



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Multi-Family 4 (MF4) Zoning Code Text Amendment**
Public Hearing: Planning and Zoning Board
Date & Time: **November 10, 2021; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

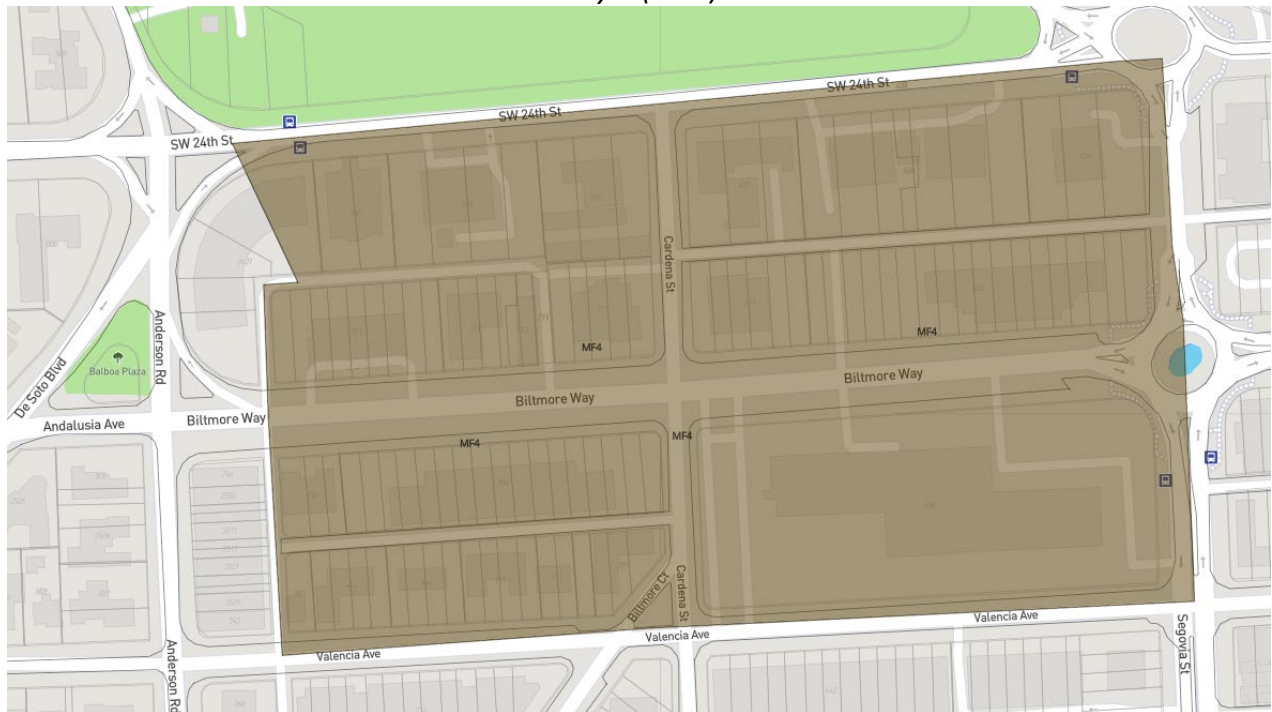
The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height for Multi-Family 4 (MF4) properties south of Biltmore Way; providing for severability, repealer, codification, and for an effective date.

2. APPLICATION SUMMARY

At the request of the City Commission, Staff has drafted a Zoning Code text amendment to remove the ability to obtain additional building height using the Mediterranean Bonus program for all properties zoned Multi-Family 4 (MF4) District south of Biltmore Way.

Multi-Family 4 (MF4) Districts



The MF4 zoning district was created as a result of the Zoning Code Update to be consistent with the Multi-Family Residential High Density land use designation of the Comprehensive Plan. As allowed in the land use, additional height is secured when complying with the Mediterranean Bonus program to a maximum of 190.5 feet, from the building height of 150 feet. However, the City Commission has requested to remove the ability to obtain the bonus height for properties south of Biltmore Way, and only allow the additional density and intensity, as allowed in the former zoning district of Multi-Family Special Area (MFSA). The proposed maximum for all MF4 zoned properties south of Biltmore Way is 150 feet. The previous maximum height with Mediterranean Bonus of 190.5 feet will be removed.

