

1 Call the roll, please.  
2 THE SECRETARY: Felix Pardo?  
3 MR. PARDO: Yes.  
4 THE SECRETARY: Javier Salman?  
5 MR. SALMAN: Yes.  
6 THE SECRETARY: Chip Withers?  
7 MR. WITHERS: Yes.  
8 THE SECRETARY: Robert Behar?  
9 MR. BEHAR: Yes.  
10 THE SECRETARY: Sue Kawalerski?  
11 MS. KAWALERSKI: Yes.  
12 THE SECRETARY: Eibi Aizenstat?  
13 CHAIRMAN AIZENSTAT: Yes.  
14 The first item is E-1.  
15 MR. COLLER: Item E-1, a Resolution of the  
16 City Commission of Coral Gables, Florida  
17 granting conditional use approval pursuant to  
18 Zoning Code Article 14, "Process," Section  
19 14-203, "Conditional Uses" for a walk-up  
20 counter as an accessory use to Sanguich, a  
21 restaurant, on property legally described as  
22 Track A, Plaza Coral Gables, also generally  
23 known as 111 Palermo Ave, Suite 103, Coral  
24 Gables, Florida; including required conditions;  
25 providing for a repeater provision,

1 severability clause, and an effective date.  
2 Item E-1, public hearing.  
3 MS. GARCIA: If we could have the  
4 applicant's submittal -- I'm sorry, applicant's  
5 PowerPoint, please?  
6 MR. FIGUEREDO: Okay. Perfect. Thank you.  
7 MR. PARDO: Mr. Chairman, he needs to be  
8 sworn in.  
9 CHAIRMAN AIZENSTAT: The gentleman -- you  
10 did stand up to be sworn in?  
11 MR. FIGUEREDO: I have, yes, sir.  
12 CHAIRMAN AIZENSTAT: Yes. If you could  
13 please state your name and address for the  
14 record? Thank you.  
15 MR. FIGUEREDO: My name is Daniel  
16 Figueredo, and you're looking for the address  
17 for the location? It's 111 --  
18 CHAIRMAN AIZENSTAT: No, for your address.  
19 MR. FIGUEREDO: Yes. It's 111 Palermo  
20 Avenue --  
21 CHAIRMAN AIZENSTAT: Thank you.  
22 MR. FIGUEREDO: -- Suite 103.  
23 CHAIRMAN AIZENSTAT: Thank you, sir.  
24 MR. FIGUEREDO: Good evening. So, for  
25 those of you who aren't familiar with Sanguich,

1 Sanguich is a Cuban restaurant. We are the  
2 most decorated Cuban restaurant, right now,  
3 currently, in the United States. We have two  
4 Michelins, various awards, and we are now,  
5 hopefully, going to have a location just down  
6 the street very soon.  
7 So, with that, we have -- a product of our  
8 process, of our brand, so to speak, is our  
9 window. The "ventanita" serves as a very  
10 integral part of the overall aesthetics and  
11 communicates the narrative of our culture  
12 effectively. And so we received a conditional  
13 approval from the landlord to have, I suppose,  
14 the first service window on the premises.  
15 The location that you have here is on  
16 Palermo. It's just east of that corner where  
17 you have what would be the CVI.CHE, or on the  
18 southeast corner, where Fugato is, so you have  
19 a good understanding of our position.  
20 So, the facade that you see here, this is  
21 just -- I guess, what you're seeing, north of  
22 where that truck is, is where that window would  
23 be. Moving to the other -- this is a rendering  
24 that I quickly did, just for the sake of giving  
25 you a pretty good idea of what that will look

1 like. That is the corner and we're seeking an  
2 approval for the use of this window, to be able  
3 to serve our customers. Like I said, it plays  
4 a very integral part to the narrative of our  
5 business.  
6 For those of you who don't know us, we are  
7 a Cuban sandwich shop. We do everything  
8 in-house. You know, this is the -- this is  
9 obviously new to me. You know, I see this as a  
10 window. It's part of the DNA of our business.  
11 It's a very important aesthetical aspect of the  
12 company, and it's as, I feel, an ingredient to  
13 serve our community, and bringing it here to  
14 Coral Gables has kind of been a life-long dream  
15 of mine.  
16 So here we are. I'm showing you quite a  
17 little bit of our aesthetics. We are highly  
18 decorated. We pay attention to details. You  
19 know, everything, from the aesthetics design,  
20 the materials, the ingredients that we put into  
21 our food, has been carefully curated, and I  
22 intend to ensure that, down to the window, that  
23 the window respects the aesthetics of the  
24 plaza, so we can emulsify it with, you know,  
25 the community.

