go
 14 beyond that and give more power or less power.
 15 What does that mean?
 16 MR. TRIAS: You may recall the noise
 17 discussion. We had a scientist here playing
 18 noise and explaining, this is noise, et cetera.
 19 You can endlessly micromanage. I think that,
 20 at the end of the day, you know, my only advice
 21 to you is that we need a document that is
 22 practical and can be used. We cannot list --
 23 it's impossible to list all of the possible
 24 uses. That's just not realistic.
 25 MR. BEHAR: You can't.

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1 order, that's the choice of the Board.
 2 MR. BEHAR: There's a motion to deny and a
 3 second.
 4 MR. COLLER: Right now there's a motion to
 5 deny.
 6 MR. WITHERS: Yeah.
 7 CHAIRMAN AIZENSTAT: Any other discussion?
 8 Call the roll, please.
 9 THE SECRETARY: Robert Behar?
 10 MR. BEHAR: Yes.
 11 THE SECRETARY: Claudia Miro?
 12 MS. MIRO: Yes.
 13 THE SECRETARY: Luis Revuelta?
 14 MR. REVUELTA: Yes.
 15 THE SECRETARY: Venny Torre?
 16 MR. TORRE: Yes.
 17 THE SECRETARY: Chip Withers?
 18 MR. WITHERS: Yes.
 19 THE SECRETARY: Eibi Aizenstat?
 20 CHAIRMAN AIZENSTAT: Yes.
 21 Next is E-5. Let's get moving.
 22 MR. COLLER: Item E-5, an Ordinance of the
 23 City Commission of Coral Gables, Florida
 24 providing for a text amendment to the City of
 25 Coral Gables Official Zoning Code by amending

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1 CHAIRMAN AIZENSTAT: We have a motion.
 2 MS. MIRO: I just wanted to put on the
 3 record that I'm all for giving the City more
 4 tools to be able to do their job, but I would
 5 have felt more comfortable if they had a
 6 laundry list of, hey, this is an issue. But
 7 you're coming to me and you're telling me this
 8 is a once in a blue moon, and, then, you
 9 know -- you should have had that information to
 10 be ready to answer those questions as to why,
 11 you know, we're doing this, so that we don't
 12 have to ask the City Attorney why she's, you
 13 know, asking for this.
 14 CHAIRMAN AIZENSTAT: We have a motion. Is
 15 a there a second?
 16 MR. WITHERS: I'll second it.
 17 CHAIRMAN AIZENSTAT: Chip seconds. Any
 18 further discussion?
 19 MR. WITHERS: Oh, one last thing, I think
 20 it's a good idea what Venny said, though, of
 21 the City Attorney coming and saying what was
 22 the impetus to move this forward, is there an
 23 issue out there that we're not aware of. I
 24 mean, I don't know how the rest of you feel.
 25 MR. COLLER: A motion to defer is always in

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1 Article 14, "Process," Section 14-103.2,
 2 "Membership; Terms; Vacancies; Removal," to
 3 allow certain percentage of the Board of
 4 Architects members to not be residents or have
 5 their principal place of business in the City
 6 of Coral Gables; providing for severability,
 7 repealer, codification, and an effective date.
 8 MR. TRIAS: Mr. Chairman, currently the
 9 Board of Architects has at least seven members
 10 and they all need to be residents or have their
 11 place of business in the City of Coral Gables.
 12 This amendment says that no less than five of
 13 the members will have to be residents or have
 14 their principal place of business in the City,
 15 and the idea is that that may open up the
 16 membership more widely than right now.
 17 CHAIRMAN AIZENSTAT: So two would be able
 18 to be from the outside.
 19 MR. TRIAS: Two or more, because we could
 20 add more.
 21 MR. BEHAR: I think this is a very good
 22 idea. I think that it gives us the ability to
 23 bring other architects to the Board, that may
 24 not be residing or practicing in Coral Gables.
 25 I think this is good.

1 CHAIRMAN AIZENSTAT: Do we have any
 2 speakers?
 3 THE SECRETARY: No.
 4 CHAIRMAN AIZENSTAT: No speakers? I'll
 5 close it for public comment.
 6 Chip.
 7 MR. WITHERS: I'm going to defer it to the
 8 distinguished colleagues to my right that deal
 9 with this day to day, because I have really no
 10 opinion on this, because I don't know what the
 11 advantages or disadvantages are. I understand
 12 the advantage, that bringing in outside views
 13 is good. I understand that we might need more
 14 physical bodies. That's good.
 15 MR. BEHAR: And, Chip, I think that's
 16 probably one of the reasons, to be able to
 17 bring more, you know, opportunities, that not
 18 to just limit -- because you have the same
 19 Board Member year after year to serve, because
 20 there's not a bigger pool.
 21 MR. TRIAS: And the members are appointed
 22 by the City Manager, by the way.
 23 CHAIRMAN AIZENSTAT: Say that again,
 24 please.
 25 MR. TRIAS: The members are appointed by