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	11.10.21
City Commission – 1 st Reading	11.09.21
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,000 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,368 notices were mailed.

A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Mailed notice within 1,000 feet of MF4 zoning	10.27.21
Legal advertisement	10.29.21
Posted agenda and Staff report on City web page/City Hall	11.04.21

4. FINDINGS OF FACT

The requests are Text Amendments to Section 2-100 “Residential Districts” and Section 5-200 “Mediterranean Standards.” The proposed changes are provided as Attachment A in ~~striethrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to not allow additional building height for Mediterranean style buildings, as desired by the residents.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendments do not directly impact the residential use which is allowed in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment does not affect the densities nor intensities of the residential land uses. The proposed amendment limits the height of Mediterranean style buildings.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment clarifies limits the height of Mediterranean style buildings and will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment is to fulfill the objectives and policies of the Comprehensive Plan to protect residential neighborhoods by not allowing additional height with architectural incentives.

Staff comments:

The proposed text amendments to Section 2-100 “Residential Districts” and Section 5-200 “Mediterranean Standards” limits the building height for Mediterranean style buildings that promotes compatibility within a residential neighborhood. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are satisfied.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height for Multi-Family 4 (MF4) properties; providing for severability, repealer, codification, and for an effective date.

Staff recommends **Approval**.

6. ATTACHMENTS

- A. Draft Ordinance with proposed text amendments.
- B. Mailed Notice and Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services for Planning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 4, "ZONING DISTRICTS," SECTION 2-100, "RESIDENTIAL DISTRICTS" AND ARTICLE 5, "ARCHITECTURE," SECTION 5-200, "MEDITERRANEAN STANDARDS;" TO REMOVE THE MEDITERRANEAN BONUS OF HEIGHT FOR MULTI-FAMILY 4 (MF4) PROPERTIES SOUTH OF BILTMORE WAY; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the former Multi-Family Special Area (MFSA) required all buildings to obtain Mediterranean Bonus but did not allow the additional bonus building height; and

WHEREAS, the Zoning Code Update that was adopted via Ordinance No. 2021-07 (As Amended) created the Multi-Family 4 zoning district to be consistent with the Multi-Family Residential High Density land use of the City's Comprehensive Plan Future Land Use Element that allows additional building height and density; and

WHEREAS, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to remove the ability to obtain additional building height under the Mediterranean Bonus for all properties zoned Multi-Family 4 (MF-4) District; and

WHEREAS, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission on November 9, 2021, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published and a public notice was mailed to all property owners of record within a one-thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 10, 2019, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: _ to _) of the text amendment; and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on (month) (day), 2021, at which hearing all interested parties were afforded the opportunity to be heard.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹.

Article 2. Zoning Districts

Section 2-100. Residential Districts.

Section 2-100. Residential Districts Table.

Use categories		SFR	MF-1	MF-2	MF-3	MF-4		
A	Lot occupation							
1	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2	Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3	Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4	Open Space Minimum	40%	40%	25%	25%	25%	25%	25%
B	Density							
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3	Unit Size Minimum (Square feet)	NA	500	500	500	500	500	500
4	Floor Area Ratio (FAR)	NA	NA	2.0	2.0	NA	NA	2.0
5	FAR Med. Bonus I	NA	NA	2.2	2.2	NA	NA	2.2
6	FAR Med. Bonus II	NA	NA	2.5	2.5	NA	NA	2.5
C	Setback minimums (feet)							
1	Principal Front	25	25	10	10	10	10	10
2	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0/5	5	10
3	Side Street	15	15	10	10	10	10	10
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	10	10	5	5	5	5	5
6	Waterway	35 ft	35	35	35	35	35	35
D	Stepback (feet)							