1 I'm going to just show you this quickly,  
2 this last slide here, just to kind of give you  
3 a little idea of the amount of detail that I  
4 put into the overall businesses. I'm an  
5 engineer by trade, and I've engineered the  
6 entire mechanical nature of our business, and  
7 this is going to be the first time that most --  
8 anyone would see it, especially in a public  
9 forum like this, the first press of its kind,  
10 where we're able to produce 250 sandwiches an  
11 hour, and it took me about two years to  
12 produce, and the same level of detail that I  
13 put into that machine, I intend on putting into  
14 the window and the business, so we can, you  
15 know -- I hope I didn't take too much of your  
16 -- but it's pretty important to us.

17 So I hope this suffices, the presentation,  
18 and do you have any questions?

19 MR. WITHERS: Yeah. Did they not tell you  
20 that you were supposed to bring samples here  
21 this evening?

22 MR. FIGUEREDO: They did not.

23 MR. BEHAR: You know, that's a good point.

24 MR. WITHERS: Do we want to defer this for  
25 about 30 minutes?

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1 MR. FIGUEREDO: I felt, given the current  
2 political climate nowadays, that wouldn't be --  
3 that wouldn't be a good decision.

4 MR. PARDO: It didn't take long, too.

5 MR. FIGUEREDO: So I appreciate your time,  
6 Gentlemen, and Miss.

7 MR. BEHAR: I have a question for you.

8 MR. FIGUEREDO: Yes, sir.

9 MR. BEHAR: Your hours of operation, I hope  
10 you go past six o'clock, because my only  
11 complaint about your current facility is, at  
12 six o'clock, you're --

13 MR. FIGUEREDO: Yes. And that's by design,  
14 because, you know, you can -- you know, there's  
15 labor considerations and there's mechanical  
16 considerations, but we've overcome that, and so  
17 now that I'm a little more relaxed, the answer  
18 is, yes. It's taken me two years to get to  
19 that point.

20 So we will have hours of operations  
21 between, hopefully -- this will be the first  
22 location we could serve breakfast -- so it  
23 would be 7:00 to 10:00. At that point, we've  
24 resolved a lot of the issues that most people  
25 complained about. It's just taken me a while.

14

1 MR. BEHAR: Good. I mean, I'm a fan of  
2 yours.

3 MR. FIGUEREDO: Thank you, sir.

4 MR. BEHAR: The food is great.

5 MR. FIGUEREDO: Thank you, sir.

6 MR. BEHAR: My kids are the ones that took  
7 me there, and we enjoyed it.

8 MR. FIGUEREDO: Thank you. Thank you.

9 Thank you. I take what we do pretty seriously.

10 CHAIRMAN AIZENSTAT: Thank you.

11 We have -- if you're done --

12 MR. FIGUEREDO: Yes, sir, I am done.

13 CHAIRMAN AIZENSTAT: Thank you very much  
14 for your presentation.

15 MR. FIGUEREDO: Thank you, sir.

16 CHAIRMAN AIZENSTAT: We have Staff that's  
17 going to be doing a presentation also, brief?

18 MS. GARCIA: Jennifer Garcia, City Planner.

19 Could I have the PowerPoint, please? Thank  
20 you. That was fast.

21 This is a conditional use for a walk-up  
22 counter. As you know, walk-up counters, in all  
23 of Coral Gables, is a conditional use, which  
24 requires a lengthy public review process.

25 So, as he said, the location of the

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1 restaurant will be in The Plaza, off of  
2 Palermo, and you can see here, in this aerial,  
3 it's pretty much right across the street from  
4 the historic building that's there in the  
5 center, in the heart of The Plaza development.  
6 It will take up those two bays, that I guess  
7 are next to a sandwich -- I'm sorry, some kind  
8 of a restaurant -- I forgot the name of it --  
9 but it's in those two green bays right there.

10 So the current land use is high-rise  
11 intensity. The zoning is MX3. The bay that  
12 the walk-up window will be is highlighted there  
13 in red. You can see it there, on the top and  
14 the bottom image, and the current request is a  
15 conditional use.

16 This is the site plan. So the service area  
17 is right next to the walk-up window. There's,  
18 more or less, nine feet of pedestrian access  
19 and the sidewalk that's there in front of the  
20 walk-up window. It gets wider as you get  
21 closer to Ponce. There is a landscaped area  
22 just outside, as well as on-street parking.  
23 This is the rendering that we've seen before of  
24 how it will look.

