



**City of Coral Gables  
Local Planning Agency (LPA)/Planning and Zoning Board Meeting  
Wednesday, January 9, 2008, 6:00 p.m.  
City Commission Chambers, City Hall**

# Agenda

## 1. Roll Call:

**Eibi Aizenstat, Vice Chairperson  
Robert Behar  
Jack Coe  
Pat Keon  
Tom Korge, Chairperson  
Cristina Moreno  
Javier Salman**

**2. Approval of the Minutes.** Planning and Zoning Board Meeting Minutes of November 14, 2007.

**3. Changes to the Agenda.** Postponement of Agenda Item #7.

**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 - 3 minutes per speaker*
- *Public comment closes*
- *Board discussion*
- *Motion*
- *Vote*

**Public Hearing Item(s) – Local Planning Agency (LPA)/Planning and Zoning Board**

5. **Application No. 08-07-024-P. Change of Land Use, Rezoning and Site Plan Review – Bahamian Village.** Proposed amendments to previously approved project referred to as the “Bahamian Village” on property legally described as Lots 7-27, Block 1B, MacFarlane Homestead and St. Albans Park Section (multiple street addresses), Coral Gables, Florida, requesting the following:
  1. Change of land use from “Residential Use (Single-Family) Low Density” to “Commercial, Low-Rise Intensity” on Lot 24 as prerequisite for rezoning and site plan review for inclusion in the previously approved project.
  2. Change of zoning from “SFR”, Single Family Residential to “CL”, Commercial Limited on Lot 24.
  3. Site plan review of proposed amendments to the previously approved project on Lots 7-27 consisting of a two story commercial building and 79 surface parking spaces.
  
6. **Zoning Code Text Amendment – Article 3, Division 13, Concurrency Review.** An Ordinance providing for text amendments to the Zoning Code, Article 3, Division 13, entitled “Concurrency Review,” providing for updates to concurrency review provisions and procedures, including the addition of public school concurrency review procedures necessary to meet State of Florida mandated public school concurrency requirements; providing for severability, repealer, codification, and an effective date.
  
7. **Zoning Code Text Amendment – Article 3, Development Review, Section 3-206, Building Site Determination.** An Ordinance amending Article 3, Section 3-206 of the Coral Gables Zoning Code, Section 3-206 entitled “Building Site Determination”, by providing revisions to the standards of approval, conditions of approval, review criteria, time limitations for approval and other miscellaneous changes; providing for severability, repealer, codification, and an effective date.

**(POSTPONED TO A FUTURE DATE.)**
  
8. **Planning Director’s Items:**
  
9. **Board Items/City Commission Updates:**
  
10. **City Projects Updates:**
  
11. **Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting: February 13, 2008, 6:00 p.m.**  
**All meetings are telecast live on Channel 77.**

Any person, who acts as a lobbyist pursuant to City of Coral Gables Ordinance No. 2006-11, 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.

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).

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.

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>.

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