

**City of Coral Gables**  
**Meeting Minutes**  
**Planning and Zoning Board**

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)

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Wednesday, July 12, 2023

6:00 PM

City Hall, Commission Chambers

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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](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

**A. CALL TO ORDER**

Meeting called to order at 6:01 p.m.

**B. ROLL CALL**

Roll Call:  
Robert Behar - Present  
Julio Grabiél - Present  
Sue Kawalerski - Present  
Caludio Miro - Present (left at 6:15 p.m.)  
Felix Pardo - Present  
Eibi Aizenstat - Present

**C. ELECTION**

Motion to appoint Venny Torre as Board As A Whole member, made by Eibi Aizenstat, 2nd by Julio Grabiél. Motion fails. Vote 3-3.  
Motion to appoint Chip Withers as Board As A Whole member, made by Robert Behar, 2nd by Eibi Aizenstate. Motion fails. Vote 3-3.  
Motion to appoint Javier Salman as Board As A Whole member, made by Sue Kawalerski, 2nd by Claudia Miro. Motion passes. Vote 6-0.  
Motion to appoint Eibi Aizenstate as Chair, made by Robert Behar, 2nd by Claudia Miro, Motion passed. Vote 4-1 Excused: E. Aizenstat.  
Motion to appoint Robert Behar as Vice Chair, made by Eibi Aizenstat, 2nd by Julio Grabiél. 5-1.

**D. APPROVAL OF THE MINUTES**

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

Motion to approve minutes made by Robert Behar, 2nd by Julio Grabiél.  
All yeas.

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

**E. CHANGES TO THE AGENDA**

**F. PUBLIC HEARING**

**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," by amending the following provisions: (1) Article 1, "General Provisions," creating a new zoning district Mixed-Use 2.5 (MX2.5); (2) Article 2, "Zoning Districts," creating a new zoning district Mixed-Use 2.5 (MX2.5) and associated provisions; (3) Article 3, "Uses," creating a new zoning district and assigning certain uses; and (4) Article 5 "Architecture," creating a new zoning district; providing for repealer provision, severability clause, codification, and providing for an effective date. (07 12 23 PZB made no recommendation, Vote 3-2)

**Motion to approve made by Robert Behar, 2nd by Julio Grabiell.**  
**Yeas: Robert Behar, Julio Grabiell, Eibi Aizenstat.**  
**Nays: Felix Pardo, Sue Kawalerski.**  
**No recommendation.**  
**(Claudio Miro left at 6:15)**

**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)

**G-2 thru G-5 are related.**  
**Applicant requested deferral.**  
**Motion to defer made by Felix Pardo, 2nd by Julio Grabiell.**  
**All yeas.**  
**(Claudio Miro left at 6:15)**

**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.

**G-2 thru G-5 are related.**  
**Applicant requested deferral.**  
**Motion to defer made by Felix Pardo, 2nd by Julio Grabiell.**  
**All yeas.**  
**(Claudio Miro left at 6:15)**

**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.

**G-2 thru G-5 are related.**

**Applicant requested deferral.**

**Motion to defer made by Felix Pardo, 2nd by Julio Grabiell.**

**All yeas.**

**(Claudio Miro left at 6:15)**

**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.

**G-2 thru G-5 are related.**

**Applicant requested deferral.**

**Motion to defer made by Felix Pardo, 2nd by Julio Grabiell.**

**All yeas.**

**(Claudio Miro left at 6:15)**

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

**This Agenda Item was approved**

**G.-7. [23-5978](#)** An Ordinance of the City Commission of Coral Gables, Florida, 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; and providing an effective date. (07 12 23 PZB recommended approval, Vote 5-0)

**Motion to approve made by Robert Behar, 2nd by Felix Pardo.**

**All yeas. Vote 5-0.**

**(Claudio Miro left at 6:15)**

- G.-8. [23-5816](#) An Ordinance of the City Commission of Coral Gables, Florida 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, repealer, codification, and an effective date.  
  
**Motion to defer made by Felix Pardo, 2nd by Robert Behar.**  
**All yeas. Vote 5-0.**  
**(Claudio Miro left at 6:15)**

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

- G.-9. [23-5979](#) An Ordinance of the City Commission of Coral Gables, Florida 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, providing for a severability clause, and providing for an effective date. (07 12 23 PZB recommended denial, Vote 3-2)  
  
**G-9 and G-10 are related.**  
**Motion to approve made by Robert Behar, 2nd by Julio Grabiell.**  
**Yeas: Robert Behar, Julio Grabiell, Eibi Aizenstat.**  
**Nays: Felix Pardo, Sue Kawalerski.**  
**Denied. Vote: 3-2**  
**(Claudio Miro left at 6:15)**

- G.-10. [23-5980](#) 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 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)  
  
**G-9 and G-10 are related.**  
**Motion to approve made by Robert Behar, 2nd by Julio Grabiell.**  
**Yeas: Robert Behar, Julio Grabiell, Eibi Aizenstat.**  
**Nays: Felix Pardo, Sue Kawalerski.**  
**No recommendation.**  
**(Claudio Miro left at 6:15)**

**H. DISCUSSION ITEMS**

**ADJOURNMENT**

**Meeting adjourned at 9:30 p.m.**

**NOTE**