

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda - Final

Wednesday, July 13, 2022

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Board Member Robert Behar
Board Member Alexander Bucelo
Board Member Claudia Miro
Board Member Luis Revuelta
Board Member Venny Torre
Board Member Wayne "Chip" Withers

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, July 13, 2022 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the Planning and Zoning Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

C.-1. [22-4233](#) Planning and Zoning Meeting of June 8, 2022.

Attachments: [06 08 22 Minutes mini](#)
[June 2022 - All Public Comments](#)
[Entered in by Applicant - 06 08 22 PZB Hearing](#)

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: 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 record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

OLD BUSINESS

- E.-1. [21-2004](#) An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)

Attachments: [07 13 2022 - PZB Ponce Residences memo](#)

[07 13 2022 Attachment A - CAO Legal Opinion 2022-004](#)

[07 13 2022 Attachment B - 06 08 22 PZB Staff Report w attachments](#)

[06 08 2022 - Ponce Park Residences - PZB Staff Report](#)

[06 08 2022 Attachment A - Applicant Submittal](#)

[06 08 2022 Attachment B - Updated Trip Generation Analysis](#)

[06 08 2022 Attachment C - Mailed Notice and Legal Ad](#)

[06 08 2022 Attachment D - PowerPoint Presentation](#)

[05 11 22 Ponce Residences - Deferment Memo](#)

[08 11 21 Ponce Park Residences - PZB Staff Report](#)

[08 11 21 Ponce Park Residences - Attachments A & B - Applicant Amended St](#)

[08 11 21 Ponce Park Residences - Attachments C to I](#)

F. DISCUSSION**G. ADJOURNMENT**

NOTE

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.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or 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 or City Commission 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 meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.