



# City of Coral Gables Planning and Zoning Staff Report

Property: **Sanguich (111 Palermo Ave, Suite #103)**

Applicant: Daniel Figueredo

Application: Conditional Use Review

Public Hearing: Planning and Zoning Board

Date & Time: January 10th, 2024; 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The application request is for conditional use review for a walk-up counter as an accessory use to a restaurant referred as “Sanguich,” located at 111 Palermo Ave, Suite 103 within The Plaza development. The Resolution under consideration is as follows:

*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.*

An application for conditional use review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

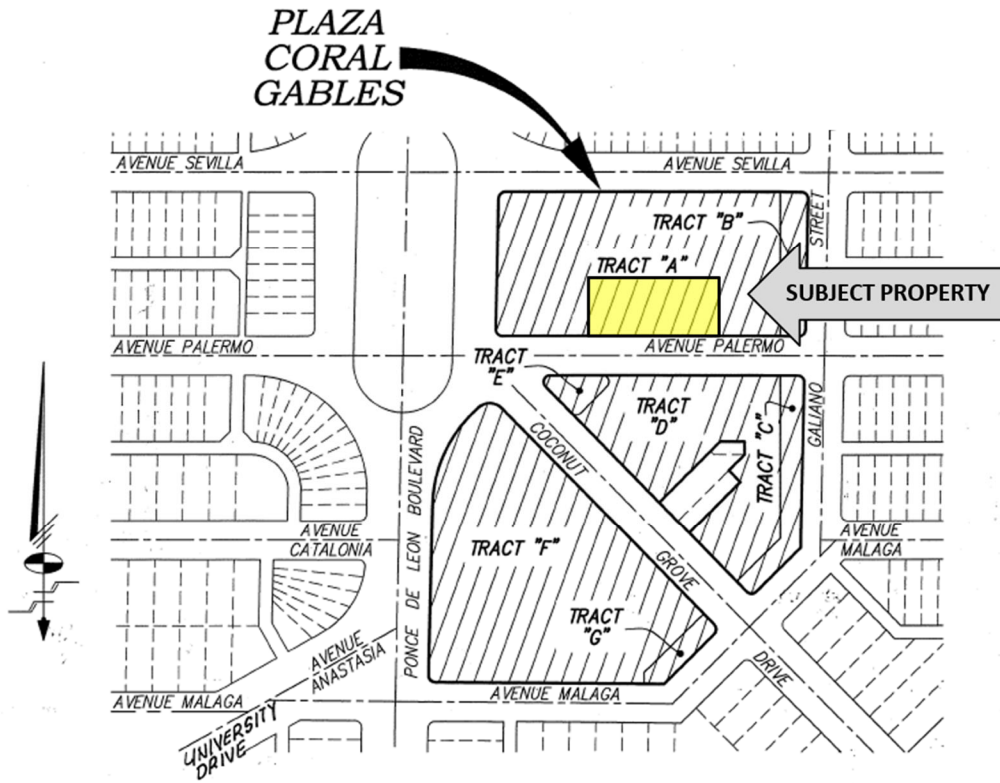
## 2. APPLICATION SUMMARY

Daniel Figueredo (the “Applicant”) has submitted an application for conditional use review (the “Application”) 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. The Plaza is currently finalizing construction, thereby making the subject property a first-generation commercial space.

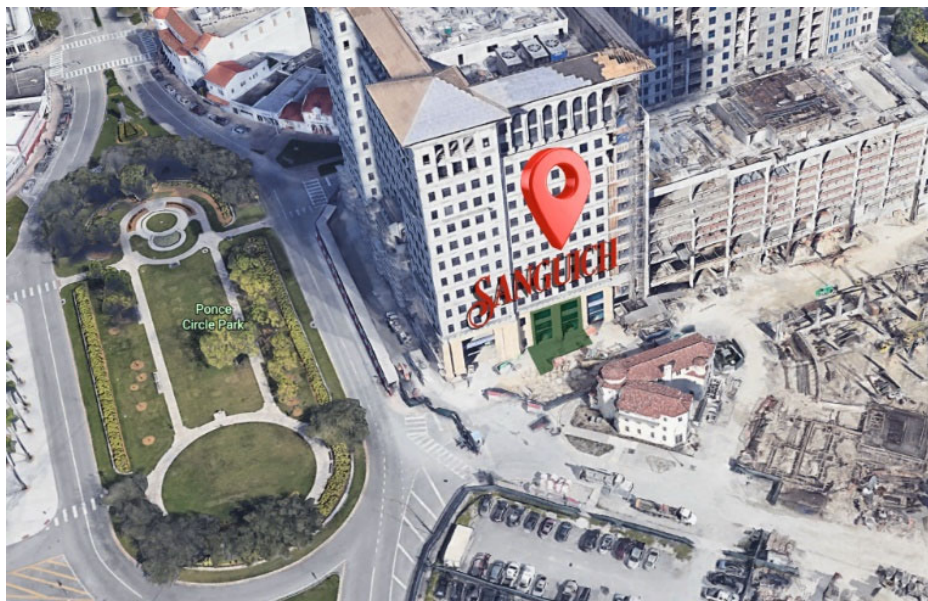
Walk-up counters require public hearing review by the Planning and Zoning Board for recommendation and City Commission for approval as it is a conditional use pursuant to Section 3-315 and Section 14-203 of the Zoning Code. Recent approved walk-up counters include Tinta y Café at 1315 Ponce de Leon Boulevard and Starbucks at 292 Miracle Mile.