25 And it went to DRC January of last year,

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1 Board of Architects in May of last year. We  
2 had the neighborhood meeting in March of last  
3 year. And here we are for the Planning and  
4 Zoning Board.

5 The letters were sent to the neighbors  
6 within a thousand feet of the property, as  
7 required by Code, and that happened twice. The  
8 property was posted twice. The website was  
9 posted twice, as well as newspaper  
10 advertisement for today's meeting.

11 So Staff determined it is consistent with  
12 the Comprehensive Plan, as far as promoting  
13 pedestrian access and walkability and interest  
14 in the street, and recommends approval with the  
15 conditions. These conditions are very standard  
16 for these kinds of uses.

17 So the walk-up counter would only be  
18 operating during business hours. It would not  
19 interfere with circulation of the sidewalk. If  
20 any open-air dining will be requested, there  
21 would have to be a separate sidewalk cafe  
22 permit. He has to comply with the noise  
23 regulations. It needs to be neat and clean and  
24 in an orderly appearance. And any storage,  
25 silverware or other restaurant counter

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1 say, I've never heard it that short.

2 Felix.

3 MR. PARDO: I mean --

4 MR. WITHERS: Was that a compliment?

5 CHAIRMAN AIZENSTAT: Yeah. Yeah.

6 MR. PARDO: You know, it's not unique.  
7 There's one at the Vicky Bakery down the street  
8 on University. So it's been done before in the  
9 City. So I think it's going to be a great  
10 addition.

11 CHAIRMAN AIZENSTAT: Thank you.

12 Chip.

13 MR. WITHERS: If I could just ask Staff one  
14 question. Is there anywhere in the City that  
15 something like this would not be admissible or  
16 acceptable in your mind?

17 MS. GARCIA: No. Unfortunately, it's a  
18 conditional use City-wide. So the Starbucks on  
19 Miracle Mile had the same process. So did  
20 Tinta y Cafe on Ponce, in the North Ponce area,  
21 had to do the same process, as well.

22 MR. WITHERS: So, if that's -- then why is  
23 it a conditional use? Why don't we just write  
24 an Ordinance to cover stuff like that? I'm  
25 just questioning that.

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1 equipment, would not be visible from the  
2 street. And to also submit a restrictive  
3 covenant.

4 That's all I have. Thank you.

5 CHAIRMAN AIZENSTAT: Thank you.

6 Sue, would you like to go first?

7 MS. KAWALERSKI: I like it.

8 CHAIRMAN AIZENSTAT: You like it.

9 MR. COLLER: Do we have any --

10 CHAIRMAN AIZENSTAT: Public comments.

11 MR. COLLER: Sorry.

12 CHAIRMAN AIZENSTAT: Do we have anybody  
13 here from the public to speak on this item?

14 THE SECRETARY: No, we don't.

15 CHAIRMAN AIZENSTAT: No?

16 THE SECRETARY: Uh-huh.

17 CHAIRMAN AIZENSTAT: Anybody on Zoom or the  
18 phone platform? No?

19 THE SECRETARY: No.

20 CHAIRMAN AIZENSTAT: I'll go ahead and  
21 close it for public comment.

22 Sue --

23 MS. KAWALERSKI: Is that my shortest so  
24 far?

25 CHAIRMAN AIZENSTAT: I was just going to

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1 MS. GARCIA: Well, if the Board feels that  
2 they want to recommend to the Commission that  
3 this change be made, that would be appropriate.

