

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda - Final**

**Wednesday, August 29, 2018**

**6:00 PM**

**City Hall, Commission Chambers**

### **Planning and Zoning Board**

*Chairperson Eibi Aizenstat  
Vice Chairperson Maria A. Menendez  
Board Member Rhonda A Anderson  
Board Member Jolie Balido-Hart  
Board Member Robert Behar  
Board Member Julio Grabiell  
Board Member Maria Velez*

**A. CALL TO ORDER****B. ROLL CALL****C. APPROVAL OF THE MINUTES**[18-7688](#)

Planning and Zoning Board Meeting Minutes of July 11, 2018.

**Attachments:** [07 11 18 PZB verbatim mini](#)**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. [18-7684](#)**

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as Lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date. (*Site plan review for a multi-family project to utilize infill regulations in the North Ponce Conservation Overlay District*)

**Attachments:** [2018\\_0829 Staff Report\\_44 Zamora w attachments](#)  
[Attachment A PZB Application - 44 Zamora](#)

- E.-2. [18-7686](#) 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 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" requiring conditional use review for schools located within a Commercial zoning district; providing for severability, repealer, codification, and an effective date. *(Allow schools as a conditional use in Commercial zoned properties)*  
**Attachments:** [08 29 18 PZB Staff Report - Schools w attachments](#)
- E.-3. [18-7744](#) A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses" and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Blvd), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. *(Conditional use approval for the Gables Crest School in an existing building within the Central Business District)*  
**Attachments:** [Deferral](#)
- E.-4. [18-7687](#) 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 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1405, "Landscaping, screening, and design" clarifying requirements for screening of integrated structured parking and requiring additional screening on parking garages; providing for severability, repealer, codification, and an effective date. *(Require parking garage openings to be screened from surrounding properties and rights-of-way to minimize visibility of interior lights and car headlights)*  
**Attachments:** [08 29 18 PZB Staff Report - Garage Screening w attachments](#)

## F. DISCUSSION ITEMS

## G. ADJOURNMENT

**Next Meeting: Friday, September 21, 2018 (ZC Workshop)**

**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](mailto: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.*