The subject property is legally described as Tract A, Plaza Coral Gables, Florida and is exhibited in the following location map and aerial. The application package submitted by the Applicant is provided as Attachment A.

**Location Map**



**Ariel View**



**Property Designations and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

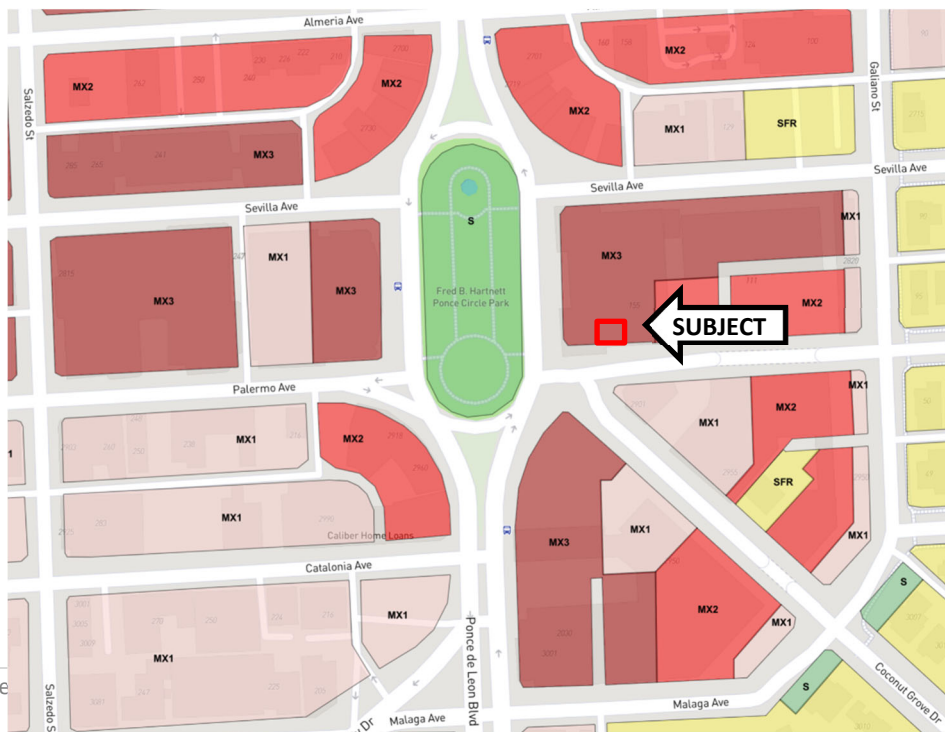
Comprehensive Plan Future Land Use Map Designation	Commercial High-Rise Intensity
Zoning Map Designation	Mixed-Use 3

**Surrounding Land Uses**

Location	CP Designations	Zoning Designations
North	Commercial Low Rise Intensity, Commercial Medium Rise Intensity, and Single Family High Density	Mixed Use 1, Mixed Use 2, and Single-Family Residential
South	Commercial Low Rise Intensity, Commercial High Rise Intensity, and Single Family Low Density	Mixed Use 1, Mixed Use 2, and Single-Family Residential
East	Commercial Low Rise Intensity and Commercial Medium Rise Intensity	Mixed Use 2
West	Parks and Recreational Use	Special Use

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:

**Existing Zoning Map**



### Future Land Use Map



### 3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact for conditional use review of the walk-up counter. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, and compliance with the Zoning Code and other applicable portions of the City Code.

