

City of Coral Gables

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



Agenda - Final

Wednesday, July 12, 2023

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

Chairperson Eibi Aizenstat
Vice Chairperson Robert Behar
Board Member Julio Grabiell
Board Member Sue Kawalerski
Board Member Felix Pardo
Board Member Javier Salman
Board Member Wayne "Chip" Withers

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, July 12, 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**B. ROLL CALL****C. ELECTION**

1. *Board As A Whole*
2. *Chairperson*
3. *Vice Chairperson*

D. APPROVAL OF THE MINUTES

D.-1. [23-5899](#) Planning and Zoning Board Meeting of June 6, 2023.

Attachments: [06 06 23 PZB MINUTES](#)

D.-2. [23-5900](#) Public Comments for PZB Meeting of June 6, 2023.

Attachments: [Public Comments re 93 Miracle Mile](#)

E. CHANGES TO THE AGENDA**F. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

G. NEW BUSINESS

- G.-1.** [23-5973](#) An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create an open space incentive program within the Central Business District (CBD) to incentivize additional landscaped open space by allowing a maximum building height of one hundred and twenty-four feet, providing for repealer provision, severability clause, codification, and providing for an effective date. (11 08 23 PZB recommended denial; Vote 4-3)

Attachments: [11 08 23 PZB Staff Report - CBD Open Space with attachment](#)

THE FOLLOWING ITEMS: G-2 THRU G-5 ARE RELATED.

- G.-2.** [23-5974](#) An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review) (07 12 23 PZB meeting - deferred by Applicant)

Attachments: [09 21 23 - 33 Alhambra - PZB Staff Report with Attachments B and C](#)

[09 21 23 - Attachment A - Applicant Submittal](#)

[07 12 23 - 33 Alhambra - PZB Staff Report w Attachments B and C](#)

[07 12 23 Attachment A - Applicant Submittal](#)

- G.-3.** [23-5975](#) An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

Attachments: [09 21 23 - 33 Alhambra - PZB Staff Report with Attachments B and C](#)

[09 21 23 - Attachment A - Applicant Submittal](#)

[07 12 23 - 33 Alhambra - PZB Staff Report w Attachments B and C](#)

[07 12 23 Attachment A - Applicant Submittal](#)

- G.-4.** [23-5976](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB

meeting - deferred by Applicant)

Attachments: [09 21 23 - 33 Alhambra - PZB Staff Report with Attachments B and C](#)
[09 21 23 - Attachment A - Applicant Submittal](#)
[07 12 23 - 33 Alhambra - PZB Staff Report w Attachments B and C](#)
[07 12 23 Attachment A - Applicant Submittal](#)

G.-5. [23-5977](#)

A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB meeting - deferred by Applicant)

Attachments: [09 21 23 - 33 Alhambra - PZB Staff Report with Attachments B and C](#)
[09 21 23 - Attachment A - Applicant Submittal](#)
[07 12 23 - 33 Alhambra - PZB Staff Report w Attachments B and C](#)
[07 12 23 Attachment A - Applicant Submittal](#)

G.-6. [23-5814](#)

An Ordinance of the City Commission granting Conditional Use for a Building Site Determination approval pursuant to Zoning Code Article 14, "Process", Section 14-202.6, "Building Site Determination" and Section 14-203, "Conditional Uses" to separate two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 21 and 22, Block 3, Coral Estates (631 Zamora Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 21 (east parcel), and the other (1) building site consisting of Lot 22 (west parcel); including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (07 12 23 PZB recommended approval, Vote 5-0)

Lobbyist: Andre Vazquez

Attachments: [O-2023-27 - Signed](#)
[09 13 23 CC Cover Memo - 631 Zamora Ave Lot Split - 2nd Reading](#)
[09 13 23 Exhibit A - Application Submittal Package](#)
[09 13 23 Exhibit B - Draft Ordinance](#)
[08 22 23 CC Cover Memo - 631 Zamora Ave Lot Split - 1st Reading](#)
[08 22 23 Exhibit A - Application Submittal Package](#)
[08 22 23 Exhibit B - Draft Ordinance](#)
[08 22 23 Exhibit C - 07 12 2023 PZB Staff Report w attachments](#)
[08 22 23 Exhibit D - Excerpts of 07 12 23 PZB Meeting Minutes](#)
[08 22 23 Exhibit E - 08 22 23 CC Staff Powerpoint](#)
[07 12 2023 PZB Staff Report - 631 Zamora w Attachments B - E](#)

G.-7. [23-5978](#)

An Ordinance of the City Commission amending Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; providing for repealer provision, severability clause, codification, and providing for an

effective date. (07 12 23 PZB recommended approval, Vote 5-0)

Lobbyist: Zeke Guilford

Attachments: [O-2023-28 - Signed](#)
[09 13 23 CC Cover Memo - Temple Judea - 2nd Reading](#)
[09 13 23 Exhibit A - Applicant Submittal](#)
[09 13 23 Exhibit B - Draft Ordinance](#)
[08 22 23 CC - Temple Judea - 1st Reading](#)
[08 22 23 Exhibit A - Applicant Submittal](#)
[08 22 23 Exhibit B - Draft Ordinance](#)
[08 22 23 Exhibit C - 07 12 23 PZB Staff Report](#)
[08 22 23 Exhibit D - Excerpts of 07 12 23 PZB Meeting Minutes](#)
[08 22 23 Exhibit E - 08 22 23 CC Staff Powerpoint](#)
[07 12 23 PZB Staff Report - Temple Judea w attachments](#)

