

City of Coral Gables

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



Agenda

Wednesday, March 14, 2018

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Vice Chairperson Maria A. Menendez
Board Member Jolie Balido-Hart
Board Member Robert Behar
Board Member Marshall Bellin
Board Member Julio Grabiell
Board Member Maria Velez

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

- C.-1. 18-7185** Planning and Zoning Board Meeting Minutes of December 13, 2017.

Attachments: [12 13 17 PZB minutes complete](#)

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

- E.-1. 17-6870** 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 4-101, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, fences and walls, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

Attachments: [03 14 18 PZB Staff Report - Zoning Code Text Amendment - SFR w attachment](#)
[12 13 17 PZB Staff Report - Zoning Code Text Amendment - SFR](#)
[12 13 17 Attachment A - 06 29 17 - Board of Architects Workshop Minutes](#)
[12 13 17 Attachment B - Interactive Map](#)
[12 13 17 Attachment C - Legal Ad](#)
[12 13 17 Attachment D - PPT](#)

- E.-2. 18-7179 Discussion Item: Update to Venera Mixed-Use Site Plan.

Attachments: [03 14 18 Memo Update - Venera PZB](#)
[03 14 18 Attachment A - Applicant's Submittal](#)

New Items for Review:

- E.-3. 18-7180 Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the mixed use project referred to as "Gables Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.

Attachments: [03 14 18 Staff Report - Gables Living w attachments](#)

- E.-4. 18-7181 Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date. (Item deferred by the Applicant.)

- E.-5. 18-7182 Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date. (Item deferred by the Applicant.)

- E.-6. 18-7183 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," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending parking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

Attachments: [03 14 18 PZB Staff Report - ZC Text Amendment - Industrial District small build](#)

- E.-7. 18-7184 An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 11, "Historic Preservation: Designation and Certificates of Appropriateness," Section 3-1104, "Designations Procedures," providing procedures for designation of the City Plan, notice of hearing, and amendments to the Plan, providing for repealer provision, severability clause, codification, and providing for an effective date.

Attachments: [03 14 18 PZB Staff Report - ZC Text Amendment - City Plan 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.