



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

**Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134
Wednesday, December 14, 2016, 6:00 p.m. to 9:00 p.m.**

Revised 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 and Annual Report.

- a. Planning and Zoning Board Meeting Minutes of November 9, 2016.
- b. Planning and Zoning Board Annual Report October 2015 - September 2016.

3. Changes to the Agenda.

4. Discussion Item. Ethics discussion requested by Planning and Zoning Board.

5. 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

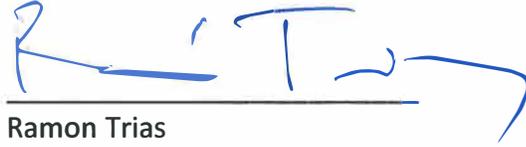
Items 6 through 7 are related.

6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", Section A-12, "Biltmore Section" adding site specific provisions increasing the maximum permitted floor area ratio for the property legally described as Lots 24-38, Block 7, Biltmore Section; providing for repealer provision, severability clause, codification, and providing for an effective date.
7. 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 "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Items 8 through 15 are related. (These items were continued from the November 9, 2016 Planning and Zoning Board meeting.)

8. 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 (S.163.3187, Florida Statutes), providing for the "North Ponce de Leon Boulevard Mixed-Use Overlay District;" providing for severability, repealer and an effective date. (Legal description on file with the City) (LPA review)
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-1.1.3, "Table FLU-4. Mixed-Use Land Use," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "MXOD, Mixed-Use Overlay Districts" Land Use Classification to provide that a Mixed-Use Overlay District may be permitted as an overlay in the Multi-Family Medium Density and the Multi-Family High Density Land Uses; providing for severability, repealer and an effective date. (LPA review)
10. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce de Leon Boulevard Mixed Use District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)

11. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” Section 4-201, “Mixed Use District (MXD)” to allow an MXD Overlay District to be assigned in an Multi-Family 2 Zoning District under certain conditions, and to include provisions for the “North Ponce de Leon Boulevard Mixed Use District” to modify and supplement the existing Commercial and Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances Ponce de Leon Boulevard, and provides a transition to the North Ponce Neighborhood Conservation District; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
12. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, “Development Review,” Division 10, “Transfer of Development Rights” to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the “North Ponce Mixed Use District” overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
13. 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-1.1.3, “Table FLU-1. Residential Land Uses,” pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments;” amending the “Multi-Family Medium Density” Land Use Classification to provide that a maximum density of 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code, shall be permitted for development within designated Residential Infill Districts; providing for severability, repealer and an effective date. (LPA review)
14. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, to create the “East Ponce de Leon Boulevard Residential Infill District” for portions of the Douglas Section, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)
15. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” adding Section 4-208, “East Ponce de Leon Boulevard Residential Infill District” to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances East Ponce de Leon Boulevard, and provides a visual connection between the Douglas Entrance and Ponce de Leon Boulevard; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
16. **Adjournment.**



Ramon Trias
Director of Planning and Zoning

Next Meeting: February 1, 2017

March Meeting: March 15, 2017

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.