G.-8. [23-5816](#)

An Ordinance of the City Commission 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 clause, repealer provision, codification, and providing for an effective date.(06 06 23, 07 12 23 and 09 21 23 deferred by PZB) (10 11 23 PZB recommended Approval, Vote 6-1)
(Sponsored by Vice Mayor Anderson)

Attachments: [O-2023-37 -Signed](#)
[12 12 23 CC Cover Memo - RIR - 2nd Reading](#)
[12 12 23 Exhibit A - Draft Zoning Code Text Amendment - RIR building length n](#)
[11 14 23 CC Cover Memo - RIR - 1st Reading](#)
[11 14 23 Exhibit A - Draft Zoning Code Text Amendment - RIR building length n](#)
[11 14 23 Exhibit B - 06 06 23 PZB Staff Report - RIR w attachments](#)
[11 14 23 Exhibit C - Excerpt from 06 06 23 PZB Meeting Minutes](#)
[11 14 23 Exhibit D - Excerpt from 07 12 23 PZB Meeting Minutes](#)
[11 14 23 Exhibit E - Excerpt from 10 11 23 PZB Meeting Minutes](#)
[06 06 23 PZB Staff Report - RIR w attachments](#)
[Speaker Cards E-2](#)

THE FOLLOWING ITEMS: G-9 AND G-10 ARE RELATED.

G.-9. [23-5979](#)

An Ordinance of the City Commission granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District regulations; and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, severability clause, codification, and providing for an effective date. (07 12 23 PZB recommended denial, Vote

3-2)

(Sponsored by Vice Mayor Anderson)

Attachments:

[O-2023-34 Signed](#)

[10 24 23 CC Cover Memo - Parks Incentive 2nd Reading](#)

[10 24 23 Exhibit A - Draft Parks Incentives Ordinance Comprehensive Plan Am](#)

[10 24 23 Exhibit B - Draft Parks Incentives Zoning Code Text Amendment](#)

[10 24 23 Exhibit C - Florida Commerce notification](#)

[08 22 23 CC Cover Memo - Parks Incentive - 1st Reading](#)

[08 22 23 Exhibit A - Draft Ordinance - Comprehensive Plan Amendments - Park](#)

[08 22 23 Exhibit B - Draft Ordinance - Zoning Code Text Amendment - Park Inc](#)

[08 22 23 Exhibit C - 07 12 23 Staff Report](#)

[08 22 23 Exhibit D - 07 12 23 PZB Minutes](#)

[07 12 2023 Staff Report - Park incentives w attachments](#)

[Speaker Cards E-5 and E-6 and E-7](#)

[Speaker Cards E-6 and E-7 and E-8 and E-9](#)

[Speaker Cards E-6 and E-7](#)

[Speaker Cards E-6](#)

[Merrick Park Petition 1 E-6 and E-7](#)

[Merrick Park Petition 2 E-6 and E-7](#)

[Speaker Cards E-2](#)

[Speaker Cards E-2 and E-3](#)

G.-10. [23-5980](#)

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create an incentive program within the Design & Innovation District to allow a maximum building height of one hundred and thirty-seven feet and six inches by providing a park open to the public, providing for repealer provision, severability clause, codification, and providing for an effective date. (07 12 23 PZB made no recommendation, Vote 3-2)

(Sponsored by Vice Mayor Anderson)

Attachments: [O-2023-35 - Signed](#)
[10 24 23 CC Cover Memo - Parks Incentive 2nd Reading](#)
[10 24 23 Exhibit A - Draft Parks Incentives Ordinance Comprehensive Plan Am](#)
[10 24 23 Exhibit B - Draft Parks Incentives Zoning Code Text Amendment](#)
[10 24 23 Exhibit C - Florida Commerce notification](#)
[08 22 23 CC Cover Memo - Parks Incentive - 1st Reading](#)
[08 22 23 Exhibit A - Draft Ordinance - Comprehensive Plan Amendments - Park](#)
[08 22 23 Exhibit B - Draft Ordinance - Zoning Code Text Amendment - Park Inc](#)
[08 22 23 Exhibit C - 07 12 23 Staff Report](#)
[08 22 23 Exhibit D - 07 12 23 PZB Minutes](#)
[07 12 2023 Staff Report - Park incentives w attachments](#)
[Speaker Cards E-5 and E-6 and E-7](#)
[Speaker Cards E-6 and E-7 and E-8 and E-9](#)
[Speaker Cards E-6 and E-7](#)
[Speaker Cards E-7](#)
[Merrick Park Petition 1 E-6 and E-7](#)
[Merrick Park Petition 2 E-6 and E-7](#)
[Speaker Cards E-3](#)
[Speaker Cards E-2 and E-3](#)

H. DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board 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, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, 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.