

# City of Coral Gables

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

## Meeting Minutes

### Planning and Zoning Board

*Chairperson Eibi Aizenstat*  
*Vice Chairperson Robert Behar*  
*Board Member Julio Grabiell*  
*Board Member Sue Kawalerski*  
*Board Member Felix Pardo*  
*Board Member Javier Salman*  
*Board Member Wayne "Chip" Withers*

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Thursday, September 21, 2023

6:00 PM

City Hall, Commission Chambers

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The Planning and Zoning Board will be holding its regular board meeting on Thursday, September 21, 2023 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

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](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

**A. CALL TO ORDER**

**Julio Grabiél arrived late - 6:13 p.m.**

**Present:** 7 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiél, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

**C.-1.** [23-6247](#) Planning and Zoning Board Minutes July 12, 2023.

**Julio Grabiél arrived at 6:13 p.m.**

**Yeas:** 6 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**Absent:** 1 - Board Member Grabiél

**D. CHANGES TO THE AGENDA**

**E. PUBLIC HEARING**

**NEW BUSINESS**

**AGENDA ITEMS E-1 THRU E-4 ARE RELATED - 33 ALHAMBRA**

**E.-1.**     [23-5974](#)     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 Mid-Rise Intensity" to "Mixed-Use" for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review) (07 12 23 PZB meeting - deferred by Applicant)

**Agenda Items E-1 thru E- 4 are related. Robert Behar recused himself. Moiton to defer made by S. Kawalerski, 2nd by F. Pardo.**

**Yeas:** 4 - Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**Nays:** 2 - Chairperson Aizenstat and Board Member Grabiell

**Abstentions:** 1 - Vice Chairperson Behar

**E.-2.**     [23-5975](#)     An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

**Agenda Items E-1 thru E- 4 are related. Robert Behar recused himself. Moiton to defer made by S. Kawalerski, 2nd by F. Pardo.**

**Yeas:** 4 - Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**Nays:** 2 - Chairperson Aizenstat and Board Member Grabiell

**Abstentions:** 1 - Vice Chairperson Behar

**E.-3.**     [23-5976](#)     An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

**Agenda Items E-1 thru E- 4 are related. Robert Behar recused himself. Moiton to defer made by S. Kawalerski, 2nd by F. Pardo.**

**Yeas:** 4 - Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**Nays:** 2 - Chairperson Aizenstat and Board Member Grabiell

**Abstentions:** 1 - Vice Chairperson Behar

**E.-4.** [23-5977](#) A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

**Agenda Items E-1 thru E- 4 are related. Robert Behar recused himself. Motion to defer made by S. Kawalerski, 2nd by F. Pardo.**

**Yeas:** 4 - Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**Nays:** 2 - Chairperson Aizenstat and Board Member Grabiell

**Abstentions:** 1 - Vice Chairperson Behar

**E.-5.** [23-5816](#) An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date. (06 06 23 and 07 12 23 deferred by PZB)

**Motion to defer made by R. Behar, 2nd by S. Kawalerski.**

**Yeas:** 7 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiell, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**E.-6.** [23-6276](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-315, "Restaurant, open air dining at ground level and other location," to provide a minimum clear distance for outdoor seating within any arcade or loggia, providing for repealer provision, severability clause, codification, and providing for an effective date.

**1st Motion to Defer was made by Felix Pardo and 2nd by S. Kawalerski. Motion failed: 4-3**

**2nd Motion to Approve as presented was made by R. Behar and 2nd by J. Grabiell. Motion passed: 6-1.**

**Yeas:** 6 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiell, Board Member Kawalerski, Board Member Salman and Board Member Withers

**Nays:** 1 - Board Member Pardo

**AGENDA ITEMS E-7 THRU E-9 ARE RELATED - 4241 AURORA**

**E.-7.**     [23-6277](#)     A Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed remote parking associated with a mixed-use project referred to as "4241 Aurora" on the property legally described as Lots 12 through 22, Block 6, Coral Gables Industrial Section (4241 Aurora St), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**Agenda Items E-7 thru E- 9 are related.**

**Moiton to approve with conditions made by R. Behar, 2nd by F. Pardo.**

**Yeas:** 7 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiell, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**E.-8.**     [23-6278](#)     A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a mixed-use project referred to as "4241 Aurora" on the property legally described as Lots 12 through 22, Block 6, Coral Gables Industrial Section (4241 Aurora St), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**Agenda Items E-7 thru E- 9 are related.**

**Yeas:** 7 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiell, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**E.-9.**     [23-6279](#)     A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "4241 Aurora" on the property legally described as Lots 12 through 22, Block 6, Coral Gables Industrial Section (4241 Aurora St), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**Agenda Items E-7 thru E- 9 are related.**

**Moiton to approve with conditions made by R. Behar, 2nd by J. Grabiell.**

**Yeas:** 7 - Chairperson Aizenstat, Vice Chairperson Behar, Board Member Grabiell, Board Member Kawalerski, Board Member Pardo, Board Member Salman and Board Member Withers

**F.     DISCUSSION ITEMS**

**G.     ADJOURNMENT**

**Meeting adjourned at 10:10 p.m.**

**NOTE**