

City of Coral Gables

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



Agenda - Final

Friday, February 27, 2026

9:30 AM

427 Biltmore Way, First Floor Conference Room

Development Review Committee

The Development Review Committee will be held on Friday, February 27, 2026, commencing at 9:30 a.m.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/85315404461>).

In addition, a dedicated phone line will be available so that any individual may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 853 1540 4461.

Per Section 14-108 of the Zoning Code, the Development Review Committee (DRC) is an administrative and technical committee that provides input on technical issues raised by a development project for consistency with policies established by the City Commission. The comments and input provided by the DRC are not meant to be an exhaustive technical review and additional comments may be raised upon formal submittal of more detailed development plans. The review of projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Development Review Committee.

Although the DRC meetings are open to the public, no decision is made at the meeting and public comment is not intended to be solicited. Pursuant to Resolution No. 2021-232, the public provides written input on proposed development projects either by using the e-comment function at:

(www.coralgables.com.granicusideas.com/meetings) after the meeting's agenda is published or by sending an email to drc@coralgables.com.

The public comment period for DRC shall conclude by the close-of-business the day prior to the DRC meeting.

A. CALL TO ORDER**B. ROLL CALL****C. PUBLIC COMMENTS**

The public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (www.coralgables.granicusideas.com/meetings) once the meeting's agenda is published or by sending an email to drc@coralgables.com.

The public comment period for DRC shall conclude by the close-of-business the day prior to the DRC meeting.

D. NEW BUSINESS

- D.-1. [26-1184](#) DERC-25-08-0062 | DRC Level 2. Terraces at Anastasia - Demolition of two (2) existing multifamily buildings and new construction of eight (8) Mediterranean-style townhomes, each three (3) stories in height, located at 627 and 635 Anastasia Avenue.

Attachments: [Terraces at Anastasia - DRC Submittal](#)

- D.-2. [26-1185](#) DERC-26-01-0068 | DRC Level 2. Lot Reconfiguration to modify the interior property line and establish a north-south lot orientation for two (2) Historic properties located at 10005 and 10015 Banyan Drive.

Attachments: [Snapper Creek - DRC Submittal](#)

- D.-3. [26-1186](#) DERC-26-02-0070 | DRC Level 2. Valencia Townhomes - Demolition of two (2) existing apartment buildings and new construction of five (5) townhomes, each three (3) stories in height, located at 406 and 414 Valencia Avenue.

Attachments: [406-414 Valencia-- DRC Submittal Document 02-05-26](#)

E. 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 requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez (Email: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.