

City of Coral Gables

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



Agenda - Final

Wednesday, December 8, 2021

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Board Member Robert Behar
Board Member Alexander Bucelo
Board Member Claudia Miro
Board Member Luis Revuelta
Board Member Venny Torre
Board Member Wayne "Chip" Withers

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, December 8, 2021 commencing at 6 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 Planning and Zoning Board 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 in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

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

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

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

- C.-1. [21-3255](#) Planning and Zoning Board Meeting Minutes of October 13, 2021.

Attachments: [10 13 2021 Verbatim Minutes](#)

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

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

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

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

ITEM E.-1. (21-3294) IS TIME CERTAIN FOR 6:15 P.M.

- E.-1. [21-3294](#) An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height for Multi-Family 4 (MF4) properties south of Biltmore Way; providing for severability, repealer, codification, and for an effective date.

Attachments: [12 08 2021 - Staff Report - MF4 Med Bonus w attachments](#)
[11 10 2021 - Staff Report - MF4 w attachments](#)

Items E.-2. and E.-3. are related.

- E.-2. [21-3417](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to allow an additional height bonus for limiting density for qualifying Planned Area Developments (PAD) within the Central Business District (CBD); providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA Review)

Attachments: [12 08 2021 - Staff Report - PAD Bonus Height w attachments](#)

- E.-3. [21-3418](#) An Ordinance of the City of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," to create the "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" to award additional height and a limit of density for qualifying properties; providing for severability, repealer, codification, and an effective date.

Attachments: [12 08 2021 - Staff Report - PAD Bonus Height w attachments](#)

- E.-4. [21-3266](#) 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, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date.

Attachments: [11 10 2021 - Staff Report - Med Bonus w attachments](#)

- E.-5. [21-3252](#) 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 1, "General Provisions," Section 1-109, "Construction Rules," to clearly state that where the provisions of this Zoning Code vary from the applicable requirements of any law, statute, rule, regulation, ordinance, or code, the most restrictive or that imposing the higher standard shall govern, including within the Miami-Dade County Rapid Transit Zone; providing for severability, repealer, codification, and an effective date.

Attachments: [11 10 2021 - Staff Report - RTZ w attachments](#)

- E.-6. [21-3041](#) 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, "Uses," Section 3-206, "Home Office," to provide additional requirements and allowances for a Home Office consistent with the requirements of Chapter 2021-202, Laws of Florida; providing for severability, repealer, codification, and an effective date. (ON 10 13 21, THIS ITEM WAS DEFERRED TO NOVEMBER'S MEETING.)

Attachments: [10 13 2021 - Staff Report - Home Office](#)

- E.-7. [21-3254](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for a Property Rights Element with Goals, Objectives, and Policies; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA Review)

Attachments: [11 10 21 PZB Staff Report - Comp Plan Property Rights w attachments](#)

- E.-8. [21-3290](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text and maps of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide updates and clarifications to the Recreation and Open Space Element, Capital Improvements Element, and all corresponding map series; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA Review)

Attachments: [11 10 21 PZB Staff Report - Comp Plan Recreation Element](#)
[11 10 21 Attachment A - Comp Plan Text Amendments](#)
[11 10 21 Attachment B - REC-1 Level of Service Map](#)
[11 10 21 Attachment C - 2021 Community Recreation Master Plan](#)
[11 10 21 Attachment D - 2021 War Memorial Youth Center Master Plan](#)
[11 10 21 Attachment E - Legal Ad](#)

- E.-9. [21-3293](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update the Mixed-Use Overlay District Map (FLU-2) to be consistent with the Future Land Use Map; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Attachments: [11 10 21 PZB Staff Report - Comp Plan FLU-2 Map w attachments](#)

F. DISCUSSION ITEMS

G. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

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