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

Use categories		SFR	MF-1	MF-2		MF-3		MF-4
1	Stepback Front	0	0	0	10	0	0	0
2	Stepback Side	0	0	0	10	0	0	10
3	Stepback Side Street	0	0	0	10	0	0	10
4	Stepback Rear	0	0	0	10	0	0	10
5	Stepback Rear at Alley	0	0	0	10	0	0	10
E Building height maximums (stories/feet)								
1	Principal Building	2 stories/ 25	2 stories/ 25/30	45	70	45	45	150
2	Accessory Building	1 story	1 story	2 stories	2 stories	2 stories	2 stories	NA
3	Mediterranean Bonus I	NA	NA	5 stories /63.5	7 stories /83.5	NA	NA	14 stories /163.5
4	Mediterranean Bonus II	NA	NA	6 stories /77	8 stories /97	NA	NA	16 stories /190.5

General Notes:

1. Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
2. An additional five (5%) of landscaped open space on elevated levels of multifamily buildings and other requirements shall apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
3. Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
4. Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
5. The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.
6. Multi-Family 4 (MF4) Mediterranean Bonus I and II building height maximums shall only apply to properties north of Biltmore Way.

Article 5. Architecture

Section 5-200. Mediterranean Standards

Section 5-201. Coral Gables Mediterranean style design standards.

The Coral Gables Mediterranean style design standards incorporate a basic required standard (Table 1), and two additional levels of standards (Tables 2 and 3).

A. Purpose and applicability.

4. In the MF3 and MF4 Districts, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ten (10) of the standards in Table 2; however, the bonus heights shall not apply to MF4 for properties south of Biltmore Way and MF3.

C. Level 1 bonus – Standards for Coral Gables Mediterranean Style ~~all types of architectural design~~. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story ~~for all types of architectural designs of buildings~~. The allowable stories shall not exceed are subject to the subject property applicable CP Map designation per and the height as is regulated by the Zoning Code. The allowable stories and height are as follows:

District Designations	Building Site Area Minimum (square feet)	Additional stories/feet available for all types <u>Coral Gables Mediterranean</u> of architectural design
Residential Uses (Multi Family)		
MF2	5,000	+ 1 story /13.5 feet = 5 stories / 63.5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet
*MF4	10,000	+ 1 story /13.5 feet = 14 stories /163.5 feet
Mixed Uses		
	10,000	+ 1 story /13.5 feet = 5 stories / 63.5 feet
MX2	2,500	+ 1 story /13.5 feet = 5 stories / 63.5 feet
	10,000	+ 1 story /13.5 feet = 7 stories / 83.5 feet
MX3	2,500	+ 1 story /13.5 feet = 5 stories / 63.5 feet

*Additional stories/feet available for MF4 shall only apply to properties north of Biltmore Way.

E. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

District Designations	Building Site Area Minimum (square feet)	Allowable maximum feet	Maximum total feet available pursuant to Article 5-201	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
MF2	5,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet / 100 feet (RIR)
*MF4	10,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
MX1	10,000	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
MX2	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
MX3	2,500	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
	10,000	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
	20,000	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet

*Additional stories/feet available for MF4 shall only apply to properties north of Biltmore Way.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2021.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:


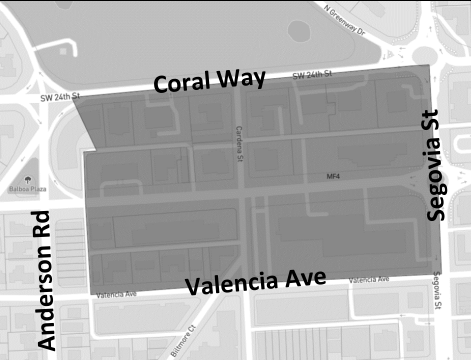
VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