#### Findings of Fact - Conditional Use Site Plan Review

An Application for conditional use review to allow a walk-up counter as an accessory use to Sanguich, which is permitted as a conditional use, requires review and evaluation pursuant to Section 3-315 and Section 14-203 of the City’s Zoning Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Article 14 “Process,” Section 14-203 “Conditional Uses” of the City’s Zoning Code provides the following:

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

Staff’s responsibility is to review the application in accordance with the Standards for Review provided in Article 14, Section 14-203.8 of the Zoning Code, and deliver Findings of Fact for the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Section 14-203.8 and found that the application complies with the following standards and criteria:

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<b>STANDARD FOR REVIEW</b>	<b>STAFF FINDING</b>
A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed conditional use, being the walk-up counter, is consistent with the goals, objectives, and policies of the Comprehensive Plan. Sanguich seeks to provide a quick and accessible restaurant service experience for customers, whether that be for employees, residents, or pedestrians. A goal of the Comprehensive Plan future land use element is to protect, strengthen, and enhance the city as a vibrant community, ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a desirable place to work, live and play. The proposed walk-up counter is a focal point of this restaurant that is influenced by Cuban culture. The request will be consistent with the pedestrian character of the Plaza and contribute to the sense of place.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	A walk-up counter as an accessory use to Sanguich is a conditional use under Section 3-315 of the Zoning Code. The proposed conditional use is compatible with the variety of uses of the neighboring properties within the Plaza, which are pedestrian oriented and mixed with commercial, office, and residential uses. The walk-up counter supports pedestrian activity as customers will be able to quickly pick up food and beverages along their walk. In addition, the City will be enhancing the adjacent Ponce Circle Park. A walk-up counter would be compatible with future park users.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	The proposed walk-up counter will not conflict with the surrounding mixed-use properties located in the Plaza and will add to the pedestrian character and newly constructed streetscape. Staff has included conditions of approval that the walk-up counter must not interfere

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**STANDARD FOR REVIEW**

**STAFF FINDING**

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with the pedestrian circulation on adjoining sidewalks. The sidewalk is over ten (10) feet from the property line. The proposed counter is roughly ten (10) feet from the landscaped area, allowing enough space for an uninterrupted pedestrian flow while patrons are ordering.

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D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The Application will not adversely or unreasonably affect the use of properties in the area. The walk-up counter will supplement the Plaza’s mixed uses by providing additional outdoor dining locations and alternative food service options for the public. The walk-up counter also known as a “ventanita,” is a Cuban staple and will provide economic opportunities for the businesses. Walk-up counters are a popular amenity in Cuban restaurants and are designed to foster social relations and provide quick service for Cuban-style coffee, pastries, and other meals. Therefore, the walk-up counter will enhance and complement the Plaza’s pedestrian friendly amenities, public art installations, water features, and large courtyards and open spaces.

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E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

The walk-up counter is compatible and is allowed as a conditional use for restaurants pursuant to Section 3-315 of the Zoning Code. Pedestrian activity is a focal point of the Plaza’s development. A walk-up counter reinforces its mission as it will offer patrons quick, accessible food service and will spur economic and pedestrian activity within the Plaza.

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F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

As the Plaza is currently concluding its construction phase, Sanguich will be the first to occupy the ground floor commercial space. The interior restaurant space is two thousand one hundred twenty seven (2,127) square feet, including the walk-up counter. The walk-up counter is roughly ten (10) feet from the sidewalk and faces open spaces. Overall, the walk-up counter is an adequate size and shape.

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STANDARD FOR REVIEW	STAFF FINDING
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The walk-up counter will not be detrimental to the health, safety and general welfare of the community. The proposed counter will be beneficial for the business and mix of uses available in the Plaza and add economic vitality to the Plaza.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Sanguich is located on Palermo Avenue, away from Ponce de Leon Boulevard. The sidewalk in front of the proposed walk-up counter is approximately 10 feet wide and allows enough space for pedestrian circulation. The walk-up counter will contribute to the public space, pedestrian realm, and streetscape design.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218. and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	The Application will not adversely impact public facilities since there will be no change increase in the overall building square footage.

*Staff's Findings:* Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Review for the proposed walk-up counter. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.



Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	Comprehensive Plan’s Goals, Objectives and Policies	Basis for Consistency
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Policy FLU-1.9.1.</b> Encourage balanced mixed-use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
4.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
5.	<b>Objective FLU-1.12.</b> The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
6.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
7.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8.	<b>Policy DES-1.1.2.</b> Provide for rigorous design guidelines, standards, and review processes via the City’s Zoning Code that ensure high quality design of buildings and spaces.	Complies
9.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies



**Staff Comments.** Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval included will prevent any potential negative impacts in the surrounding area.

The request will fulfill the Comprehensive Plan’s future land use goals, objectives, and policies listed above. This request adds to the vibrancy and diversity of restaurant experiences and services within the Plaza. Coral Gables is notable for its multicultural food establishments, particularly in Giralda Plaza and Miracle Mile in the downtown. The Plaza was intentionally designed to be an extension. Sanguich was awarded a Bid Gourmand by Michelin. The ventanita is an architectural feature in all other locations in Miami, such as Little Havana and Little Haiti. The walk-up counter contributes to the restaurant’s character and will enhance the culinary diversity and services in Coral Gables.

