



City of Coral Gables  
Planning and Zoning Board/Local Planning Agency  
Wednesday, April 9, 2003, 6:00 p.m.  
City Commission Chambers, City Hall

# Revised Agenda

## 1. Roll Call:

Jorge Hernandez  
Manny Kadre  
Tom Korge  
Randy Liebler, Vice-Chairman  
Cristina Moreno  
Felix Pardo, Chairman  
F. Michael Steffens

2. **Approval of the Minutes.** Planning and Zoning Board Meeting – March 12, 2003.

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*
- *Public comment closes*
- *Board discussion*
- *Motion*
- *Vote*

**Public Hearing Items – New Business:**

5. **Application No. 09-02-077-P - Change of Land Use.** The Related Group of Florida, applicant, City of Coral Gables, owner, requesting a change of land use from “Commercial, Mid-Rise Intensity” to “Commercial, High-Rise Intensity” for the property commonly known as City Parking Garage No. 4, and legally described as Lots 22-43, Block 1, Crafts Section (345 Andalusia Avenue), Coral Gables, Florida. The change of land use is a pre-requisite for mixed use site plan review to permit the construction of a ten (10) story, 97’ high building containing first floor retail, multi-family residential units and parking garage. (The applicant deferred this item from the December 11, 2002 meeting.)

*Item deferred as per applicant’s request.*

6. **Application No. 09-02-077-P – Mixed Use Site Plan Review.** Submitted by The Related Group of Florida, applicant, City of Coral Gables, owner, requesting mixed use site plan review and parking reduction pursuant to Section 3-5(b) of the Zoning Code for the property commonly known as City Parking Garage No. 4, and legally described as Lots 22-43, Block 1, Crafts Section (345 Andalusia Avenue), Coral Gables, Florida. The proposal consists of a ten (10) story, 97’ high building containing first floor retail, multi-family residential units and parking garage. (The applicant deferred this item from the December 11, 2002 meeting.)

*Item deferred as per applicant’s request.*

7. **Application No. 07-02-069-P – Rezoning and Site Plan Review.** Submitted by Zeke Guilford, Esq., applicant, 400 University LLC, owner, requesting a change of zoning from “XR-14”, Residential and “XD-10”, Duplex to “CB”, Commercial, and site plan review for the Junior Chamber of Commerce (JCI) Building located on Lots 1-10, Block 119, Country Club Section 6 (400 University Drive), Coral Gables, Florida. The change of zoning and site plan review are required to allow commercial use of the existing building which was previously occupied by JCI International Headquarters.

*Item deferred as per applicant’s request.*

8. **Discussion Item.** Introduction and discussion of the City’s Ethic Ordinance by the City Attorney.

9. **Planning and Zoning Board Items:**

10. **Planning Director Items:**

Presentation of Charrette Implementation Strategies.

11. **Adjournment.**

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Eric Riel, Jr.  
Planning Director

**Next Meeting**  
**Regular Meeting: May 14, 2003**

**All meetings are telecast live on Channel 18.**

Any person, who acts as a lobbyist pursuant to the Miami-Dade County Conflict of Interest and Code of Ethics, 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.

Any person requiring special accommodations for participation in the meeting because of a disability should call Walter Carlson, Assistant Planning Director (305) 460-5213, no less than five working days prior to the meeting.

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.citybeautiful.net>. 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).

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