

# City of Coral Gables



## Agenda - Final

Wednesday, May 20, 2026

6:00 PM

Police and Fire Headquarters, Community Meeting Room

### Planning and Zoning Board

*Chairperson Alexander Bucelo  
Vice Chairperson Alice Bravo  
Board Member Robert Behar  
Board Member Ignacio Alvarez  
Board Member Nestor Menendez  
Board Member Felix Pardo  
Board Member Gonzalo Sanabria*

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, May 20, 2026 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. [26-1573](#) Planning and Zoning Board Meeting of April 15, 2026.

Attachments: [04 15 26 PZB Meeting full page](#)

**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**

- E.-1. [26-1569](#) A Resolution of the City Commission of Coral Gables, Florida granting an amendment to a previously approved Conditional Use (Resolution No. 2016-140), with all remaining conditions of approval to remain in effect, pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," to allow a private school use with educational instruction from kindergarten through fifth (5th) grade within an existing day care facility, with no increase in square footage or student capacity, on the property legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

**Attachments:** [05 20 26 Staff Report - Giralda Private School](#)  
[05 20 26 Attachment A - Applicant Submittal Package](#)  
[05 20 26 Attachment B - Resolution 2016-140](#)  
[05 20 26 Attachment C - Public Notice](#)

- E.-2. [26-1570](#) An Ordinance of the City Commission amending Ordinance No. 1952, as amended, which changed the zoning on Lots 1, 2, 3, 20, 21, 22, 23, and 24 Block 120 and Lots 1 thru 5, Block 131, Country Club Section, (430, 440, 450, and 520 University Drive), Coral Gables, Florida, to remove certain conditions of approval that limit the use of the properties to overflow parking and that revert the zoning of the properties to single-family zoning; all other conditions of approval contained in Ordinance No. 1952 shall remain in effect.

**Attachments:** [05 20 26 - Staff Report - 520 University Drive](#)  
[05 20 26 Attachment A - Ordinance No 1952](#)  
[05 20 26 Attachment B - 05 20 26 PZB Mailed Notice](#)  
[05 20 26 Attachment C - PowerPoint Presentation](#)

- E.-3. [26-1388](#) An Ordinance of the City Commission amending Article 14 "Process", Section 14-208 "Appeals" of the City Zoning Code, to revise appeal procedures, extensions, deadlines, increase specificity in notices of appeal; limit the scope of stays; establish provisions regarding consolidation, related approvals, and abandonment of appeals; providing for severability clause, repealer provision, codification, and providing for an effective date.

**Attachments:** [05 20 26 PZB Staff Report - Appeals](#)  
[05 20 26 Attachment A, Proposed Text Amendment](#)

## F. ADJOURNMENT

### NOTE

*Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.*

*Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.*

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.*