

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-5**  
**January 23, 2024**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro**

**Commissioner Ariel Fernandez**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Planning Official, Jennifer Garcia**

**Public Speaker(s)**

**Daniel Figueredo, Owner of Sanguich Restaurant**

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Agenda Item E-51 [1:38 p.m.]

A Resolution of the City Commission 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 Avenue, Suite 103, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Lago: Let’s commence on item E-5.

City Attorney Suarez: Mayor, E-5 is a Resolution of the City Commission 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 Avenue, Suite 103, Coral

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Agenda Item E-5 – Resolution granting conditional use approval pursuant to Zoning Code Article 14, Section 14-203, “Conditional Uses” for a walk-up counter

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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 item.

Mayor Lago: How are you.

Planning Official Garcia: Good.

Daniel Figueredo: How are you. My name is Daniel Figueredo, I'm the owner of Sanguich de Miami. For those of you who do know me, thank you. For those of you who don't, we're the most decorated Cuban sandwich shop in the United States and I'm very proud of that.

City Attorney Suarez: Excuse me, Mr. Mayor, my apologies, will the Clerk please swear in all individuals who will be testifying, since this is quasi-judicial.

City Clerk Urquia: Those who will be appearing before this item, please stand and raise your right hand. Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth.

Mr. Figueredo: Yes sir.

City Clerk Urquia: Thank you.

Mayor Lago: The floor is yours. Welcome to the city.

Mr. Figueredo: Thank you so much. I appreciate this. So, like I said, those of you who don't know us, we're the most decorated Cuban sandwich shop in the United States. We have two Michelins, various awards. And so, what we're trying to do is, we have a store at The Plaza, right on the corner, and we have a ventanita, the service window, the famous service window. It's an integral part of our overall makeup. This is our position at that location right off of Palermo. We're seeking approval for the use, the conditional use for the window to be able to serve our public and our guests through that window. We've made an incredible amount of investments with regards to our business, in terms of its service, in terms of its aesthetics, and our brand. We have made technological advances with our company and being here in Coral Gables, kind of like really fits that piece of the puzzle. To be perfectly honest, this is new for me. I'm looking at instituting a window within Coral Gables and it seems to me like a very big stage to be able to do that, but here we are, and I'm hoping to get your approval and your support with this process.

Mayor Lago: Thank you.

Mr. Figueredo: Thank you.

Planning Official Garcia: If I can have the PowerPoint, please. So, we're here because a walk-up window in the City of Coral Gables is a conditional use, its not a permitted use for any restaurant citywide. So, the site as we said is on The Plaza, It's just on the north block of The Plaza. You can

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see its two-phased on the ground floor of the office building. The future land use map has it as commercial high-rise in the city. The zoning is MX3. You can see there on the street level where it is. It's the very left bay of the two bays that he has a restaurant. This is the site plan. The walk-up window is located on the north side, the top of the drawing. The sidewalk is about nine or ten feet wide. There's landscaping just outside with on-street parking. This is the rendering of what it looks like. This went to DRC last January of last year. The Board of Architects approved it in May of last year. We had neighborhood meeting as required in March of last year. Planning and Zoning recommended approval earlier this month. They recommended the Commission do consider allowing this as a permanent use for the future, and here we are for Commission. So, the letters were mailed out to the affected properties, and that was done three times. It was posted twice. It was on the website three times, and it was also advertised in the newspaper twice. Staff determined its consistent with the Comp Plan as far as walkability and creating an active use on the ground floor. Staff recommends approval with conditions. The conditions are very standard for any walk-up window. It can't be operated outside of business operating hours. Keep pedestrians...free of any obstacles; the right-of-way, if you request any open-air dining, you'll have to do a café permit. It has to comply with the noise regulations, to keep it neat and orderly, and free of bad things, and not have the storage of dishes and silverware visible from the site property, and also...[inaudible]. That's it. Thank you.

Mayor Lago: Thank you very much.

Commissioner Menendez: Jennifer, I have a question.

Planning Official Garcia: Yes.

Commissioner Menendez: In that area, is there another establishment that has a walk-up window, ventanita?

Planning Official Garcia: Yes. So, the Plaza does have as part of their PAD site plan approval, they do have other kiosks and walk-up windows as part of that.

Commissioner Menendez: And in that area, if I'm not mistaken where Vicky Bakery is, they have a window as well.

Planning Official Garcia: Yes, they do.

Commissioner Menendez: Okay.

Mayor Lago: Besides the window, you have a great establishment.

Mr. Figueredo: Thank you sir.

Mayor Lago: And it brings a lot of pride to have that here in the city, because not only do you make great food, but I've had the pleasure of meeting you before and you're very engaged in the community as-a-whole.

Mr. Figueredo: Thank you sir.

Mayor Lago: And I want to congratulate you on that, because you're always engaged in one philanthropy or another and kind of represent the community, in one form or another, so I congratulate you on that.

Mr. Figueredo: I appreciate that. Thank you very much.

Mayor Lago: I don't know if my colleagues have anything else. I imagine we have some public comments. Mr. Clerk, do we have public comment?

City Clerk Urquia: Yes, Mr. Mayor, Maria Cruz.

Ms. Cruz: Mrs. Maria Cruz, 1447 Miller Road. This is a wonderful idea.

Mr. Figueredo: Thank you so much.

Ms. Cruz: Let me tell you, I think it's about time for us to move into the new world, the new year, the new whatever, century and do things the right way. My only comment is, be careful what people staying there for ever and evermore and they are letting people approach the window, because that's what happens. Thank you.

Mr. Figueredo: I appreciate your comment. Thank you.

Mayor Lago: If there's no further comment, I'll entertain a motion.

Commissioner Menendez: I'll move it.

Vice Mayor Anderson: I'll second.

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Congratulations my friend. Looking forward to having you here and continued growth.

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Mr. Figueredo: I'm looking forward to serving the City of Coral Gables. Thank you so much.