The request also meets the Comprehensive Plan’s design goals, objectives, and policies above. The walk-up counter is a dynamic feature for the restaurant and the Plaza’s urban character. In addition, the walk-up counter follows design guidelines, standards, and reviews to ensure it is compatible with and maintains the Plaza’s high quality mixed-use design.

#### 4. REVIEW TIMELINE AND PUBLIC NOTIFICATION

##### City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	01.27.23
Board of Architects	05.04.23
Planning and Zoning Board	01.10.24
City Commission	TBD

##### Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on March 23<sup>rd</sup>, 2023 at 5:00 pm at the subject property, 111 Palermo Ave. Suite 103.

Section 15-102 of the City’s Zoning Code requires that a notice be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately one hundred ninety-six (196) notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B. The following is a map of the notice radius.

**Courtesy Notification Radius Map**



The following has been completed to solicit input and provide notice of the application.

**Public Notice**

Type	Date
Public information meeting	03.23.23
Mailed Notification for Neighborhood Meeting	03.17.23
Mailed Notification for January PZB Meeting	12.28.23
Posting of property for January PZB	12.29.23
Legal advertisement for January PZB	12.28.23
Posted agenda and staff report on City web page/City Hall	01.05.24

**5. STAFF RECOMMENDATION**

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval with conditions** of the Application.

**Summary of the Basis for Approval**

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff’s support of this Application for Conditional Use Site Plan Review in order to allow a walk-up counter as an accessory use to Sanguich is permitted as a conditional use, is based on compliance with the Comprehensive Plan’s

Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

### Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

The applicant, its successors or assigns, shall adhere to the following conditions:

1. Walk-up counter shall only be permitted to be operated when the rest of the business is in operation, including the interior service counter.
2. The walk-up counter shall not interfere with the pedestrian circulation on adjoining sidewalks, pursuant to Section 3-315 of the Zoning Code.
3. Any future open air dining within the public right-of-way requires a sidewalk café permit pursuant to Section 3-315.C.
4. Noise levels shall be governed by the applicable provisions of the City Code. Live entertainment or speakers placed in permitted areas shall comply with noise regulations and hours of operation.
5. Walk-up counter shall be maintained in a clean, neat, and orderly appearance at all times. No storage of dishes, silverware, or other restaurant/walk-up counter equipment shall be visible.
6. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

### 6. ATTACHMENTS

- A. Applicant's submittal package.
- B. Legal Advertisement and notice mailed to all property owners.
- C. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A  
Planning Official  
City of Coral Gables, Florida



# An argument over ski masks ends with 3 men shot and an arrest, Miami cops say

BY OMAR RODRÍGUEZ ORTIZ AND DAVID J. NEAL  
orodriguezortiz@miamiherald.com  
dneal@miamiherald.com

A Wednesday shooting involving 31 shots fired and three men hit started as an argument over ski masks and a teenager boy, one of the shot men told Miami police.

That person's account is

the only one in the arrest report describing why Jesus Falu, 32, was charged with attempted murder, shooting a deadly missile and criminal mischief causing damage between \$200 and \$1,000.

The account of Falu, who was shot in the leg and allegedly waived his right to remain silent, is redacted. The third man

involved in the shooting near Northwest 12th Street and First Avenue in Over-town had been shot in the chest and was intubated, a tube in his trachea to make sure he gets oxygen, at Jackson Memorial Hospital's Ryder Trauma Center.

The report says when officers got to the area around 12:25 a.m., they found Falu under a black

Chevrolet Silverado pickup truck with his tan 9mm Sig Sauer handgun. The other two men, neither of whom is named, were nearby. One had put his black 9 mm Glock on top of a nearby car. Like Falu, he'd suffered a leg wound.

That's the man who spoke to police at the hospital and gave an account the report says is backed up by

videos from a nearby surveillance camera and city of Miami Real Time Crime Center video.

He told police he and his pal "like to wear ski masks just for fashion." They entered Arena Supermarket, 1201 NW First Pl., where Falu began criticizing them for wearing the ski masks in front of his 17-year-old son. The argu-

ment increased in intensity until Falu revealed his Sig Sauer. The two ski mask wearers left the store and began walking west on 12th Street, followed by Falu.

Falu, the report said, pulled out a gun and pointed it at the head of the unarmed ski mask wearer. The armed ski mask wearer pulled out his gun and the 9 mm bullets began flying.

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Omar Rodriguez Ortiz:  
305-376-2218,  
@Omar\_fromPR



PEDRO PORTAL pportal@miamiherald.com

Veteran Kenneth Heller, 78, stands in front of his house in North Miami.

FROM PAGE 11A

## WISH BOOK

the living room.

