



**City of Coral Gables  
Local Planning Agency (LPA)/Planning and Zoning Board Meeting  
Wednesday, August 13, 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. Election:

- Election of Chairperson and Vice Chairperson.
- Appointment of Planning and Zoning Board Member (requires City Commission confirmation).

## 3. Approval of the Minutes. Planning and Zoning Board Meeting Minutes of May 28, 2008.

## 4. Changes to the Agenda.

## 5. 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**

- 6. Application No. 02-07-455-P. Change of Land Use, Rezoning and Site Plan and Review.** Review of one development proposal which includes three (3) separate applications for the proposed commercial project referred to as “2600 LeJeune Office Building”, located on Lots 25-32, Block 6, Biltmore Section (2524 LeJeune Road), Coral Gables, Florida, requesting the following:

Local Planning Agency (LPA) review for:

1. Change of Land Use from “Commercial Use, Low-Rise Intensity” to “Commercial Use, High-Rise Intensity” as prerequisite for site plan review for the proposed commercial project.

Planning and Zoning Board review for:

2. Change of Zoning from “MFSA”, Multi Family Special Area to “C”, Commercial to correct the existing inconsistent multi-family residential zoning designation to be in compliance with the property’s commercial land use designation.
3. Site Plan Review for a proposed ten (10) story commercial office building referred to as “2600 LeJeune Office Building”.

- 7. Application No. 07-08-073-P. Change of Comprehensive Land Use Plan map and Change of Zoning District map classifications.** Change to the Comprehensive Land Use Plan map designations and change in zoning district map classifications to correct existing inconsistent map designations for the following public City parks and recreational areas:

Local Planning Agency (LPA) review for:

1. Change of Land Use from “Residential Use (Single-Family) Low Density” to “Parks and Recreational Use” as prerequisite for a change of zoning district for the following:
  - a. Rotary Centennial Park (Lots 5-6, Block 17, Flagler Street Section).
  - b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
  - c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

Planning and Zoning Board review for:

2. Change of Zoning District from “Single-Family Residential (SFR)” to “Special Use (S)” for the following:
  - a. Rotary Centennial Park (Lots 5-8, Block 17, Flagler Street Section).
  - b. San Sebastian Park (Lots 5-6, Block 44, Crafts Section).
  - c. Maggiore Park (Lots 1-3, Block 99, Riviera Section #2).

- 8. Zoning Code Text Amendment – Article 5 – Development Standards (Parking Lifts).** An Ordinance of the City of Coral Gables amending the text of the Official Zoning Code, Article 5., “Development Standards”, Division 14, “Parking, Loading and Driveway Requirements”, Section 5-1410., “Miscellaneous parking standards”; and Article 8., “Definitions”; providing for updated automated parking storage provisions and definitions; providing for repeal, providing severability, providing for codification thereof, an effective date, and repealing all ordinances inconsistent herewith.

- 9. Planning Director’s Items:**

- 10. Board Items/City Commission Updates:**

- 11. City Projects Updates:**

**12. Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting: September 10, 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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