



**City of Coral Gables  
Planning and Zoning Board/Local Planning Agency  
Wednesday, February 11, 2004, 6:00 p.m.  
City Commission Chambers, City Hall**

# Agenda

## 1. Roll Call:

**Tony Gonzalez  
Manny Kadre  
Tom Korge  
Bill Mayville  
Cristina Moreno, Chairperson  
Felix Pardo  
F. Michael Steffens, Vice Chairperson**

**2. Approval of the Minutes.** Planning and Zoning Board/Local Planning Agency Meeting and Planning and Zoning Board Workshop of January 14, 2004.

**3. Changes to the Agenda.**

**4. Swearing in of Interested Parties.**

### ***Public Hearing Procedures:***

***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 at the recording secretary's table. The primary purpose of the sign-in sheet is to assist staff in the recording of the minutes.

***Meeting Procedures:*** The following format will be utilized: however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comments*
- *Public comment closes*
- *Board discussion*
- *Motion*
- *Vote*

**Public Hearing Items – Local Planning Agency**

**New Business:**

- 5. Designation of Land Use.** Consideration of Comprehensive Land Use Plan (CLUP) amendments to City's boundaries and the designation of land use as required for the recently annexed Coral Waterway subdivision (legal description on file with the Planning Department). The specific request includes:
- Amendment to the CLUP Future Land Use Map boundaries to include the Coral Waterway subdivision; and,
  - Designating all properties within Coral Waterway as "Residential Use (Single-Family) Low Density" land use.

*City Commission: 1<sup>st</sup> Reading, Tuesday, March 9, 2004, 9 a.m.  
2<sup>nd</sup> Reading, Tuesday, April 13, 2004, 9 a.m.  
Dates and times are subject to change.*

**(Agenda Items 5 and 7 are related.)**

- 6. Designation of Land Use.** Consideration of Comprehensive Land Use Plan (CLUP) amendments to City's boundaries and the designation of land use as required for the recently annexed Kings Bay subdivision (legal description on file with the Planning Department). The specific request includes:
- Amendment to the CLUP Future Land Use Map boundaries to include the Kings Bay subdivision; and,
  - Designating all properties within Kings Bay as "Residential Use (Single-Family) Low Density" land use.

*City Commission: 1<sup>st</sup> Reading, Tuesday, March 9, 2004, 9 a.m.  
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Dates and times are subject to change.*

**(Agenda Items 6 and 8 are related.)**

**Public Hearing Items – Planning and Zoning Board**

**New Business:**

- 7. Designation of Zoning and Site Specific Regulations.** Consideration of amendments to the City's Zoning Map and Zoning Code for the establishment of zoning districts and creation of site specific regulations as required for the recently annexed Coral Waterway subdivision (legal description on file with the Planning Department). The specific request includes:
- Amendment to the City's Zoning Map to designate all properties within Coral Waterway as "R-6-7", R-7" or "R-9", Residential Single-Family; and,
  - Amendment to the Zoning Code by creating Section 4-28.1, "Coral Waterway."

*City Commission: 1<sup>st</sup> Reading, Tuesday, March 9, 2004, 9 a.m.  
2<sup>nd</sup> Reading, Tuesday, April 13, 2004, 9 a.m.  
Dates and times are subject to change.*

**(Agenda Items 5 and 7 are related.)**

- 8. Designation of Zoning and Site Specific Regulations.** Consideration of amendments to the City's Zoning Map and Zoning Code for the establishment of zoning districts and creation of site specific regulations as required for the recently annexed Kings Bay subdivision (legal description on file with the Planning Department). The specific request includes:
- Amendments to the City's Zoning Map to designate all properties within Kings Bay as "R-9," Residential Single-Family; and,
  - Amendments to the Zoning Code by creating Section 4-63.1, "Kings Bay."

*City Commission: 1<sup>st</sup> Reading, Tuesday, March 9, 2004, 9 a.m.  
2<sup>nd</sup> Reading, Tuesday, April 13, 2004, 9 a.m.  
Dates and times are subject to change.  
(Agenda Items 6 and 8 are related.)*

**Old Business:**

- 9. Zoning Code Text Amendments - Coral Gables Mediterranean Style Design Bonus Regulations.** Various text amendments to the Zoning Code with reference to the Coral Gables Architectural Design Bonus Regulations to include the following:
- Amendment to Article 2, "Definitions," to include/insert new definitions in alphabetical order new definitions which results in the renumbering of the entire Article; and,
  - Repealing existing Article 28, "Coral Gables Mediterranean Architectural Regulations" in entirety and replacing/substituting with new provisions to be known as Article 28, "Coral Gables Mediterranean Style Design Bonus Regulations."

*City Commission: 1<sup>st</sup> Reading, Tuesday, February 24, 2004, 9 a.m.  
2<sup>nd</sup> Reading, Tuesday, March 23, 2004 9 a.m.  
Dates and times are subject to change.*

- 10. Zoning Code Text Amendment – Mixed Use District Regulations.** Amendment to mixed use provisions contained in Zoning Code Section 3-5.

*City Commission: 1<sup>st</sup> Reading, Tuesday, February 24, 2004, 9 a.m.  
2<sup>nd</sup> Reading, Tuesday, March 23, 2004 9 a.m.  
Dates and times are subject to change.*

**11. Planning and Zoning Board Items:**

**12. Planning Director Items:**

- Miami-Dade County School Board discussion of Interlocal Agreement - Vivian Villaamil, Facilities Planning.
- Planning and Zoning Board additional input on CLUP and Zoning Code Rewrite.

**13. Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting: March 10, 2004**

**All meetings are telecast live on Channel 18.**

Any person, who acts as a lobbyist pursuant to the Miami-Dade County Conflict of Interest and Code of Ethics, must register with the City Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person requiring special accommodations for participation in the meeting because of a disability should call Walter Carlson, Assistant Planning Director (305) 460-5213, no less than five working days prior to the meeting.

A copy of the Planning Department staff reports for each item will be available for review in the Planning Department office the Friday before the meeting as well as on the Planning Department's web page at <http://www.coralgables.com>. If a person decides to appeal any decision made by a Board/Committee 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).