### "ILLUSIONS OF GRANDEUR"

Heller prefers to talk about better days, like learning to water ski in Biscayne Bay after he first moved to Florida or taking Spanish classes in Mexico as a teenager. He graduated from the University of Florida and went on to law school at Samford University in Alabama. By his own admission, Heller wasn't the most dedicated law student. Instead, he spent his time "fooling around" and "living the high life." He eventually dropped out and joined the Marine Corps in 1968 — at the height of the Vietnam War — in hopes of seeing the world.

"You've got to understand, I had illusions of grandeur," Heller said. "Besides, it was either join up or get drafted."

Heller never did go to Vietnam. He said he broke his elbow and a knee during training and was eventually discharged. He returned to Florida and went to work at a Zayre department store in Miami before eventually going back to law school in Alabama and graduating in 1975.

Heller moved around over the ensuing decade. He got married, had two children and got divorced.

He moved back to his North Miami home in 1987 to take care of his mother. A year later, in 1988, the law firm that he worked at was sold off, and he soon became his mother's full-time caregiver. She passed away in 1999.

### HOLDING ONTO THE FAMILY HOME

It's been nearly 25 years since his mother passed away, and Heller is hoping to fix up his family home while dealing with a long list of health challenges. He struggles with hearing and vision deficits, as well as congestive heart failure. Getting around can also be difficult; Heller wears braces on both of his legs and uses a walker.

He has help from his friend Victoria Sanchez who stays with him at times. Sandi Dioli Kumm, who works for the North Miami Foundation for Senior Citizens' Services, stops by often. She said that Heller needs help paying to repair his roof and purchasing some small appliances, like a toaster oven.

"It's the family home. Everybody else has gone through two and three ownerships, but he's held onto it," said Kumm, who nominated Heller for Wish Book, a Miami Herald/eNuevo Herald program that raises money

from the community to help needy people identified by nonprofit agencies. "We're trying to work to rectify some of these issues that are just overwhelming for a man in his late 70s."

"He wants to stay in his home and we want to make sure he can do so safely," she said.

Heller said that he's been encouraged by some friends to sell the home, but insisted that he wants to stay put.

"I'm trying to hold onto this house," he said. "It's where I belong."

Max Greenwood:  
@KMaxGreenwood

### How to help

To help this Wish Book nominee and the more than 100 other nominees who are in need this year:

To donate, use the coupon found in the newspaper or pay securely online through [www.MiamiHerald.com/wishbook](http://www.MiamiHerald.com/wishbook)

For more information, call 305-376-2906 or email [Wishbook@MiamiHerald.com](mailto:Wishbook@MiamiHerald.com)

The most requested items are often laptops and tablets for school, furniture, and accessible vans

Read all Wish Book stories on [www.MiamiHerald.com/wishbook](http://www.MiamiHerald.com/wishbook)

FROM PAGE 11A

## SHARK FIN

before-and-after shots of the same injured shark.

"In the summer of 2022, 10 silky sharks were tagged with satellite tags for a separate study. Shortly after, a silky shark was spotted with its dorsal fin cut up — in the exact shape of where a satellite tag would be," Black wrote in a Dec. 14 Instagram post.

"We never expected to see the shark again. Fast forward to summer 2023 and sure enough this silky shark returned to Jupiter. He was spotted by (two photographers) who were able to capture multiple images for me of this newly healed dorsal fin."

Schellenberg and photographer John Moore both contributed their images to aid in the research, she said.

The identity of the silky shark was confirmed with the help of a National Oceanic and Atmospheric Administration (NOAA) dart tag that was present before and after the fin regenerated, she said.

Silky sharks — named for their smooth-looking

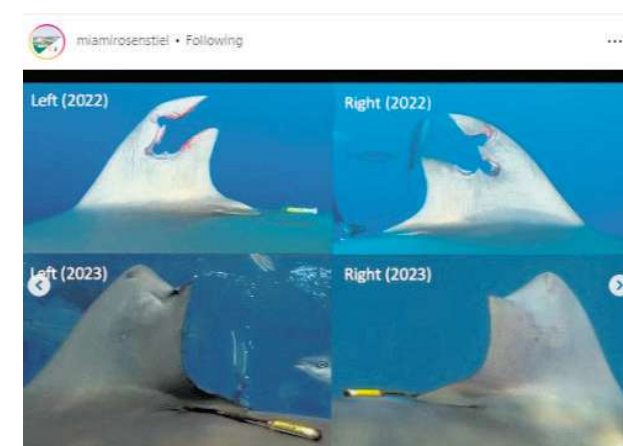
skin — are native to the Gulf of Mexico and Florida's Atlantic coast and can reach up to 10 feet in length, the Florida Museum of Natural History reports.

Their size makes silky sharks a potential threat to humans, but their "oceanic habits make contact with humans a relative rarity," the museum says. They prefer "the edges of continental shelves and over deepwater reefs," the museum notes.

