



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: Zoning Code Text Amendments – To address tie votes, garage facades and driveways, restaurant walk-up counters, required parking and bay windows

Public Hearing: Planning and Zoning Board

Date & Time: **February 10, 2016; 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 2, “Decision Making and Administrative Bodies”; Article 3, “Development Review”; Article 4, “Zoning Districts”; Article 5, “Development Standards”; and, Article 8, “Definitions” to address tie votes, garage facades and driveways, restaurant walk-up counters, required parking and bay windows; providing for repealer provision, severability clause, codification, and providing for an effective date.

2. PROPOSED ZONING CODE TEXT AMENDMENTS

The following proposed Zoning Code text amendments are provided within the Staff Report on the page referenced below and include background information and the text of the proposed amendment:

Zoning Code Text Amendment	Page
1. Tie Vote Provisions for Planning and Zoning Board	2
2. Garage Facades and Driveways for Single-Family Residential and Multi-Family Duplex Properties	3
3. Restaurant Walk-Up Counters	5
4. Amount of Required Parking	9
5. Bay Windows	10

ZONING CODE TEXT AMENDMENT #1 - TIE VOTE PROVISIONS FOR PLANNING AND ZONING BOARD

Background Information

City Staff, at the recommendation of the City Attorney, is requesting a Zoning Code text amendment to amend the provisions for tie votes before the Planning and Zoning Board. The requested text amendment will remove provisions that are not applicable as a majority vote of Board members are required in order to pass any motion made by a Board member, and as a result, a tie vote cannot constitute the passing or failing of any motion made before the Planning and Zoning Board.

For example, the Planning and Zoning Board has seven (7) Board members and the Zoning Code requires the affirmative vote of at least four (4) Board members for the adoption of any motion. Therefore, any votes by the Planning and Zoning Board resulting in a tie would have less than the four (4) votes required to adopt a motion. As a result, any motion resulting in a tie vote could not be adopted as it would not have the minimum votes required.

Proposed Amendment

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

Article 2 - Decision Making and Administrative Bodies

Division 2. Planning and Zoning Board

Section 2-203. Meetings; Quorum; Required vote.

B. Quorum; Required Vote. Four (4) members of the Board shall constitute a quorum and the affirmative vote of four (4) members shall be necessary for the adoption of any motion. A workshop meeting where no business is conducted may be held without a quorum. ~~A tie vote shall result in the automatic continuance of the matter to the next meeting, which shall be continued until a majority vote is achieved.~~ If only four (4) members of the Board are present, an applicant may request and be entitled to a ~~postponement~~ continuance to the next regularly scheduled meeting of the Board. If a matter is ~~postponed~~ continued due to lack of a quorum, the Chairperson or Secretary of the Board may set a special meeting to consider such matter. In the event of a tie vote an applicant may request a continuance or allow the motion to proceed to the City Commission without a recommendation.

ZONING CODE TEXT AMENDMENT #2 - GARAGE FACADES AND DRIVEWAYS FOR SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY DUPLEX PROPERTIES

Background Information

City Staff is requesting a Zoning Code text amendment to limit the amount and location of curb-cuts for driveways and to require additional setbacks for garages, carports and porte-cocheres for single-family residential and multi-family duplex properties. Historically single-family residences built in the City of Coral Gables provided detached garages located behind the principal building. Currently, single-family residential and multi-family duplex properties are permitted to place the garage in front of the principal building, thereby diminishing the architectural features of the façade of the residence. The proposed amendments will provide for the development of single-family residential and multi-family duplex properties in a manner which is consistent with the historic character of the City.

Proposed Amendment

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

ARTICLE 4 - Zoning Districts

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

- D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).
12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. All garage doors facing upon any street shall be divided into single bays separated by at least an eighteen (18) inch column.
 13. Garages, carports, and porte-cocheres. Garages, carports and porte-cocheres shall be set back an additional five (5) feet from the doorway of the pedestrian entrance located on the front façade of the principal structure and shall be setback parallel with, or further than, the side façade of the principal structure when adjacent to a side street. SFR properties located on a corner lot shall have their garage, carport and porte-cochere face and be accessed from a side street only.

14. Driveways. Where an alley or side street are present, curb-cuts or driveways with access provided from the front property line shall be prohibited.
135. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.
146. Architectural style and design review. See Pursuant to Article 5, Division 6, "Design Review Standards," the Board of Architects shall review applications for aesthetic design and compatibility.

