



City of Coral Gables Local Planning Agency / Planning and Zoning Board Meeting

Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134
Wednesday, October 19, 2016, 6:00 p.m. to 9:00 p.m.

Agenda

1. Local Planning Agency (LPA)/Planning and Zoning Board Member Roll Call:

Robert Behar
Marshall Bellin
Jeffrey Flanagan, Chairperson
Julio Grabiell
Maria A. Menendez, Vice Chairperson
Alberto Perez
Frank Rodriguez

2. Approval of the Minutes.

Planning and Zoning Board Meeting Minutes of September 14, 2016.

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)

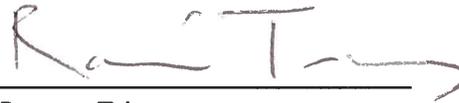
Public Hearing Items – LPA/Planning and Zoning Board

Items 5 through 7 are related. (These items were continued from the September 14, 2016 Planning and Zoning Board meeting.)

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)
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 Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.
7. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.
8. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 4, "Prohibited Uses," Section 4-411, "Parking in residential areas;" amending the provisions for loading and unloading of commercial vehicles within residential districts and within a specified distance of residential districts; providing for repealer provision, severability clause, codification, and providing for an effective date.
9. 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 4-103, "Multi-Family 2 District," Section 4-104, "Multi-Family Special Area District;" Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," Section 4-302, "Commercial District," and Section 4-303, "Industrial District" requiring buildings containing a certain amount of floor area to be approved as a conditional use; providing for repealer provision, severability clause, codification, and providing for an effective date.

Discussion Items - Planning and Zoning Board

- 10.** North Ponce de Leon Boulevard Mixed Use Overlay District: Comprehensive Plan Text Amendment, Comprehensive Plan Map Amendment, Zoning Code Text Amendment, Zoning Map Amendment. Follow-up item from the August 10, 2016 Planning and Zoning Board discussion of the North Ponce Mixed Use Overlay District. This is a draft of the proposed legislative amendments to be presented to the Planning and Zoning Board for review and discussion, prior to scheduling this item for public hearing.
- 11.** Discussion of proposed process for Zoning Code evaluation and recommendations for amendments.
- 12.** Adjournment.



Ramon Trias
Director of Planning and Zoning

Next Meeting: November 9, 2016

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, 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.