"This newfound insight into tissue regeneration and wound healing underscores the importance of further research to understand how they respond to traumatic injury in the face of mounting environmental challenges," Black wrote.

"Additionally, this study exemplifies the power of collaboration between researchers and the public, including photographers and divers, to expand the scope of research studies and bridge the gap between science and society."

Mark Price: 704-358-5149,  
@markprice\_obs



Instagram screengrab

A new study by a University of Miami PhD student reports a silky shark was able to regenerate much of its damaged dorsal fin.



### City of Coral Gables, Florida Notice of Public Hearing HYBRID MEETING on Zoom platform

<b>City Public Hearing Dates/Times</b>	<b>Local Planning Agency/Planning and Zoning Board Wednesday, January 10, 2024, 6:00 p.m.</b>
<b>Location</b>	<b>City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

- 1 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 Track 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.
- 2 Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Appendix A "Site Specific Zoning Regulations," Section A-94 "Snapper Creek Lakes" of the City of Coral Gables Official Zoning Code to include all types of accessory uses in the rear yard ground coverage calculation, to remove outdated Section A-94-2, and to provide consistency with the Snapper Creek Lakes' protective covenants by increasing various setbacks; providing for severability, repealer, codification, and an effective date.
- 3 An Ordinance of the City Commission amending Article 9 "Art in Public Space" of the City Zoning Code in order to amend certain procedures related to the Art in Public Places waiver process and options; providing for a repealer provision, severability clause, codification, enforceability, and providing for an effective date.
- 4 An Ordinance of the City Commission amending Section 14-103.3. "Meeting; Panel Review; Full by Full Board; Conflict Resolution Meeting; Special Master Quasi-Judicial Hearing" in order to amend certain procedures related to the conflict resolution and Special Master Quasi-Judicial Process for appeals of decisions by the Board of Architects; providing for repealer provision, severability clause, codification, enforceability, and providing for an effective date.
- 5 An Ordinance of the City Commission providing for text amendments to Article 2, "Zoning Districts," Section 2-201, "Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts" and Article 3, "Uses," Section 3-209, "Live work minimum requirements," of the City of Coral Gables Official Zoning Code to allow a reduction of storefront transparency on frontages facing single-family and multi-family uses, providing for repealer provision, severability clause, codification, and providing for an effective date.
- 6 An Ordinance of the City Commission providing for text amendments to Article 15, "Notices," Section 15-102, "Notice," of the City of Coral Gables Official Zoning Code to amend requirement for the Applicants Required Public Information Meeting to occur prior to review by the Board of Architects, providing for repealer provision, severability clause, codification, and providing for an effective date.
- 7 An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), amending Article 10, "Parking and Access," Section 10-112 "Miscellaneous Parking Standards," creating provisions for considering reduction of parking requirements for affordable housing located near a major transit stop as required by the Live Local Act, Ch. 2023-17, Laws of Florida; providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, January 10, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission 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 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 item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgvtv](http://www.coralgables.com/cgvtv)) as well as Channel 77 on Comcast.

# Wish Book

Grant a wish and make a difference!

**To donate online, visit**  
[miamiherald.com/wishbook](http://miamiherald.com/wishbook)

**For more information, please call**  
**305-376-2906.**

**Make your check payable to Herald Charities, Inc. and mail to:**  
**Herald Charities, Inc., PO Box 260518 Miami, FL 33126**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Donation amount: \_\_\_\_\_ Payment method: \_\_\_\_\_

VISA  MasterCard  Amex  Check

Card number: \_\_\_\_\_

Exp. Date: \_\_\_\_\_

Cardholder's name: \_\_\_\_\_

Signature: \_\_\_\_\_

I would like my donation to be in memory of \_\_\_\_\_  
or in honor of \_\_\_\_\_

If you do not want your donation acknowledged in the paper, please check here.

Herald Charities, Inc. is a separately incorporated 501 (c) (3) charitable organization. All donations to Herald Charities, Inc. are tax deductible as allowed by law. Herald Charities, Inc. has complied with the registration requirements of Chapter 496, Florida Statutes, the Solicitations of Contributions Act. A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE 1-800-435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE.

For more than 40 years, the Miami Herald Holiday Wish Book profiles some of South Florida's neediest individuals and families, as nominated by their social services case workers — children, the elderly, the hungry and the ailing.

Once all eligible nominees' wishes have been fulfilled, Herald Charities Inc. may use funds for other charitable purposes.

Over the years, Miami Herald readers have responded generously, helping more than 50,000 people in our community with their most pressing concerns. You can help too, by granting a special wish and making the holidays brighter for someone in need.





