



**City of Coral Gables
Local Planning Agency (LPA)/
Planning and Zoning Board Meeting**

**Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134
Wednesday, January 9, 2013, 6:00 p.m. to 9:00 p.m.**

Revised Agenda

1. LPA/Planning and Zoning Board Member Roll Call:

**Eibi Aizenstat, Chairperson
Robert Behar
Jeffrey Flanagan, Vice Chairperson
Julio Grabiell
Pat Keon
Vicente "Vince" Lago
Javier Salman**

2. Approval of the Minutes. Planning and Zoning Board Meeting Minutes of July 11th, 2012.

3. Changes to the Agenda.

4. Public Hearing Procedures

- a. Swearing In of Interested Parties.**
- b. Sign In of Interested Parties:** 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.
- c. Meeting Procedures:** The following format will be utilized; however, the Chairperson in special circumstances may impose variations.
 - Identification of Agenda items by Chairperson
 - Applicant/Agent presentation
 - Planning Staff Presentation
 - Public comments (2-3 minute limitations may be placed on time due to number of speakers)
 - Public comment closes
 - Board discussion
 - Motion and Vote (as applicable)

Public Hearing Item – LPA/Planning and Zoning Board

(Agenda Item No. 5 and 6 are related.)

5. An Ordinance of the City Commission of Coral Gables, Florida on property legally described as Tract “A”, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; requesting the following:
 - a. Site plan review of a proposed two (2) story community center to replace the existing one (1) story facility for exclusive use by Snapper Creek Lakes residents and marina members of a previously annexed subdivision, known as Snapper Creek Lakes Subdivision pursuant to the City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations);
 - b. Encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way; and,
 including required conditions; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, “Site Specific Zoning Regulations”, by creating a new section, “Section A-94 - Snapper Creek Lakes - Tract “A”, providing provisions governing the use of the existing marina facility and community center, on property legally described as Tract “A”, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

7. An Ordinance of the City Commission of Coral Gables, Florida amending the Code of the City of Coral Gables Chapter 105, “Building and Building Regulations”, Section 105-28, “Construction staging plans”, to require City review and approval of decorative wrap and signage placed construction fencing; providing for severability, repealer, codification, and an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for various text amendments to the City of Coral Gables official Zoning Code, adopted via Ordinance No. 2007-01 as follows:

Amendment Number	Zoning Code Reference			Amendment Titles
	Article	Division	Section	
1.	3	9	3-901-905	Clarification of lot and building facing requirements.
	4	1	4-101-103	
	APPENDIX A		A-1	
2.	3	2	3-207	Removal of the \$500.00 dollar building permit threshold for issuance of a building permit.

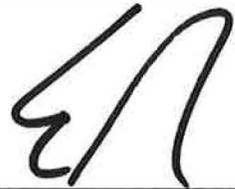
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Amendment Number	Zoning Code Reference			Amendment Titles
	Article	Division	Section	
3.	3	11	3-1107	Removal of appeal provisions for determination of historic significance and eligibility of a property for designation as a local historic landmark and clarification of city application and review requirements.
4.	3	11	3-1115	Requires claims of undue economic hardship to be considered only in conjunction with applications for Historic Preservation Special Certificate of Appropriateness and clarifies for city application and review requirements.
5.	3	11	3-1113	Minor editorial changes to variances provisions considered by the Historic Preservation Board.
6.	4	1	4-103	Reduction of the Multi-Family 2 (MF2) Zoning District setback requirements to accommodate surface parking and parking garages.
7.	4	1	4-101	Exclusion of basement as a part of the calculation of total gross floor area of a single-family residence.
8.	4	2	4-201	Clarification of the maximum allowable height of mixed use buildings within a Mixed Use Overlay District (MXOD) and clarification of the review process.
9.	5	5	5-502	Necessitating historic landmark designation to qualify as a Coral Gables Cottage.
10.	5	5	5-503	Removal of the provisions that allow for a “breezeway” to count as satisfying the minimum residential parking requirements.
		14	5-1409	
11.	5	11	5-1105	Clarification of landscaped open space requirements with reference to landscape materials.
12.	5	14	5-1402	Provides for minimum dimensions for porte-cocheres and clarifies the minimum interior clearance requirements for garages.
13.	5	24	5-2403	Clarification of the permitted height for column caps and architectural features in connection with a fence.
14.	5	28	5-2801	Removal of provisions that classify generators as an auxiliary or accessory use.
15.	5	1	5-101 5-120 5-121 5-122	Clarification of the installation of fountains, planters and flagpoles on properties.

Amendment Number	Zoning Code Reference			Amendment Titles
	Article	Division	Section	
16.	4	1 2 3	4-101 4-102 4-103 4-104 4-201 4-204 4-301 4-302 4-303	Clarification and reorganization of accessory uses and creation of a new Zoning Code Accessory Use Category Table.
17.	4	Beginning of Article 4		Update of the Zoning Code Use Category Table.
18.	8	Definitions		Revised Definitions.

providing for severability, repealer, codification, and an effective date.

9. Adjournment.



Eric Riel, Jr., City Planner

Next Meeting: February 13, 2013

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 for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.