4 MR. BEHAR: I think that's a good --

5 CHAIRMAN AIZENSTAT: That's a very good  
6 point.

7 MR. BEHAR: Yeah.

8 Robert.

9 MR. BEHAR: I'm good with it. I -- after  
10 Javier and you, I will make a motion.

11 CHAIRMAN AIZENSTAT: Javier.

12 MR. SALMAN: A couple of questions for Jill  
13 (sic).

14 Parking along the street, how many spaces  
15 do we have?

16 MS. GARCIA: The parking on the street is  
17 parallel, yeah.

18 MR. SALMAN: How many spaces, more or less,  
19 in that area? I see one adjacent to the --

20 MS. GARCIA: I can check an aerial.

21 MR. SALMAN: Because parking is a bit of an  
22 issue.

23 MS. GARCIA: Do you know that -- okay.

24 Good. Yeah.

25 MR. FIGUEREDO: So you have four parking

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1 spaces along Palermo, and then you have ten or  
 2 twelve parking spaces along Ponce.  
 3 MR. SALMAN: Here's my concern.  
 4 MR. FIGUEREDO: Yes, sir.  
 5 MR. SALMAN: It's going to be exceedingly  
 6 successful.  
 7 MR. FIGUEREDO: Thank you. From your mouth  
 8 to God's ears.  
 9 MR. SALMAN: I'm sure it's going to work  
 10 out fine.  
 11 MR. FIGUEREDO: Thank you.  
 12 MR. SALMAN: My question is, walk-up versus  
 13 people who drive up to --  
 14 MR. FIGUEREDO: Yeah. I mean --  
 15 MR. SALMAN: Because, I mean, I meet at  
 16 other places, with other people, "Hey, I'll  
 17 meet you there."  
 18 MR. FIGUEREDO: Yeah, I think that's a  
 19 valid concern. The truth is that, you know,  
 20 the property right now has an incredible amount  
 21 of corporate environments, and I think most of  
 22 those people are going to come down from 2011.  
 23 You've got Bacardi, that just signed a 100,000  
 24 square foot space, Apple did 50,000 square  
 25 feet. So I think there's going to be an

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1 incredible amount of walking traffic.  
 2 It's a valid concern. I don't know how to  
 3 properly answer it, but I feel that most of it  
 4 is going to be just walking --  
 5 MR. SALMAN: But if you have a couple of  
 6 spaces in front --  
 7 MR. FIGUEREDO: Directly in front us, there  
 8 are four parking spaces, and then they have an  
 9 entire section devoted just to Uber, and that's  
 10 just underneath that pathway that takes you  
 11 from one tower to the other.  
 12 MR. SALMAN: Okay. Thank you.  
 13 MR. FIGUEREDO: Of course.  
 14 MR. SALMAN: You may want to look into  
 15 either designating a couple of spaces like a  
 16 fifteen-minute only or something like that, to  
 17 help ease traffic in that area.  
 18 MS. GARCIA: Okay.  
 19 MR. SALMAN: That will be -- knowing how  
 20 these things work, parking is always an issue.  
 21 MS. GARCIA: Yeah.  
 22 MR. SALMAN: It doesn't matter if you have  
 23 all of this walk-up traffic and whatnot, you're  
 24 still going to have a pretty sizeable amount of  
 25 people that are going to use it as a meeting

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1 place.  
 2 MS. GARCIA: Yeah. We can talk to the  
 3 Parking Department before Commission.  
 4 MR. SALMAN: I would think that that would  
 5 be advisable.  
 6 The other issue is, make sure we have a  
 7 garbage can, really pretty, out by the thing,  
 8 because those do generate little paper cups and  
 9 napkins and all sorts of stuff. So that could  
 10 easily get a little messy. I know that, in the  
 11 other ones that I've been to, they're  
 12 constantly cleaning outside, and some of them  
 13 have garbage and some of them don't. That may  
 14 be something that they want to look at, and  
 15 make it part of the requirement.  
 16 And, finally, this conditional use is tied  
 17 specifically to the tenant at this location,  
 18 it's not transferable to another tenant at this  
 19 location, without coming to this Board,  
 20 correct?  
 21 MS. GARCIA: Correct. Yes.  
 22 MR. COLLIER: Well, wait.  
 23 MS. GARCIA: They're not?  
 24 MR. COLLIER: It's a conditional use, a  
 25 walk-up window, that's approved. I don't think

23

1 it's tied to this applicant. It's something  
 2 we'll look at. I think it may run -- if  
 3 somebody buys the property and there's a  
 4 walk-up window, I don't think it's conditioned  
 5 just to this owner.  
 6 MS. GARCIA: Even for the accessory use to  
 7 the restaurant, to the use?  
 8 MR. COLLIER: Well, as long as it's used as  
 9 a restaurant. We'll look at that.  
 10 CHAIRMAN AIZENSTAT: When you say,  
 11 "Somebody buys this property," you're saying,  
 12 somebody buys the business?  
 13 MR. COLLIER: Right. Or somebody buys this  
 14 -- it's a leased space presumably, right?  
 15 CHAIRMAN AIZENSTAT: Correct. So if  
 16 somebody buys the business, it would have to be  
 17 a restaurant that would go in there.  
 18 MR. COLLIER: It would have to be a  
 19 restaurant. It would have to be under the same  
 20 use.  
 21 CHAIRMAN AIZENSTAT: Okay.  
 22 MR. SALMAN: Okay. That's it. That  
 23 answers all of my questions. Thank you very  
 24 much.  
 25 MR. FIGUEREDO: I have a twenty-year lease.

