



**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, May 14, 2014, 6:00 p.m. to 9:00 p.m.**

**Agenda**

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

**Eibi Aizenstat, Chairperson  
Marshall Bellin  
Anthony Bello  
Jeffrey Flanagan, Vice Chairperson  
Julio Grabiell  
Maria A. Menendez  
Alberto Perez**

**2. Approval of the Minutes. Planning and Zoning Board Meeting Minutes of April 9, 2014.**

**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
- Planning Staff Presentation
- Applicant/Agent 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 Items – LPA/Planning and Zoning Board**

Items 5 and 6 are related.

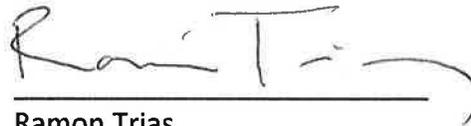
5. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the proposed project referred to as the "Gables Pointe Plaza" on the property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description on file at the City)
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments" from Commercial Limited District (CL) to Commercial District (C) for the property legally described as Lot 13 and Lots 17-23, Block 1B, MacFarlane Homestead and St. Alban's Park Section (280 South Dixie Highway), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal description on file at the City)
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code: amending Article 5, "Development Standards", Section 5-1408, "Common driveways and remote off-street parking", by providing regulations, restrictions and procedures for the use of remote parking in and near the Central Business District ("CBD"); amending the reference to remote parking in Article 5, "Development Standards", Section 5-1409, "Amount of required parking" to match the changes to Section 5-1408; providing for severability, repealer, codification and an effective date. (This item was continued from the March 12, 2014 and April 9, 2014 Planning and Zoning Board meetings).

Items 8 and 9 are related.

8. 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 1, "Residential Districts", Section 4-102, "Multi-Family 1 Duplex (MF1) District", by adding townhouses/row houses as a conditional use within an MF1 zoned district and establishing development standards for such MF 1 uses; providing for severability, repealer, codification and an effective date. (This item was continued from the April 9, 2014 Planning and Zoning Board meeting).
9. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to large scale amendment procedures subject to ss. 163.3184 Florida Statutes, as amended, amending the maximum density permitted for the Land Use Classification "Multi-Family Duplex Density" from nine (9) units per acre to eighteen (18) units per acre; providing for severability, repealer, codification and an effective date. (Local Planning Agency)

10. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Decision Making and Administrative Bodies", Division 8, "Development Review Committee", by updating and codifying Development Review Committee (DRC) procedures and review requirements as originally established in Ordinance No. 2003-45; providing for severability, repealer, codification, and an effective date.

**11. Adjournment.**



Ramon Trias  
Director of Planning and Zoning Division

**Next Meeting: June 11, 2014**

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.