

# **City of Coral Gables**

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



## **Agenda - Final**

**Wednesday, May 8, 2019**

**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 Robert Behar  
Board Member Julio Grabiell  
Board Member Alex Mantecon  
Board Member Maria Velez*

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

- C.-1. [19-8444](#) Planning and Zoning Board Meeting of February 13, 2019.

**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

**Legistar Items E.1. and E.-2. are related.**

- E.-1. [19-8621](#) An Ordinance of the City Commission of Coral Gables, Florida, granting approval of a proposed Planned Area Development (PAD) referred to as "Riviera Day School" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the existing Riviera Day School and proposed construction of a multi purpose space and additional classrooms, on the property legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (*PAD re Riviera Day School*)

**Attachments:** [05 08 19 Staff Report Riviera Day School w attachments](#)  
[05 08 19 Attachment A Complete Riviera Day School Submittal 05 08 2019](#)

- E.-2. [18-7685](#) A Resolution of the City Commission of Coral Gables, Florida, requesting conditional site plan review approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," to permit an addition with multipurpose space and classrooms for the existing Riviera Day School on property designated "Special Use (S)" Zoning District, legally described as lots 1 thru 6 and 23 thru 27, Block 206A, Coral Gables Riviera Section Part 14 (6800 Nervia Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date. *(Site Plan review re Riviera Day School)*

Attachments: [05 08 19 Staff Report Riviera Day School w attachments](#)  
[05 08 19 Attachment A Complete Riviera Day School Submittal 05 08 2019](#)

## F. DISCUSSION ITEMS

Legistar Items F.-1. and F.-2. are related.

- F.-1. [19-8599](#) 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 5, "Planned Area Development," Section 3-506 "Application and review procedures for approval of plans;" Division 16, "General Procedures for Developments of Regional Impact;" Article 4, "Zoning Districts," Section 4-206 "Business Improvement Overlay (BIOD) District;" Section 4-402 "Prohibited uses, certain streets;" Article 8 "Definitions;" and Appendix A - "Site Specific Zoning Regulations" removing conflicting and outdated provisions regarding the DRI process, BIOD process, clarifying prohibited uses on certain streets, certain definitions, and conflicting site specifics from the Zoning Code; providing for severability, repealer, codification, and an effective date. *(Zoning Code Update: Removing certain outdated or conflicting regulations in the Zoning Code)*

Attachments: [05 08 19 Zoning Code Update - Removal from Zoning Code](#)

- F.-2. [19-8662](#) An Ordinance of the City Commission of Coral Gables, Florida providing a text amendment to the City of Coral Gables Official Zoning Code (Zoning Code) and the City of Coral Gables Code (City Code) transferring the following divisions and sections from the Zoning Code to the City Code: Article 3, "Development Review," Division 13, "Concurrency Review," Article 4, "Zoning Districts," Section 4-414, "Wild animals and reptiles, keeping," Article 5, "Development Standards," Division 12, "Lighting," Division 15, "Platting Standards" Section 5-1510, "Standards for Subdivision Improvements," and Division 22, "Underground Utilities"; providing for severability, repealer, codification, and an effective date. *(Zoning Code Update: Transferring Certain Provisions from the Zoning Code to the City Code)*

Attachments: [05 08 19 Zoning Code Update - Transfer to City Code](#)

- F.-3. [19-8525](#) 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 1, "Accessory uses," Section 5-107, "Playhouse," and Section 5-109, "Recreational equipment," clarifying provisions for play structures and recreational equipment; providing for severability, repealer, codification, and an effective date. *(Clarify regulations for playhouses in the Zoning Code)*

Attachments: [05 08 19 PZB Staff Report - Zoning Code Text Amendment - Playhouse and Tr](#)

**Next Meeting: June 12, 2019.**

## **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](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.*