

City of Coral Gables

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



Agenda - Final

Wednesday, March 9, 2022

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, March 9, 2022 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
- 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*

The following items are related E-1 thru E-5.

- E.-1. [22-3725](#) An Ordinance of the City Commission of Coral Gables approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the east-west public alleyway lying between lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, according to the plat thereof recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date. (LEGAL DESCRIPTION ON FILE) Alley Vacation.

Attachments: [03 09 2022 Staff Report re Regency Tower](#)
[03 09 2022 Attachment A - Applicant's submittal package](#)
[03 09 2022 Attachment B - Site Specific A 36](#)
[03 09 2022 Attachment C - Neighborhood meeting summary](#)
[03 09 2022 Attachment D - Notice](#)
[03 09 2022 Attachment E - Memo from Public Works](#)
[03 09 2022 Attachment F Powerpoint Presentation](#)

- E.-2. [22-3726](#) 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 Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing the number of stories and height limitations for the property legally described as Lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) Text Amendment.

Attachments: [03 09 2022 Staff Report re Regency Tower](#)
[03 09 2022 Attachment A - Applicant's submittal package](#)
[03 09 2022 Attachment B - Site Specific A 36](#)
[03 09 2022 Attachment C - Neighborhood meeting summary](#)
[03 09 2022 Attachment D - Notice](#)
[03 09 2022 Attachment E - Memo from Public Works](#)
[03 09 2022 Attachment F Powerpoint Presentation](#)

- E.-3. [22-3727](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "Regency Tower" on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) PAD

Attachments: [03 09 2022 Staff Report re Regency Tower](#)
[03 09 2022 Attachment A - Applicant's submittal package](#)
[03 09 2022 Attachment B - Site Specific A 36](#)
[03 09 2022 Attachment C - Neighborhood meeting summary](#)
[03 09 2022 Attachment D - Notice](#)
[03 09 2022 Attachment E - Memo from Public Works](#)
[03 09 2022 Attachment F - Powerpoint Presentation](#)

- E.-4. [22-3728](#) A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for the Mixed-Use project referred to as "Regency Tower", on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) TDRs

Attachments: [03 09 2022 Staff Report re Regency Tower](#)
[03 09 2022 Attachment A - Applicant's submittal package](#)
[03 09 2022 Attachment B - Site Specific A 36](#)
[03 09 2022 Attachment C - Neighborhood meeting summary](#)
[03 09 2022 Attachment D - Notice](#)
[03 09 2022 Attachment E - Memo from Public Works](#)
[03 09 2022 Attachment F - Powerpoint Presentation](#)

- E.-5. [22-3729](#) A Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 "Mixed Use Districts" for a mixed-use project referred to as "Regency Towers" on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) Conditional Use Site Plan

Attachments: [03 09 2022 Staff Report re Regency Tower](#)
[03 09 2022 Attachment A - Applicant's submittal package](#)
[03 09 2022 Attachment B - Site Specific A 36](#)
[03 09 2022 Attachment C - Neighborhood meeting summary](#)
[03 09 2022 Attachment D - Notice](#)
[03 09 2022 Attachment E - Memo from Public Works](#)
[03 09 2022 Attachment F - Powerpoint Presentation](#)

- E.-6. [22-3760](#) 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 1-108, "Transitional Rules," to clarify that allowed existing uses of property or permitted as a conditional use of property within the city prior to the effective date of the Zoning Code Update Ordinance No. 2021-07 shall remain in effect as a permitted use of property or a conditional use of property upon the adoption of Ordinance No. 2021-07; providing for retroactive application; providing for severability, repealer, codification, and an effective date.

Attachments: [03 09 2022 Staff Report - Uses w attachments](#)

- E.-7. [22-3723](#) An Ordinance of the City 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," to increase the interior side setback of certain Multi-Family 3 (MF3) properties; providing for severability, repealer, codification, and for an effective date.

Attachments: [03 09 2022 Staff Report - MF3 Side Setback 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.