Section 4-102. Multi-Family 1 Duplex (MF1) District.

D. Performance standards. The following performance standards shall govern the general development of structures in the District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).

9. Off-street parking.

- a. All off-street parking on MF1 properties shall be located in the rear of the principal structure and can be either attached or detached. Off-street parking for MF1 properties on corner lots shall be setback parallel with, or further than, the side façade of the principal structure adjacent to a side street.
- b. MF1 properties with an abutting alley shall have off-street parking accessed from and facing the alley.
- c. MF1 properties without an abutting alley and located on a corner lot shall have off-street parking accessed from the side street only.
- d. A maximum of one (1) curb cut shall be permitted for each MF1 building site. Where an alley or side street are present, curb-cuts or driveways with access provided from the front property line shall be prohibited.
- e. All garage doors shall be divided into single bays separated by at least an eighteen (18) inch column.
910. Minimum dwelling unit floor area. Each dwelling unit shall have a minimum floor area of five hundred seventy-five (575) square feet.
101. Architectural style and design review. See Pursuant to Article 5, Division 6, "Design Review Standards," the Board of Architects shall review applications for aesthetic design and compatibility.

ZONING CODE TEXT AMENDMENT #3 - RESTAURANT WALK-UP COUNTERS

Background Information

City Staff is requesting a Zoning Code text amendment to allow walk-up counters as an accessory use to a restaurant as a conditional use. If approved, walk-up counters for restaurants would be subject to review by the Planning and Zoning Board and approval by the City Commission.

Proposed Amendment

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

ARTICLE 4 - Zoning Districts

Division 3. Nonresidential Districts

Section 4-302. Commercial District (C).

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
2. Helistop.
3. Marina facilities.
4. Medical Marijuana Retail Center.
5. Mixed use building(s).
6. Outdoor recreation/entertainment.
7. Private yacht basin.
8. Walk-up counter only as an accessory use to a restaurant.

Division 4. Prohibited Uses

Section 4-402. Prohibited uses, certain streets.

- A. Except as provided in Section 4-403(F), no service station, public garage, auto repair shop, machine shop, used car lot, or any business conducted outside a building ~~and/or restaurants~~ shall be permitted on any lots or premises abutting Coral Way (a portion of which is known as Miracle Mile), or Biltmore Way, or upon lots or premises abutting Ponce De Leon Boulevard between Southwest 8th Street and Bird Road.

ARTICLE 5 - Development Standards

Division 1. Accessory Uses

Section 5-119. Restaurant, open air.

- A. Open air dining on private property, as accessory to a restaurant, provided that:
1. The operation of such business shall not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.
 2. Any open-air dining at a retail food establishment shall be in compliance with all state and local regulations and the applicant shall be required to submit a maintenance plan for review and approval by the City, and shall meet all requirements of this section.
 3. That the open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor area of the primary restaurant operation.
 4. That the open-air dining area shall be unenclosed and shall be open except that it may be covered with a canvas cover or structural canopy of a building's arcade, loggia or overhang.
 5. Open-air dining located under a building's arcade or loggia adjacent to a public sidewalk shall not have perimeter structures such as fences, railings, planters or other such barriers, including furniture, surrounding the open-air dining area which would restrict pedestrian flow or discourage the free use of building's arcade or loggia by the general public.
 6. That all kitchen equipment used to service the open-air dining area shall be located within the kitchen of the primary restaurant or business.
 7. That the open-air dining area shall be kept in a neat and orderly appearance and shall be kept free from refuse and debris.
 8. Walk-up counters for the purpose of serving patrons shall require conditional use review and approval pursuant to Article 3, Division 4, Conditional Uses. Walk-up counters shall be setback at

least ten (10) feet from the nearest property line and the service of patrons shall not interfere with pedestrian circulation on adjacent public sidewalks.

