



**City of Coral Gables  
Planning and Zoning Board  
Annual Report  
October 2015 – September 2016**

Board Members: Jeffrey Flanagan, Chair Person  
Maria Menendez, Vice Chair  
Robert Behar  
Marshall Bellin  
Anthony Bello  
Julio Grabiell  
Alberto Perez

Secretary: Charles Wu AICP CUD, CNU-A  
Interim Director of Development Services

The annual report of the Planning and Zoning Board for the fiscal year 2015-2016 must set forth the following information.

1. Whether the Board is serving the purpose for which it was created.

*The Planning and Zoning Board is serving the purpose for which it was created.*

2. A list of the Board's major accomplishments:

*Provide below is a chart of all applications heard before the Planning and Zoning Board accompanied by the action taken by the Board and the final action taken by the City Commission:*

<b>Application</b>	<b>PZB Date(s) / Vote(s)</b>	<b>CC Final Hearing Date / Vote(s)</b>
<b>Sign Code</b> - Zoning Code Text Amendment	10.14.15 7-0	12.08.15 5-0
<b>UM DA - Internal Road Phase II</b> - Amendment to the University of Miami Development Agreement	10.14.15 & 12.09.15 6-0	To be determined
<b>Shared Parking Reduction Standards</b> - Zoning Code Text Amendment	10.14.15, 01.13.16 & 02.10.16 5-0	03.29.16 5-0
<b>Mixed Use District</b> - Zoning Code Text Amendment	10.14.15 7-0	03.29.16 5-0
<b>Board of Architects</b> - Zoning Code Text Amendment	10.14.15 7-0	03.29.16 5-0
<b>Gables Ponce III</b> - MXD Site Plan Review	12.09.15 4-2	01.12.16 5-0
<b>311 &amp; 315 Santander Avenue</b> - ZC Site Specifics Text Amendment	12.09.15 6-0	03.15.16 5-0
<b>Villa Valencia</b> - Comprehensive Plan Text Amendment - Zoning Code Text Amendment - Conditional Use Site Plan Review	01.13.16, 04.13.16 & 06.08.16 Deferred	To be determined
<b>Beatrice Row</b> - Re-plat	01.13.16 5-0	To be determined
<b>Giralda Restaurant Row Overlay</b> - Comprehensive Plan Text Amendment - Zoning Code Text Amendment	01.13.16, 02.10.16, 06.08.16, 07.13.16 & 08.10.16 5-0 5-0	To be determined
<b>Building Site Determination</b> - Zoning Code Text Amendment	01.13.16, 02.10.16 4-1	04.12.16 5-0
<b>Various Zoning Code Text Amendments</b>	01.13.16, 02.10.16 5-0	04.12.16 5-0
<b>Green Building Standards</b> - Zoning Code Text Amendment	02.10.16 5-0	04.26.16 5-0
<b>Various ZC Text Amendments</b> - Downtown Overlay District - Trailers Parked in Residential Areas - ZC Site Specific Zoning Regulations	02.17.16 Workshop	