## Sanguich Walk-up Counter

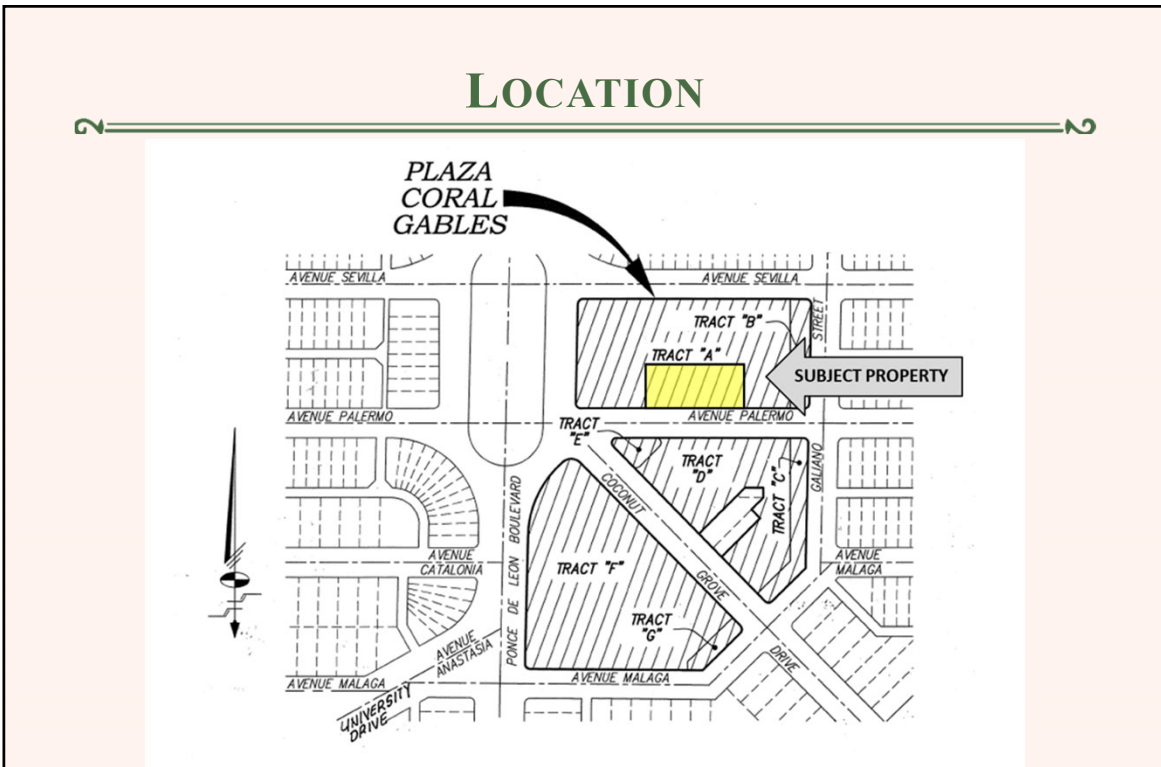
111 Palermo Ave, Suite #103

CONDITIONAL USE

PLANNING & ZONING BOARD  
JANUARY 10, 2024

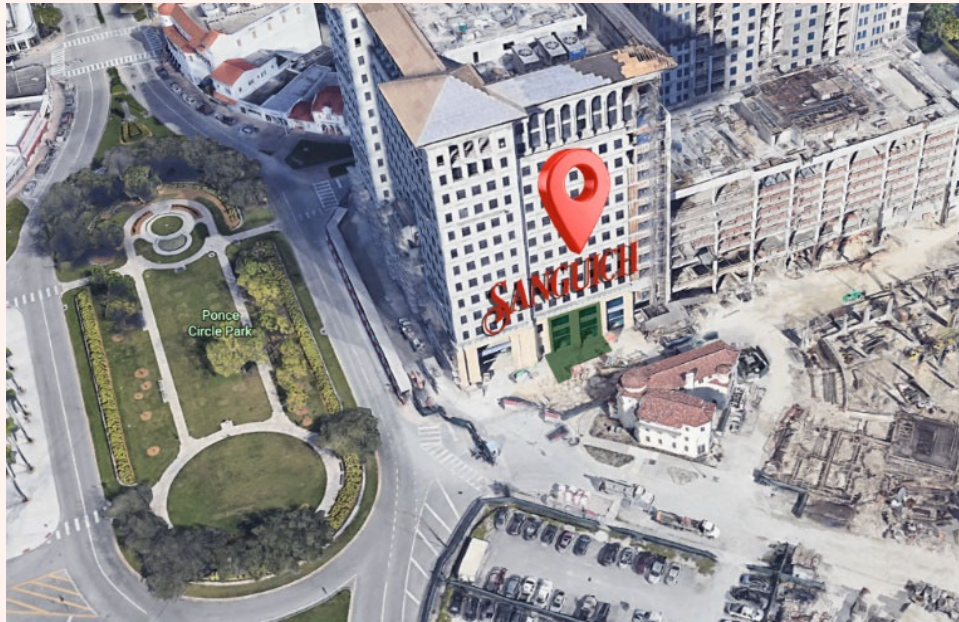


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## THE PLAZA – 111 PALERMO AVE, SUITE 103



