

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com

Meeting Minutes

Planning and Zoning Board

Chairperson Eibi Aizenstat
Board Member Robert Behar
Board Member Julio Grabiell
Board Member Claudia Miro
Board Member Luis Revuelta
Board Member Venny Torre
Board Member Wayne "Chip" Withers

Tuesday, June 6, 2023

6:00 PM

City Hall, Commission Chambers

The Planning and Zoning Board will be holding its board meeting on Tuesday, June 6, 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) once the meeting's agenda is published, or by sending an email to 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) as well as Channel 77 on Comcast.

A. CALL TO ORDER

Meeting called to order at 6:09 p.m.

B. ROLL CALL

Robert Behar - Present
Claudia Miro - Excused
Julio Grabiell - Present
Luis Revuelta - Excused
Venny Torre - Present
Chip Withers - Present
Eibi Aizenstat - Present

C. APPROVAL OF THE MINUTES

C.-1. 23-5626 Planning and Zoning Board Meeting of April 4, 2023.

Motion to approve minutes made by R. Behar, 2nd by J. Grabiell.
All yeas. Vote: 5-0
Excused: C. Miro and L. Revuelta.

D. CHANGES TO THE AGENDA

E. PUBLIC HEARING

NEW BUSINESS

- E.-1. [23-5811](#) 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 "93 Miracle Mile" on the property legally described as Lots 28 through 30, Block 39, "Section L" (87 Coral Way), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Motion to approve as presented made by R. Behar, 2nd by J. Grabiell.
All yeas. Vote 5-0.
Excused: C. Miro and L. Revuelta.

Legistar Items E-2 and E-3 are related.

RESOLUTION NO. 2023-196

- E.-2. [23-5812](#) A Resolution of the City Commission 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 mixed-use project referred to as "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (06 06 23 PZB recommended approval, Vote: 5-0)

Lobbyist: Willy Bermello
 Lobbyist: Heriberto Delgado
 Lobbyist: Mario Garcia-Serra

E-2 and E-3 are related.
Motion to approve made by J. Grabiell, 2nd by C. Withers.
All yeas. Vote 5-0
Excused: C. Miro and L. Revuelta.

RESOLUTION NO. 2023-197

E.-3. [23-5813](#) A Resolution of the City Commission 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 "The Avenue" hotel and residences on the property legally described as Lots 8 through 11, Block 9, Revised Plat of Coral Gables Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (06 06 23 PZB recommended approval, Vote: 5-0)

Lobbyist: Willy Bermello
 Lobbyist: Heriberto Delgado
 Lobbyist: Mario Garcia-Serra

E-2 and E-3 are related.
Motion to approve made by J. Grabiell, 2nd by C. Withers.
All yeas. Vote 5-0
Excused: C. Miro and L. Revuelta.

E.-4. [23-5816](#) An Ordinance of the City Commission of Coral Gables, Florida 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, repealer, codification, and an effective date.

Motion to defer with the following comment: want input from City Architect or BOA board member, made by R. Behar, 2nd by V. Torre.
All yeas. Vote 5-0.
Excused: C. Miro and L. Revuelta.

F. DISCUSSION ITEMS

G. ADJOURNMENT

Meeting adjourned at 7:54 p.m.

NOTE