



**City of Coral Gables  
CITY COMMISSION MEETING  
January 23, 2024**

**ITEM TITLE:**

**Resolution. Conditional Use for Walk-Up Counter.**

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses" for a walk-up counter as an accessory use to Sanguich, a restaurant, on property legally described as Tract A, Plaza Coral Gables, also generally known as 111 Palermo Ave, Suite 103, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval, with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the January 10th, 2024 meeting, the Planning and Zoning Board recommended approval with conditions (vote: 6-0).

**BRIEF HISTORY:**

Daniel Figueredo from Sanguich has submitted an application for conditional use review of a walk-up counter on a property located at 111 Palermo Ave, Suite 103. The Applicant seeks to use the walk-up counter, otherwise known as the "ventanita," to serve patrons of Sanguich, a 2,127 square foot Cuban sandwich shop within the Plaza.

Walk-up counters require public hearing review by the Planning and Zoning Board for recommendation and City Commission for approval as it is a conditional use pursuant to Section 3-315 and Section 14-203 of the Zoning Code.

**Planning & Zoning Board**

At the January 10, 2024 meeting, the Planning and Zoning Board discussed the proposed walk-up counter and questioned why such an accessory use requires a Conditional Use review and approval. The Board unanimously recommended approval, with a condition that the Applicant have an appropriate trash receptacle (vote: 6-0). The Board also included in their recommendation that the City Commission consider allowing walk-up windows as permitted uses under certain circumstances and not require to be a conditional use in a public hearing. Additionally, members of the Board suggested that a couple of on-street parking spaces directly in front of the upcoming restaurant be 15-minute parking spaces. This has been discussed with the Parking Department, who will be analyzing the on-street parking comprehensively.

The application package submitted is provided as Exhibit A. The draft Resolution for the amendments to the site plan is provided as Exhibit B.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
03.17.23	Mailed Notification for Neighborhood Meeting.
12.28.23	Mailed Notification for Planning & Zoning Board Meeting.
12.29.23	Property Posting.
12.28.23	Legal advertisement for Planning & Zoning Board.
01.05.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
01.10.24	Mailed Notification for City Commission.
01.12.24	Legal Advertisement for City Commission.
01.16.24	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Application Submittal Package.
- B. Draft Resolution.
- C. 01 10 24 PZB Staff Report with Attachments.
- D. Excerpt of 01 10 24 PZB Meeting Minutes.
- E. PowerPoint Presentation.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:** The approval to allow a walk-up counter will not have a direct fiscal impact on the City.