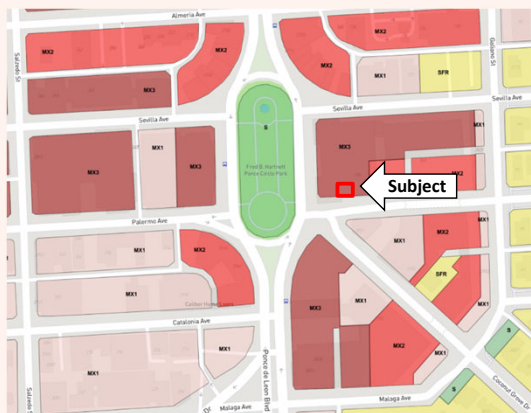
3

## LAND USE AND ZONING MAPS

*Future Land Use: Commercial High Rise Intensity*



*Zoning: MX3*



4

## EXISTING CONDITIONS

2

2



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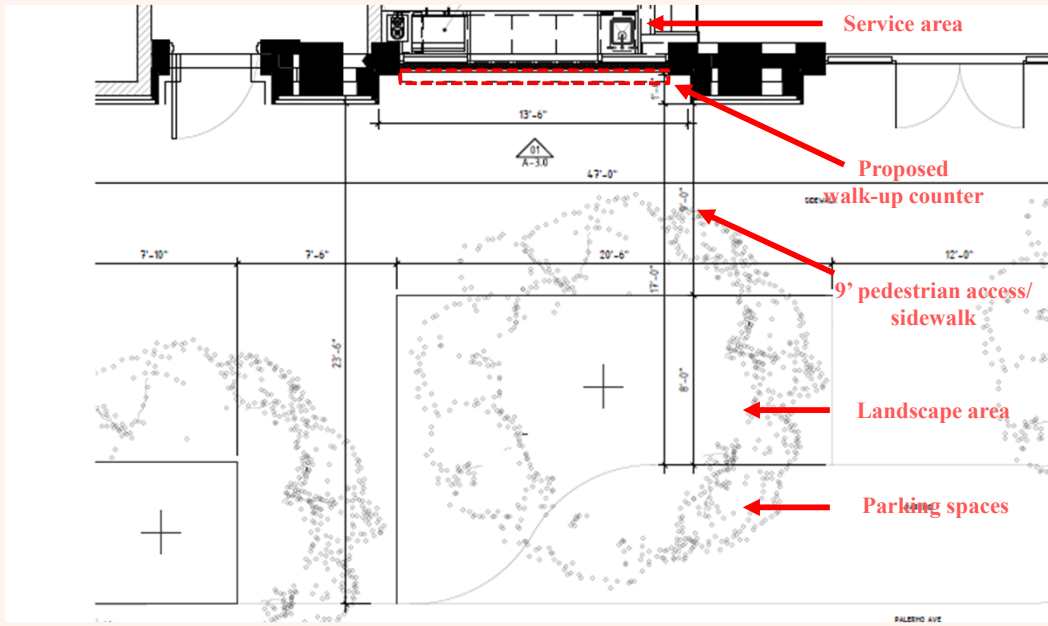
## REQUEST CONDITIONAL USE

6

6



## SITE PLAN



7

## PROPOSED WALK-UP COUNTER



8

## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 01.27.23</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 05.04.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 03.23.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 01.10.24</b>
<b>5</b>	<b>CITY COMMISSION: TBD</b>

9

9

## LETTERS TO PROPERTY OWNERS (1,000 FT)



**1000 FOOT RADIUS MAP**

10

10

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> DRC, PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> DRC, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

11

11

**COMPREHENSIVE PLAN CONSISTENCY**

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STAFF’S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

12

## STAFF RECOMMENDATIONS

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,  
SUBJECT TO CONDITIONS OF APPROVAL.

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## CONDITIONS OF APPROVAL

THE WALK-UP COUNTER SHALL:

- Be operated when the rest of the business is **operating**
- Not interfere with **pedestrian circulation** or adjoining sidewalks
- Future open-air dining within ROW shall require **sidewalk café permit**
- Comply with **noise regulations**
- Be maintained in a clean, neat, and **orderly appearance**
- Not have **storage of dishes, silverware, or other restaurant/walk-up counter equipment** visible
- Submit a **restrictive covenant**

14

14



*Sanguich Walk-up Counter*

111 Palermo Ave, Suite #103

CONDITIONAL USE

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