1 something. So I hear what you're saying about,
 2 you know, opening up the pool to a larger, I
 3 guess, talent of architects, right, but at the
 4 same time, I also wanted to say that I think
 5 that those of us who live in Coral Gables live
 6 in Coral Gables because there's certain things
 7 about the characteristics of Coral Gables,
 8 whether it be, you know, the architecture or
 9 the quality of life that we enjoy, and so I
 10 tend to lean towards the side that I would like
 11 people who sit on the Board of Architecture to
 12 have that kind of affinity, but at the same
 13 time, I also see that limited real estate in
 14 Coral Gables can affect that, and I'm also --
 15 I'm open to some outside talent.
 16 MR. BEHAR: Claudia, and I'm going to use
 17 the example, you know, and this is -- Mr. Trias
 18 will probably agree with me, if you have a
 19 Robert Stern, you know, a very distinguished
 20 architect, who would want to serve on the Board
 21 today, and he does, you know, not reside, he
 22 wouldn't be able to do it.
 23 MS. MIRO: We're missing out. I
 24 understand.
 25 MR. BEHAR: And that's what this --

1 the City Manager. That's the process.
 2 CHAIRMAN AIZENSTAT: Understood.
 3 MR. BEHAR: If you close the public --
 4 CHAIRMAN AIZENSTAT: I already did.
 5 MR. BEHAR: I'll make a motion to approve
 6 it.
 7 MR. WITHERS: Second.
 8 MS. MIRO: I didn't get a chance to say
 9 anything.
 10 MR. TORRE: So we want to remove the
 11 provision of the City Manager being allowed --
 12 MR. BEHAR: That's the way it is today.
 13 CHAIRMAN AIZENSTAT: We have a motion by
 14 Robert. Who made the second?
 15 Venny made the second.
 16 MR. BEHAR: I'm going to accept --
 17 MR. REVUELTA: I don't know. Wait. Is
 18 this going to be open for discussion?
 19 CHAIRMAN AIZENSTAT: Yes. Claudia.
 20 MS. MIRO: Okay.
 21 MR. REVUELTA: Go ahead.
 22 Venny seconded it.
 23 CHAIRMAN AIZENSTAT: Claudia, you wanted
 24 to --
 25 MS. MIRO: Oh, yeah, I just wanted to say

1 MR. TRIAS: Maybe Robert Stern wants to
 2 move part-time to Coral Gables.
 3 MR. BEHAR: Maybe.
 4 MR. TRIAS: Maybe. No, but certainly
 5 that's an option that I think makes it easier
 6 to find people. Anybody who wants to serve on
 7 the Board should be commended, because,
 8 frankly, it's every week, it's several hours a
 9 week and so on and so on.
 10 MR. BEHAR: I did it for ten years and it's
 11 very difficult, you know, and takes a lot of
 12 time, and I think this just gives the
 13 opportunity to have a bigger pool.
 14 MR. REVUELTA: Is there a maximum right now
 15 of outside architects that can serve?
 16 CHAIRMAN AIZENSTAT: It's zero right now,
 17 so the idea is to have two out of the seven
 18 minimum.
 19 MR. TRIAS: Yeah, two or more, if needed.
 20 MR. REVUELTA: I think there should be a
 21 cap, because at some point, if you don't put a
 22 cap, there could be seven architects from
 23 somewhere else.
 24 MR. TRIAS: Well, five have to be from
 25 here.

1 MS. MIRO: Right, but he's saying, what if
 2 we have a hundred architects and only five are
 3 from here.
 4 MR. REVUELTA: Then there is an automatic
 5 cap.
 6 MR. TRIAS: Right.
 7 MR. REVUELTA: Five have to be from here
 8 and two --
 9 MR. TRIAS: You could have a hundred
 10 members, yes, that is true. So we don't have
 11 that, and the idea is that right now I think we
 12 have eight. I think that's the number. I
 13 mean, it's never been more than that. So we
 14 could change that if --
 15 MR. BEHAR: To fifty percent.
 16 MR. REVUELTA: I could see 50 percent --
 17 MR. TRIAS: Yeah. It's just that it was
 18 easier to say, five, so we can count, as
 19 opposed to fifty percent, because, oh, two of
 20 them resigned, so now it's not 50 percent
 21 anymore, so --
 22 MR. WITHERS: The Board of Architects has,
 23 what, a three person hearing and then a full
 24 Board hearing? Is that how it works?
 25 MR. TRIAS: Yes.