9. The standards for nighttime uses in Article 4, Division 3 are met.
- B. Open-air dining on public property, as accessory to a restaurant, provided that:
1. A permit issued for an open-air dining located on public property shall be issued for a period of one (1) year, renewable annually by the ~~Planning Department~~ and Zoning Division. Such permit shall not be transferable in any manner.
 2. Open-air dining area shall be restricted to the length of the sidewalk or public right-of-way immediately fronting the cafe and/or restaurant. The utilization of space extending no more than twenty-five (25) linear feet on either side beyond the subject property frontage may be authorized subject to annual written consent provided by tenants in front of whose businesses the outdoor dining service would occur.
 3. ~~No pass-through window~~ Walk-up counters for the purpose of serving patrons shall require conditional use review and approval pursuant to Article 3, Division 4, Conditional Uses. Walk-up counters shall be setback at least ten (10) feet from the nearest property line and the service of patrons shall not interfere with pedestrian circulation on adjacent public sidewalks.
 4. There shall be maintained a minimum of five (5) foot clear distance of public sidewalk, free of all obstructions, in order to allow adequate pedestrian movement. The minimum distance shall be measured from the portion of the open-air dining area nearest either the curb-line or the nearest obstruction.
 5. No awning, canopy or covering of any kind, except individual table umbrellas, shall be allowed over any portion of the open-air dining area located on public property except as allowed under separate covenant process.
 6. No perimeter structures such as fences, railings, planters or other such barriers shall surround the open-air dining area which would restrict the free and unobstructed pedestrian flow or discourage the free use of the tables or chairs by the general public.
 7. No signage shall be permitted on the public portion of the property.
 8. All open-air dining areas shall be at the same elevation as the adjoining sidewalk or public right-of-way.
 9. Under no circumstances shall any open-air dining interfere with the free and unobstructed public access to any bus stop, crosswalks, public seating areas and conveniences, street intersections, alley, service easements, handicap facilities or access to adjacent commercial establishments.

10. The property owner/operator shall be responsible for maintaining the outdoor dining area in a clean and safe condition. All trash and litter shall be removed daily.
11. The hours of operation shall coincide with that of the primary restaurant. Tables, chairs and all other furniture used in the operation of an outdoor dining area shall not be anchored or restrained in any visible manner as with a chain, rope or wire.
12. The standards for nighttime uses in Article 4, Division 3 are met.
13. Open-air dining may be suspended by the City Manager for community or special events, utility, sidewalk or road repairs, or emergency situations or violations of provisions contained herein. The length of suspension shall be for duration as determined necessary by the City Manager. Removal of all street furniture and related obstructions shall be the responsibility of the cafe and/or restaurant owner/operator.

ZONING CODE TEXT AMENDMENT #4 - AMOUNT OF REQUIRED PARKING

Background Information

City Staff is requesting a Zoning Code text amendment to the parking requirements for multi-family dwellings and restaurants. The requested amendments are the result of discussions with developers and City Staff during recent community workshops and meetings.

The request reduces multi-family dwelling parking requirements for efficiency and one-bedroom units from 1.75 spaces per unit to 1.0 space per unit. Currently, efficiency, one-bedroom, and two-bedroom units are all required to provide 1.75 spaces per unit. The current parking requirement encourages more two-bedroom units than efficiency or one-bedroom units as the cost of providing parking for these units are the same. Reducing parking requirements for efficiency and one-bedroom units to 1.0 space per unit is more compatible for these unit sizes and will allow for developments to include a greater variety of unit types and sizes.

Staff conducted research and is proposing a reduction in parking requirements for restaurants that reflects the standard parking requirements for local governments in Florida.

Proposed Amendment

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

Article 5 - Development Standards

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1409. Amount of required parking.

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

<i>Use</i>	<i>Minimum parking requirements</i>
<i>Residential</i>	
Multi-family dwellings.	<u>Efficiency, and one (1) bedroom units - 1.0 space per unit.</u> and two (2) bedroom units - 1.75 spaces per unit. Three (3) or more bedroom units - 2.25 spaces per unit.
<i>Non-residential</i>	
Restaurants.	<u>Twelve (12) spaces per one thousand (1,000) square feet of floor area.</u> <u>One (1) space per one hundred (100) square feet of floor area.</u>

ZONING CODE TEXT AMENDMENT #5 - BAY WINDOWS

Background Information

City Staff is requesting a Zoning Code text amendment to add a definition for “bay windows” and to amend the provisions for roof projections related to bay windows. The lack of a definition for bay windows within the Zoning Code has created conflicting interpretations between neighboring properties for which the proposal will provide clarity and conformity in the future.

A draft version of the proposed text amendment was presented to the Board of Architects at their meeting held on October 29, 2015. The Board of Architects made suggested modifications which have been incorporated into the proposed text amendment.

