



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

**Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134  
Wednesday, September 9, 2015, 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. Presentation of plaque to Eibi Aizenstat in appreciation of serving ten (10) years as a member on the Planning and Zoning Board.**

#### **3. Approval of the Minutes. Planning and Zoning Board Meeting Minutes of August 12, 2015.**

#### **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**

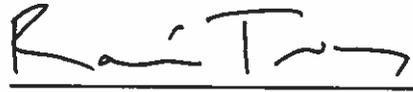
Items 5 through 8 are related.

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 "Residential Multi-Family High Density" for the property legally described as Lots 24-38, Block 7, Biltmore Section (501 - 525 Valencia Avenue), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
6. 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 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 "Residential Multi-Family High Density" Land Use Classification to provide a maximum 100 units/acre density for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
7. 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 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
8. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (501 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; and providing for an effective date.

9. 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 "One Merrick Park" on the property legally described as Lots 8-11 , Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

10. Discussion. US1 Red Sunset Report and Findings.

11. Adjournment.



Ramon Trias  
Director of Planning and Zoning

**Next Meeting: September 16, 2015**

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 Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.