MIRIAM SOLER RAMOS
CITY ATTORNEY

	<h2 style="text-align: center;">City of Coral Gables Notice of Public Hearings</h2>	
Applicant:	City of Coral Gables	
Application:	Zoning Code Text Amendment: Removal of MF-4 Mediterranean Bonus Height	
Property:	All properties zoned Multi-Family 4 (MF-4) in Blocks 1, 2, 8, and 10, Biltmore Section	
Public Hearing- Date/Time/ Location:	<p>City Commission Tuesday, November 9, 2021, starts at 9:00 a.m.</p> <p>Planning & Zoning Board Wednesday, November 10, 2021, starts at 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the City Commission will conduct a Public Hearing on **Tuesday, November 9, 2021, starting at 9:00 a.m.** The Planning & Zoning Board will also conduct a Public Hearing on **Wednesday, November 10, 2021, starting at 6:00 p.m.** The City Commission and the Planning & Zoning Board will be considering a Zoning Code text amendment to remove the ability to obtain additional height for all properties zoned Multi-Family 4 (MF4) District. The new maximum height will be 150 feet. The previous maximum height with Mediterranean Bonus of 190.5 feet will be removed.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

Zoning Code Text Amendment. *An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height for Multi-Family 4 (MF4) properties; providing for severability, repealer, codification, and for an effective date.*

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.

Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

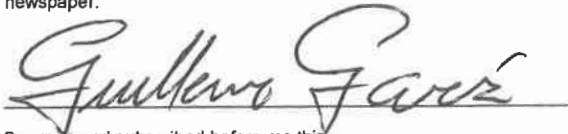
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL
PLANNING AGENCY / PLANNING AND ZONING BOARD - NOV
. 10, 2021

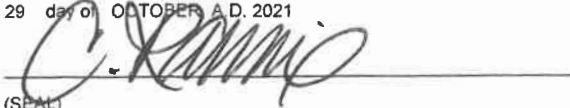
in the XXXX Court,
was published in said newspaper in the issues of

10/29/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
29 day of OCTOBER A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING HYBRID MEETING ON ZOOM PLATFORM

City Public Hearing Dates/Times Location	Local Planning Agency / Planning and Zoning Board Wednesday, November 10, 2021, 6:00 p.m. City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134
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PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 2-100, "Residential Districts" and Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to remove the Mediterranean Bonus of height for Multi-Family 4 (MF4) properties; providing for severability, repealer, codification, and for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 1, "General Provisions," Section 1-109, "Construction Rules," to clearly state that where the provisions of this Zoning Code vary from the applicable requirements of any law, statute, rule, regulation, ordinance, or code, the most restrictive or that imposing the higher standard shall govern, including within the Miami-Dade County Rapid Transit Zone; providing for severability, repealer, codification, and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-206, "Home Office," to provide additional requirements and allowances for a Home Office consistent with the requirements of Chapter 2021-202, Laws of Florida; providing for severability, repealer, codification, and an effective date. (ON 10 13 21 ITEM WAS DEFERRED TO THE NOVEMBER MEETING.)

Local Planning Agency

5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking," Section 10-110, "Amount of required parking" and Article 16, "Definitions," to clarify parking requirements related to single-family building alterations and update the definition for a single-family residence regarding the use of covered open air walkways, and location of porte-coches and carports; providing for severability, repealer codification, and an effective date. (ON 10 13 21 ITEM WAS DEFERRED TO THE NOVEMBER MEETING.)
6. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for a Property Rights Element with Goals, Objectives, and Policies; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text and maps of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide updates to the Recreation and Open Space Element and all corresponding map series; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
8. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update the Mixed-Use Overlay District Map (FLU-2) to be consistent with the Future Land Use Map; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, November 10, 2021, commencing at 6:00 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 City Commission 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 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 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 prior to the meeting.

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

Sincerely,
Ramon Trias
Assistant Director of Planning and Zoning
City of Coral Gables, Florida
10/29

21-91/0000559865M

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