



**City of Coral Gables  
Local Planning Agency (LPA)/Planning and Zoning Board Meeting  
Wednesday, March 10, 2010, 6:00 p.m.  
City Commission Chambers, City Hall**

# Agenda

## 1. Roll Call:

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

**2. Approval of the Minutes.** Planning and Zoning Board Meeting Minutes of January 13, 2010.

**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. 07-09-088-P. Change of Land Use, Rezoning and Site Plan Review.** Review of one development proposal which includes three (3) separate applications for the proposed commercial project referred to as the “Riviera Professional Office Building”, requesting the following:

Local Planning Agency (LPA) review for the following:

1. An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from “Residential Use (Multi Family) Low Density” to “Commercial Use, Low-Rise Intensity” for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

Planning and Zoning Board review for the following:

2. An Ordinance of the City Commission of Coral Gables approving a change of zoning from Multi-Family 2 District (MF2) to Commercial Limited (CL) for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables granting site plan approval for the construction of a 3 story/45’ high, 14,590 sq. ft. commercial office building on the property legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; and including required conditions; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

**6. Discussion Item:**

**7. Planning Director’s Items:**

**8. Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting: April 14, 2010, 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.