



**City of Coral Gables
Planning and Zoning Board Meeting
Wednesday, December 10, 2008, 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 November 12, 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) – Planning and Zoning Board

Old Business:

5. **Application No. 06-08-070-P. Mixed-Use (MXD) Site Plan Review and Vacation of Public Alleyway.** Planning and Zoning Board review of a development proposal which includes two (2) separate applications for the proposed project referred to as “DYL Merrick MXD” on property legally described as all of Block 16, Industrial Section (4601 LeJeune Road), bounded by LeJeune Road, Greco Avenue and Granello Avenue, Coral Gables, Florida, as follows:
- 1) Mixed use (MXD) site plan review for the proposed mixed use project.
 - 2) Vacation of public alleyway.

6. **Proposed Zoning Code Text Amendment pursuant to a Proposed Settlement Agreement with Fernando Menoyo and Almeria Row, LLC, represented by Tew Cardenas, LLP.**

Zoning Code Text Amendment – Appendix A, Site Specific Zoning Regulations. An Ordinance of the City of Coral Gables amending the text of the Official Zoning Code, Appendix A, Site Specific Zoning Regulations providing for changes to the allowable townhouse building height for specific properties from 35 to 45 feet pursuant to a City of Coral Gables City Commission Settlement Agreement; providing for repeal, providing severability, providing for codification thereof, and providing for an effective date.

7. **Zoning Code Text Amendment – Article 5, Division 16, “Roofs”, and Article 8, “Definitions”.** An Ordinance of the City of Coral Gables amending the text of the Official Zoning Code, Article 5, Division 16, providing for clarification of the permitted roofing material of copper roofs, and Article 8, providing for a definition of “copper,” providing for repeal, providing severability, providing for codification thereof, and providing for an effective date.

New Business:

8. **Zoning Code Text Amendment – Article 2, Division 7, “Administrative Decision Makers and Enforcement Officers”.** An Ordinance of the City of Coral Gables amending the Zoning Code, Article 2, “Decision Making and Administrative Bodies”, Section 2-702, entitled “City Attorney”, to provide the proper procedures to follow to review rulings of the City Attorney; and providing for severability, repealer, codification, and an effective date.

9. **Zoning Code Text Amendment – Article 8, “Definitions”.** An Ordinance of the City of Coral Gables amending the Zoning Code, Article 8, entitled “Definitions” to amend the definition of “Family” to reflect the appropriate constitutional requirements; and providing for severability, repealer, codification, and an effective date.

10. **Zoning Code Text Amendment - Article 5, Division 19, “Signs”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Division 19, entitled “Signs”, Section 5-1909, “Campaign”, by providing for the allowance of campaign or political signs in residential districts, providing the size of campaign and political signs in residential districts, providing for the length of time campaign or political signs are allowed in the City of Coral Gables following elections; and, Article 8, “Definitions”, by adding a definition for “political signs” and “campaign signs”; and providing for severability, repealer, codification, and an effective date.

11. **Zoning Code Text Amendment – Article 2, Division 5, “Historic Preservation Board”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 2, Division 5, “Historic Preservation Board”, Section 2-502, entitled “Membership; Terms; Vacancies; Removal”, to amend the current membership to require two architects on the Historic Preservation Board; and providing for

severability, repealer, codification, and an effective date.

- 12. Zoning Code Text Amendment – Article 5, Division 8, “Docks, Wharves, Mooring Piles and Watercraft Moorings”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Division 8, Section 5-805, entitled “Davits, watercraft lifts and floating watercraft lifts”, to amend the number of davits permitted on a property; and providing for severability, repealer, codification, and an effective date.

Discussion:

- 13. Comprehensive Land Use Plan “Evaluation and Appraisal Report (EAR) Based Amendments” (Update of Comprehensive Land Use Plan pursuant to the Department of Community Affairs comments on the EAR).** An Ordinance of the City of Coral Gables amending the text of the City’s Comprehensive Land Use Plan (CLUP) pursuant to the findings and recommendations of the City’s adopted 2006 Evaluation and Appraisal Report (EAR) and State of Florida growth management statutes and requirements, providing for repeal, providing severability, providing for codification thereof, and providing for an effective date.

(This is an introduction and discussion of update to the CLUP; a recommendation for approval is not being sought at this time.)

- 14. Planning Director’s Items:** Planning and Zoning Board 2009 Calendar/Meeting Dates

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

- 16. City Projects Updates:**

- 17. Adjournment.**

Eric Riel, Jr.
Planning Director

**Next Meeting: January 14, 2009, 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.