

# **City of Coral Gables**

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



## **Agenda - Final**

**Wednesday, July 29, 2020**

**4:00 PM**

**VIRTUAL MEETING**

### **Planning and Zoning Board**

*Chairperson Eibi Aizenstat  
Board Member Rhonda Anderson  
Board Member Robert Behar  
Board Member Rene Murai  
Board Member Venny Torre  
Board Member Maria A. Velez  
Board Member Wayne "Chip" Withers*

*The Planning and Zoning Board will be held as a VIRTUAL MEETING with elected officials and City staff participating through video conferencing. This virtual meeting will be held on the Zoom platform used by the Development Services for live remote comments. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/98638740327>).*

*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: 986 3874 0327 Password: 706755.*

*In addition, the public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (<https://coralgables.legistar.com/Calendar>) or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the start of 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](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.*

*Please note that Governor DeSantis' Executive Order Number 20-69, Executive Order 20-112, and Executive Order 20-150 suspended the requirements of Section 112.286, Florida Statutes, the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.*

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

- C.-1. [20-1492](#) Planning and Zoning Board Meeting Minutes of February 12, 2020.

Attachments: [02 12 2020 Minutes](#)

**D. CHANGES TO THE AGENDA****E. PUBLIC HEARING**

*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. [20-1497](#) An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.

Attachments: [07 29 20 PZB Staff Report - Zoning Code Reorganization and Updated Code](#)  
[07 29 20 Attachment A - Draft Ordinance - Zoning Code Reorganization](#)  
[07 29 20 Attachment B - Draft Ordinance - Entire Zoning Code Update](#)  
[Exhibit A - Proposed Zoning Code \(Attachment B\)](#)  
[Exhibit B - Proposed Zoning Districts \(Attachment B\)](#)  
[07 29 20 Attachment C - Substantive Changes Summary](#)  
[07 29 20 Attachment D - Legal Opinions Summary](#)  
[07 29 20 Attachment E - Zoning Code Update Meetings Summaries](#)  
[07 29 20 Attachment F - Legal Ad](#)  
[07 29 20 Attachment G - PowerPoint Presentations](#)

**E.-2.     [20-1442](#)**

An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, and deleting floor area ratio requirements in certain districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising and clarifying processes for zoning applications; and (9) Article 16, "Definitions"; updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:**     [07 29 20 PZB Staff Report - Zoning Code Reorganization and Updated Code](#)  
                          [07 29 20 Attachment A - Draft Ordinance - Zoning Code Reorganization](#)  
                          [07 29 20 Attachment B - Draft Ordinance - Entire Zoning Code Update](#)  
                          [Exhibit A - Proposed Zoning Code \(Attachment B\)](#)  
                          [Exhibit B - Proposed Zoning Districts \(Attachment B\)](#)  
                          [07 29 20 Attachment C - Substantive Changes Summary](#)  
                          [07 29 20 Attachment D - Legal Opinions Summary](#)  
                          [07 29 20 Attachment E - Zoning Code Update Meetings Summaries](#)  
                          [07 29 20 Attachment F - Legal Ad](#)

**E.-3.     [20-1501](#)**

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code-Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Commercial Low-Rise Intensity; providing for a repealer provision, severability clause, and providing for an effective date.

**Attachments:**     [07 29 2020 - Staff Report - Crafts Section](#)  
                          [07 29 2020 Attachment A Legal Ad](#)  
                          [07 29 2020 Attachment B Courtesy Notice](#)  
                          [07 29 2020 Attachment C PowerPoint Presentation](#)

- E.-4. [20-1502](#) An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Mixed Use 1 (MX1) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, "Process", Section 14-212 "Zoning Code Text and Map Amendments"; providing for a repealer provision, severability clause, and providing for an effective date.

**Attachments:** [07 29 2020 - Staff Report - Crafts Section](#)  
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[07 29 2020 Attachment C PowerPoint Presentation](#)

- E.-5. [20-1503](#) 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 deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

**Attachments:** [07 29 2020 - Staff Report - Crafts Section](#)  
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## F. DISCUSSION ITEMS

### 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.*