

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Agenda - Final

Tuesday, December 17, 2024

6:00 PM

Police and Fire Headquarters, Community Meeting Room

### 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*

The Planning and Zoning Board will be holding its regular board meeting on Tuesday, December 17, 2024 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****B. ROLL CALL****C. APPROVAL OF THE MINUTES**

C.-1. [24-8340](#) Planning and Zoning Board Meeting of November 13, 2024.

Attachments: [11 13 24 PZB MINUTES](#)

[Letter by David P. Hartnett dated 11 11 24](#)

**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*

## NEW BUSINESS

The following agenda items E-1 and E-2 are related / 299 Minorca.

- E.-1. [24-8206](#) 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 "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**Attachments:** [12 17 24 - 299 Minorca - PZB Staff Report w attachments B - F](#)  
[12 17 24 Attachment A Applicant's submittal package](#)

- E.-2. [24-8207](#) 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 the commercial project referred to as "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**Attachments:** [12 17 24 - 299 Minorca - PZB Staff Report w attachments B - F](#)  
[12 17 24 Attachment A Applicant's submittal package](#)

- E.-3. [24-8339](#) An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public right-of-way pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8 "Vacation, abandonment and closure of streets, easements and alleys by private owners and the city; application process," providing for the vacation of the remaining portion of Kenmare Street lying east of Harlano Street, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file).

**Attachments:** [12 17 24 - Kenmare St - PZB Staff Report w Attachments B - C](#)  
[12 17 24 Attachment A Applicant's submittal package](#)

- E.-4. [24-8274](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 2, "Zoning Districts," Section 2-101, "Single-Family Residential (SFR) District," and Article 5, "Architecture," Section 5-503, "Flat roofs with a parapet," to allow enclosed stairwells to exceed the maximum building height of single-family homes and to modify outdated building height provisions related to parapets in flood hazard districts; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [12 17 24 SFR Staff Memo w attachments](#)

- E.-5. [23-6712](#) An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables official Zoning Code Article 10, "Parking And Access," Section 10-109, "Remote Off-Street Parking And Payment-In-Lieu," Section 10-111, "Shared Parking Reduction Standards.," Section 10-112 "Miscellaneous Parking Standards," Article 14, "Process," Section 14-204, "Transfer Of Development Rights," to address the applicability of these provisions to projects utilizing provisions of the Live Local Act, CH. 2024-188, laws of Florida; providing for repealer provision, severability clause, codification, and providing for an effective date. (Postponed at PZB meeting of 09 11 24.)

**Attachments:** [09 11 24 PZB Staff Report - Live Local Act w attachments](#)

## F. DISCUSSION ITEMS

*Next PZB Meeting - January 15, 2025*

## 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](mailto: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.*