<b>Application</b>	<b>PZB Date(s) / Vote(s)</b>	<b>CC Final Hearing Date / Vote(s)</b>
<b>Construction Trailers in Residential Areas</b> - Zoning Code Text Amendment	03.09.16 Deferred	To be determined
<b>Riviera Country Club</b> - Conditional Use Site Plan Review	04.13.16 6-0	06.14.16 5-0
<b>FVP Red Road</b> - Building Site Determination - ZC Site Specifics Text Amendment	04.13.16 6-0	06.14.16 5-0 5-0
<b>Coral Gables Preschool</b> - Conditional Use Site Plan Review	05.11.16 7-0	05.24.16 5-0
<b>Notice of Public Hearing</b> - Zoning Code Text Amendment	05.11.16 7-0	08.23.16 5-0
<b>Gables Station</b> - Future Land Use Map Amendment - Change of Zoning - Zoning Code Text Amendment - PAD Site Plan Review - MXD Site Plan Review	05.17.16 4-0 4-0 4-0 3-1 3-1	07.26.16 3-2 3-2 3-2 3-2 3-2
<b>Site Specific Zoning Regulations</b> - Zoning Code Text Amendment	06.08.16 Deferred	To be determined
<b>CBD Residential Use</b> - Comprehensive Plan Text Amendment	06.08.16 Deferred	To be determined
<b>Historic Preservation Regulations</b> - Zoning Code Text Amendment	07.13.16 7-0	09.28.16 5-0
<b>North Ponce Neighborhood Conservation District</b> - Change of Zoning - Zoning Code Text Amendment	07.13.16 7-0 7-0	To be determined
<b>Bed &amp; Breakfast Regulations</b> - Zoning Code Text Amendment	07.13.16 7-0	10.11.16 5-0
<b>728 Navarre</b> - Building Site Determination	07.13.16 5-1	To be determined
<b>33 Alhambra</b> - Future Land Use Map Amendment - Change of Zoning - MXD Site Plan Review	07.13.16 Deferred	To be determined
<b>Art in Public Places</b> - Zoning Code Text Amendment	08.10.16 4-1	To be determined
<b>Drive Through Facilities</b> - Zoning Code Text Amendment	08.10.16 Deferred	To be determined
<b>PZB Continuances</b> - Zoning Code Text Amendment	08.10.16 5-0	To be determined
<b>Parks in SFR Zoning Districts</b> - Zoning Code Text Amendment	08.10.16 5-0	10.25.16 5-0
<b>The Henry</b> - MXD Site Plan Review	09.14.16 5-0	10.11.16 5-0
<b>Coral Gables Public Safety Building</b> - Future Land Use Map Amendment - Change of Zoning	09.14.16 5-1 5-1	10.25.16 5-0 5-0
<b>Public Hearing Notification Requirements</b> - Zoning Code Text Amendment	09.14.16 6-0	10.25.16 5-0

*Below is a breakdown of the Board's actions taken based on the month of the meeting:*

Month	# of Applications	Recommended Approval	No Recommendation	Deferred
October	5	3	0	2
November	Meeting Cancelled			
December	3	3	0	0
January	6	1	0	5
February	5	4	0	1
February	Workshop			
March	1	0	0	1
April	3	2	0	1
May 11 <sup>th</sup>	3	2	0	1
May 17 <sup>th</sup>	1	1	0	0
June	4	0	0	4
July	6	4	0	2
August	5	4	0	1
September	3	3	0	0
<b>Total</b>	45	27	0	18

*Applications before the Planning and Zoning Board may contain more than one application request for recommendation by the Board (i.e. MXD Site Plan Review with Change of Land Use and Change of Zoning).*

- Whether the ordinance creating the board should be amended to better enable the board to serve the purpose for which it was created.

*Coral Gables Zoning Code Article 2, Division 2. Planning and Zoning Board does not need to be amended at this time.*

- Whether the board's membership should be modified.

*The Planning and Zoning Board's membership requirements do not need to be modified.*

- The costs, both direct and indirect of maintaining the board.

**COST OF MAINTAINING THE PLANNING AND ZONING BOARD**

STAFF COST	PROFESIONAL SERVICES (Court Reporting)	ADVERTISEMENT COST
\$127,341.84	\$20,164.20	\$3,528.01
<b>TOTAL</b>		\$147,506.04

Supporting Staff	Hours of Meeting preparation	Average meeting duration	Employee salary X benefits X hours	Meetings a year	TOTAL
Secretary (Interim Development Services Dept. Director)	24	2.5	$66.96 \times 1.70 \times 24 = 2,731.96$	12	\$32,783.52
Director of Planning and Zoning Division	24	2.5	$63.77 \times 1.70 \times 24 = 2,601.82$	13	\$33,823.66
City Planner	24	2.5	$46.47 \times 1.70 \times 24 = 1,895.98$	11	\$20,855.78
Principal Planner	40	2.5	$34.03 \times 1.70 \times 40 = 2,314.04$	11	\$25,454.44
Administrative Assistant	40	2.5	$26.51 \times 1.70 \times 40 = 1,802.68$	8	\$14,421.44
Miami Daily Business Review				13	\$3,528.01
Joan Bailey & Associates				13	\$20,164.20
<b>TOTAL</b>					<b>\$147,506.04</b>

*The costs of the Planning and Zoning Board are offset by application fees. Fees for 2015-2016 were: \$131,681.65.*

- A report on authorized fundraising, bank accounts and grant applications and approvals.

*This is not applicable to the Planning and Zoning Board. The Board provides recommendations to the City Commission whose responsibilities do not include any of the above.*

Respectfully Submitted,

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Jeffrey Flanagan  
 Chairperson  
 City of Coral Gables  
 Planning and Zoning Board