

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-6**  
**March 28, 2023**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner James Cason**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**City Planner, Jennifer Garcia**

**Public Speaker(s)**

**Mario Garcia-Serra**

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Agenda Item F-6 [1:00 p.m.]

A Resolution of the City Commission approving the Final Plat entitled “Gables Village” pursuant to Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” being a re-plat of 113,310 square feet (2.6 acres) into three (3) tracts of land on the property legally described as Lots 1 through 22, Block 28, “Coral Gables Biltmore Section” (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Lago: Moving onto F-6.

City Attorney Suarez: F-6 is A Resolution of the City Commission approving the Final Plat entitled “Gables Village” pursuant to Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” being a re-plat of 113,310 square feet (2.6 acres) into three (3) tracts of land on the property legally described as Lots 1 through 22, Block 28, “Coral Gables Biltmore Section” (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral  
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Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. This is a quasi-judicial hearing item, so Mr. Clerk, please, anyone who is going to be testifying must be sworn in.

City Clerk Urquia: Anyone who will be testifying today, please stand and raise your right hand. Do you solemnly swear or affirm that the testimony you'll provide today will be the whole truth and nothing but the truth. Thank you.

Mr. Garcia-Serra: Good afternoon, Mr. Mayor, members of the City Commission, Mario Garcia-Serra, with address at 600 Brickell Avenue, representing Gables Village LLC. The owner and developer are the Gables Village Project which will be located on the Block bounded by Malaga on the north, Santander on the south, Fernando on the east and Segovia on the west. This project was previously approved by the City Commission in the latter part of 2021, and its part of an entire city block which is 2.6 acres in size, and is composed of 22 platted lots. The final plat before you today, consolidates these 22 lots into three tracts, which corresponds to each component of the project; the duplex tract, the townhome tract, and the apartment tract. This project is low is scale which was received very well by the city and the neighborhood when the project was approved in 2021, and MG Developer, which has already built many award-winning projects in the city is looking forward to making this project a reality. I have a presentation here, but considering the time constraints, we'll just go through it quickly. Here is the property, here is the existing plat which has the 22 lots there outlined in yellow, and this is the new final plat that's proposed today that is consolidated into three tracts. This is to give you an idea of how the development looks like. Here's some recent renderings of the project. Very well received, as I mentioned by both city staff reviewing it and various boards and the City Commission. That concludes our presentation. We'll reserve time for rebuttal if necessary.

Mayor Lago: Are there any comments or any public comments?

City Clerk Urquia: Yes sir. I'm not sure if you want to hear from staff first.

Mayor Lago: Yes, just want to make sure. Want to see if there are any comments.

City Planner Garcia: Good afternoon. So this is the last step in the approval process for the Gables Village – very brief. Thank you.

Mayor Lago: Thank you.

City Clerk Urquia: Mr. Mayor, we have one public speaker, Ms. Maria Cruz.

Commissioner Menendez: I'll make a motion.

Commissioner Anderson: I'll second.

Mayor Lago: Just want to make sure we put it on the record, Ms. Cruz was given the ability to speak, she did not want to speak.

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Ms. Cruz: [Inaudible – off mic]

Mayor Lago: Public comment for anyone who would like to speak, if you sign up you are more than welcome.

City Clerk Urquia: I'm sorry Mr. Mayor, who seconded it?

Commissioner Cason: I seconded.

City Clerk Urquia: Thank you sir.

Mayor Lago: Thank you Mr. Clerk.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Cason: Yes

Vice Mayor Mena: Yes

Mayor Lago: Yes

(Vote: 5-0)