24

1 MR. COLLER: So we'll worry about it in  
2 twenty years.

3 MR. SALMAN: I hope to see you renew it.

4 CHAIRMAN AIZENSTAT: Yeah.

5 I mean, I have no concerns, but the only  
6 thing which I would ask is, if something could  
7 be put there that there wouldn't be trash  
8 outside of that area, because I've noticed, in  
9 a lot of these types of businesses, it just  
10 automatically generates trash outside from  
11 people having cortaditos, cafecitos, and they  
12 just --

13 MR. FIGUEREDO: 100 percent. I couldn't  
14 agree with the Board any more. We're also  
15 using -- the manufacturer that was used to put  
16 all of the accessories, the benches, the  
17 kiosks, is called Nettie. They're out of  
18 Italy. So I'm going to have two Nettie trash  
19 cans right outside, and we are putting in place  
20 the first brand ambassadors of Sanguich. So  
21 I'm going to make sure that I have an attendant  
22 outside, greeting everyone and making sure  
23 people feel good, and the place is clean.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MR. FIGUEREDO: Of course. Thank you.

25

1 MR. BEHAR: I'll make the motion for  
2 approval with those two recommendations. And  
3 the parking is one that I don't know if we  
4 could make that a recommendation. That's  
5 something that the Parking Director has to get  
6 involved.

7 MR. SALMAN: I suggested it. I didn't say  
8 it was a requirement. Mainly, a suggestion to  
9 help alleviate the traffic.

10 MR. BEHAR: I like the idea, because then  
11 you dedicate two spaces for their use. I think  
12 that's a good -- you know, a suggestion, that  
13 if that could be incorporated, goes along with  
14 it.

15 CHAIRMAN AIZENSTAT: We have a motion. Is  
16 there a second?

17 MR. SALMAN: Second.

18 CHAIRMAN AIZENSTAT: We have a second by  
19 Javier.

20 Any other discussion? No?

21 Call the roll, please.

22 THE SECRETARY: Javier Salman?

23 MR. SALMAN: Yes.

24 THE SECRETARY: Chip Withers?

25 MR. WITHERS: Yes.

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1 CHAIRMAN AIZENSTAT: I have no other  
2 comments.

3 Is there a motion?

4 MR. BEHAR: I'll make a motion, and I  
5 welcome any friendly amendment to the motion  
6 for approval, if you want to put in to have  
7 trash cans.

8 CHAIRMAN AIZENSTAT: I don't know if it's  
9 necessary to say for the trash cans. The way I  
10 see it, I like what Chip said, for the  
11 recommendation --

12 MR. BEHAR: Yeah, but that's a separate.  
13 This is not part of --

14 MR. COLLER: We can make, certainly, as a  
15 condition -- well, with regard to the trash  
16 cans, if you want to make them as a condition,  
17 to have an appropriate trash receptacle, that's  
18 an appropriate condition. And if you want to  
19 add, as part of your recommendation, that the  
20 City Commission consider making these walk-up  
21 windows as a permitted use under certain  
22 circumstances and not required to be a  
23 conditional use in a public hearing, you can  
24 make that as part of your recommendations, if  
25 that's the case.

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1 THE SECRETARY: Robert Behar?

2 MR. BEHAR: Yes.

3 THE SECRETARY: Sue Kawalerski?

4 MS. KAWALERSKI: Yes.

5 THE SECRETARY: Felix Pardo?

6 MR. PARDO: Yes.

7 THE SECRETARY: Eibi Aizenstat?

8 CHAIRMAN AIZENSTAT: Yes.

9 MR. FIGUEREDO: Thank you.

10 CHAIRMAN AIZENSTAT: You're welcome.

11 MR. BEHAR: Next meeting, bring some  
12 samples. After the approval, you need to bring  
13 some.

14 MR. FIGUEREDO: Thank you.

15 \* \* \* \* \*

16 CHAIRMAN AIZENSTAT: Let's go ahead and  
17 call the meeting back to order. When Javier  
18 comes, he can join us. We're going to jump  
19 over to E-5.

20 MR. COLLER: Item E-5, an Ordinance of the  
21 City Commission providing for text amendments  
22 to Article 2, "Zoning Districts," Section  
23 2-201, "Mixed Use 1, 2 and 3 (MX1, MX2 and MX3)  
24 Districts" and Article 3, "Uses," Section  
25 3-209, "Live work minimum requirements," of the

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