



**City of Coral Gables  
Local Planning Agency (LPA)/Planning and Zoning Board Meeting  
Wednesday, May 14, 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 April 9, 2008.

**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 - 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. 02-07-480-P. Change of Land Use, Rezoning, Planned Area Development (PAD) Review, Site Plan Review and Conditional Use Special Location Review pursuant to Ordinance No. 1525, as amended.** Local Planning Agency (LPA) / Planning and Zoning Board review of one development proposal which includes five (5) separate applications for the proposed PAD project referred to as “Gables Waterway”, as follows:

1. Change of Land Use from “Commercial Use, Low-Rise Intensity” to “Residential Use (Multi-Family) Low Density” on Lots 1-4, Block 6, Singer Subdivision, “Residential Use (Multi-Family) Duplex Density” to “Residential Use (Multi-Family) Low Density” on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, and “Commercial, Low-Rise Intensity” for Parcel “A’ (no land use currently assigned).
2. Change of Zoning from “CL”, Commercial Limited (“CA”, Commercial) to “MF2”, Multi Family 2 District (“A-13”, Apartment) on Lots 1-4, Block 6, Singer Subdivision, “MF1”, Multi Family 1 Duplex District (“D-10”, Duplex) to “MF2”, Multi Family 2 District (“CA”, Commercial) on Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision and “CL”, Commercial Limited (“CA”, Commercial) for Parcel “A’ (no zoning currently assigned).
3. PAD review pursuant to Zoning Code Article 9, “Planned Area Development”, Section 9-1 thru 9-10 (entire property excluding a portion of Lot 8 and a portion of the area designated as University Waterway, Block 208, Second revised Plat of Coral Gables Riviera Section Part 14).
4. Site plan review for entire proposed project (entire property legally described below, including PAD parcel and commercial parcel located on southwest corner of South Alhambra Drive / U.S.1 intersection).
5. Conditional Use Special Location Review to allow Mediterranean architectural bonuses adjacent to “SFR”, Single Family Residential (“R”, Residential) and “MF1”, Multi Family 1 Duplex District (“D”, Duplex) zoned property.

Submitted by Amace Properties, Inc., owner, for the property located on all of Tract “K”, Addition to Riviera Waterways Section, Lots 1-4, Block 5 and Lots 1-4, Block 6, Riviera Waterways Section, Lot 5, Block 5 and Lot 5 and 5-A, Block 6, Singer Subdivision, a portion of Lot 8 and a portion of the area designated as University Waterway, Block 208, Second revised Plat of Coral Gables Riviera Section Part 14, and Parcel “A” lying between Lot 1, Block 5, Riviera Waterways Section and Tract “K”, Addition to Riviera Waterways Section (6100 Caballero Boulevard), Coral Gables, Florida.

**6. Planning Director’s Items:**

**7. Board Items/City Commission Updates:**

**8. City Projects Updates:**

**9. Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting: June 11, 2008, 6:00 p.m.  
All meetings are telecast live on Channel 77.**

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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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