1 I'm in agreement with Robert, that it
 2 shouldn't be fifty percent, but I think a
 3 percentage, between 25 and 30 --
 4 MR. BEHAR: Listen --
 5 MR. TRIAS: When I bring something to you,
 6 it's from a point of view of making it easy to
 7 implement. That's why it's written that way.
 8 MR. BEHAR: I will go ahead -- for
 9 clarification, make a motion for approval with
 10 a condition as presented to us.
 11 MR. TORRE: Second.
 12 CHAIRMAN AIZENSTAT: We have a second.
 13 Okay. Any other discussion? No?
 14 Call the roll.
 15 THE SECRETARY: Claudia Miro?
 16 MS. MIRO: Yes.
 17 THE SECRETARY: Luis Revuelta?
 18 MR. REVUELTA: Yes.
 19 THE SECRETARY: Venny Torre?
 20 MR. TORRE: Yes.
 21 THE SECRETARY: Chip Withers?
 22 MR. WITHERS: Yes.
 23 THE SECRETARY: Robert Behar?
 24 MR. BEHAR: Yes.
 25 THE SECRETARY: Eibi Aizenstat?

1 MR. WITHERS: So is there going to be
 2 restrictions on the three? Does it have to be
 3 one of the three?
 4 MR. TRIAS: I don't think so, at this
 5 point.
 6 MR. WITHERS: So it could be, two of the
 7 three can be out of town?
 8 MR. TRIAS: Possibly, foreigners from other
 9 countries. Who knows. Maybe Robert Stern
 10 comes from New York over the weekend.
 11 CHAIRMAN AIZENSTAT: Any other discussion?
 12 We have a motion and a second. No?
 13 MR. BEHAR: I made a motion.
 14 CHAIRMAN AIZENSTAT: Right. We have a
 15 motion and a second.
 16 MR. REVUELTA: Is your motion saying that
 17 at least a certain percentage of the Board
 18 needs to be residents or we're leaving it up
 19 to --
 20 MR. TORRE: It says, "Five minimum."
 21 MS. MIRO: But then you guys just said 50
 22 percent.
 23 MR. REVUELTA: Sometimes it's seven and
 24 sometimes it's eight. There will never be a
 25 case that there's ten members.

1 CHAIRMAN AIZENSTAT: Yes.
 2 MR. BEHAR: Then, for the record, I want to
 3 nominate Mr. Revuelta to serve on the Board of
 4 Architects.
 5 MR. REVUELTA: What? There are no
 6 vacancies.
 7 MR. TRIAS: What a great idea that is,
 8 Robert.
 9 CHAIRMAN AIZENSTAT: Okay. Let's go on to
 10 the next item. The next item is E-6. Mr.
 11 Coller.
 12 MR. COLLER: Item E-6, an Ordinance of the
 13 City Commission of Coral Gables, Florida
 14 providing for a text amendment to Article 14,
 15 "Process," Section 14-214 "Protection of
 16 Landowners' Rights; Relief from Inordinate
 17 Burdens" of the City of Coral Gables Official
 18 Zoning Code to clarify procedures to resolve
 19 disputes and provide relief from the
 20 application of the Zoning Code, including the
 21 granting of variances; providing for
 22 severability, repealer, codification, and an
 23 effective date.
 24 Item E-6, public hearing.
 25 Ramon, do you want to explain this or I

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

CITY OF CORAL GABLES - PUBLIC HEARING - HYBRID MEETING ON ZOOM PLATFORM - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - APR. 13, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

04/01/2022

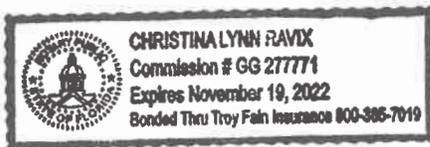
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
1 day of APRIL, A.D. 2022

C. Ramm

(SEAL)
GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, April 13, 2022, 6:00 p.m.
Location City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 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 Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables official Zoning Code amending Article 14, "Process", Section 14-200, "Procedures", Section 14-202, "General Development Review Procedures", Section 14-202.9, "Certificate of Use", to provide the City Manager or designee with authority to deny, suspend, or revoke a certificate of use under specific circumstances; providing for severability, repealer, codification, and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a certain percentage of the Board of Architects members to not be residents or have their principal place of business in the City of Coral Gables; providing for severability, repealer, codification, and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-204, "Transfer of Development Rights (TDRs)" to allow the City Commission to designate a TDR receiving site when located in a Planned Area Development (PAD); providing for severability, repealer, codification, and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by striking Appendix E "Business Improvement Overlay District (BIOD)," Section E1 "Business Improvement Overlay District (BIOD)," Subsection B(1)(D) "Temporary Window Signs/Wraps", and creating Article 11 "Signs", Section 11-101 "Purpose and Applicability", Subsection C(9) "Temporary Window Wraps", to uniformly regulate temporary window wraps within the City; providing for severability, repealer, codification, and an effective date.

Hybrid Meeting on Zoom Platform

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, April 13, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting 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 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 prior to 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.

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