

# 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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Wednesday, October 11, 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 Wednesday, October 11, 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**

**Meeting called to order at 6:01 p.m.**

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

**B. ROLL CALL**

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

**C. APPROVAL OF THE MINUTES**

None

**D. CHANGES TO THE AGENDA**

**E. PUBLIC HEARING**

**NEW BUSINESS**

**E.-1.**     [23-6400](#)     A Resolution of the City Commission granting conditional use approval pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses" for a School on a property zoned as Mixed-Use-1 (MX1) located at 141 Grand Avenue, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

**Motion to approve with additional conditions made by R. Behar and 2nd by J. Salman.**

**All yeas.**

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

**E.-2.**     [23-5816](#)     An Ordinance of the City Commission 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 clause, repealer provision, codification, and providing for an effective date. (06 06 23, 07 12 23 and 09 21 23 deferred by PZB)

**Motion to approved as presented by F. Pardo, 2nd by R. Behar.**

**Yeas:** R. Behar, J. Grabiell, F. Pardo, J. Salman, C. Withers, E. Aizenstat

**Nays:** S. Kawalerski

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

**Nays:** 1 - Board Member Kawalerski

**E.-3.**     [23-6359](#)     An Ordinance of the City Commission providing for text amendments to the City of Coral Gables official Zoning Code, Article 6, "Landscape," by amending the utilization of artificial turf on open joints of pavement; and Article 10, "Parking and Access," by providing review of materials in pavement joints; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Motion to deny was made by F. Pardo, 2nd by S. Kawalerkski**

**Yeas:** J. Grabiell, S. Kawalerski, F. Pardo, and J. Salman

**Nays:** R. Behar, C. Withers and E. Aizenstat

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

**Nays:** 3 - Vice Chairperson Behar, Chairperson Aizenstat and Board Member Withers

**E.-4.**     [23-6360](#)     An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts," Section 2-403, "Giralda Plaza District Overlay;" by allowing a television screen on the inside of a window on the pedestrian street of Giralda Plaza; providing for severability clause, repealer provision, codification, and providing for an effective date.

**A motion was made by Board Member Pardo, seconded by Vice Chairperson Behar, that this motion be approved . The motion passed by unanimous vote.**

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

**F. ADJOURNMENT**

Meeting adjourned at 8:43 p.m.

**NOTE**