Proposed Amendment

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

Article 5 - Development Standards

Division 16. Roofs

Section 5-1609. Roof projections.

~~Roofs and bay windows that do not extend to the ground~~ may project into the required minimum setback area not more than the following:

- A. On setbacks from five (5) feet to ten (10) feet, roofs may project not more than two-and-one-half (2½) feet into the required minimum setback area.
- B. On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet, roofs ~~and bay windows~~ may project not more than three (3) feet into the required minimum setback area.
- C. On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet, roofs ~~and bay windows~~ may project not more than three-and-one-half (3½) feet into the required minimum setback area.
- D. On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25) feet, roofs ~~and bay windows~~ may project not more than four-and-one-half (4½) feet into the required minimum setback area.
- E. On setbacks of twenty-five (25) feet or more, roofs ~~and bay windows~~ may project not more than five (5) feet into the required minimum setback area.

Article 8 - Definitions

Window, bay means a window built to project outward from an outside wall and is covered by a roof. **All bay windows must comply with setback requirements and any bay window larger than ten (10) square feet counts towards gross floor area.**

3. 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 for the proposed Zoning Code text amendments.

4. 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 amendments are consistent with the Comprehensive Plan. Staff finds that the proposed text amendments are consistent with the Comprehensive Plan overall, particularly with the following Goals, Objectives and Policies:

- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.
- Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.
- Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

- Objective FLU-2.1. The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's Comprehensive Plan, and are consistent and compatible with County, State, and Federal plans and regulations.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.
- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.1. Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.
- Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.
- Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.
- Objective HOU-1.2. Promote sound, aesthetically pleasing housing.
- Policy HOU-1.2.3. Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.
- Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.
- Policy HOU-1.2.7. New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.

- Objective HOU-1.5. Support the infill of housing in association with mixed use development.
- Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.
- Objective MOB-3.1. Provide efficient use, availability and notification of parking within the City.

5. PUBLIC NOTIFICATION

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

Type	Date
Posted agenda on City web page/City Hall	01.29.16
Legal advertisement	01.29.16
Posted Staff report on City web page	02.05.16

6. STAFF RECOMMENDATION

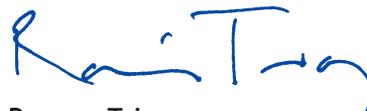
The Planning and Zoning Division recommends approval.

7. ATTACHMENT

A. 01.29.16 Legal notice 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

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, FLORIDA - LOCAL PLANNING
AGENCY / PLANNING AND ZONING BOARD - FEB. 10, 2016

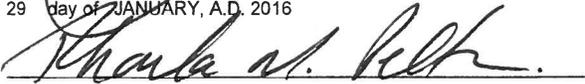
in the XXXX Court,
was published in said newspaper in the issues of

01/29/2016

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
29 day of JANUARY, A.D. 2016



(SEAL)

MARIA MESA personally known to me



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

**CITY PUBLIC HEARING
DATES / TIMES**

**LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD WEDNESDAY, FEB
RUARY 10, 2016, 6:00 - 9:00 P. M.**

LOCATION

**CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY, COR
AL GABLES, FLORIDA, 3313 4**

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:

Items 1 through 3 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family Medium Density" Land Use Classifications to provide a maximum 100 units/acre density and a maximum 120' height for towers for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review) (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
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 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)

3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for repealer provision, severability clause, codification, and providing for an effective date. (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)
5. 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," adding Section 4-206, "Giralda Restaurant Row Overlay" to allow for modified requirements with form-based development standards that modify and supplement the existing Commercial District standards and criteria for the 100 block of Giralda Avenue, legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L, to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
6. 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 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building, site determination"; and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; providing for repealer provision, severability clause, codification, and providing for an effective date.
7. 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 2, "Decision Making and Administrative Bodies"; Article 3, "Development Review"; Article 4, "Zoning Districts"; Article 5, "Development Standards"; and, Article 8, "Definitions" to address tie vote, Transfer of Development Rights, garage facades, restaurant walk-up windows, parking and bay windows; providing for repealer provision, severability clause, codification, and providing for an effective date.

8. 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 adding Article 5, "Development Standards", Division 13 "Miscellaneous Construction Requirements", Section 5-1302, "Sustainability Standards", to incorporate "green" building standards on certain new construction projects in excess of 20,000 square feet; providing for repealer provision, severability clause, codification, 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 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 for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.