

# City of Coral Gables

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



## Agenda - Final

Wednesday, November 19, 2025

6:00 PM

City Hall, Commission Chambers

### Planning and Zoning Board

*Chairperson Eibi Aizenstat*  
*Vice Chairperson Robert Behar*  
*Board Member Ignacio Alvarez*  
*Board Member Alice Bravo*  
*Board Member Alexander Bucelo*  
*Board Member Nestor Menendez*  
*Board Member Felix Pardo*

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, November 19, 2025 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****B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [25-1025](#) Planning and Zoning Board Meeting Minutes of September 17, 2025.

**Attachments:** [09 17 25 PZB Minutes](#)

**D. CHANGES TO THE AGENDA****E. 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*

**NEW BUSINESS**

- E.-1. [25-9791](#) An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-67, "Mahi Canal," requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MF and MX districts that abut the Mahi Canal; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [11 19 25 PZB Staff Report - Text Amendment - Mahi Canal](#)

- E.-2. [25-9847](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-309, "Trellises;" Section 5-310, "Wood decks," and Section 5-311, "Pavers and walkways," to incorporate composite recycled materials as an approved material for trellises, decks, and walkways; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [11 19 25 PZB Staff Report - Text Amendment - Composite Recycled Materials](#)

- E.-3. [25-9921](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Section 14-204, "Transfer of Development Rights (TDRs)," and Article 16, "Definitions," of the City's Zoning Code to establish a Conservation TDR Program and appraisal framework; providing for definitions, procedures, appraisal standards, and conservation easement requirements; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [11 19 25 PZB Staff Report - Text Amendment - Conservation TDRs](#)

- E.-4. [25-1026](#) An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 7, "Sustainability and Resilience Standards," Section 7-102, "Green Building Requirements," to provide National Green Building Standard (NGBS) Silver Certification as an acceptable option for compliance; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [11 19 25 PZB Staff Report - Text Amendment - Green Building Requirements](#)

- E.-5. [25-1027](#) An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code by amending Section 3-200, "Principal Uses"; amending Section 3-201, "Group Homes, Assisted Living Facilities, and Child Care Facilities," to clarify statutory capacity and licensing requirements; adding Section 3-202, "Certified Recovery Residences," to establish procedures for review and approval consistent with state and federal law; amending Article 16, "Definitions," to add definitions for "Adult Day Care Center," "Certified Recovery Residence," "Dwelling Unit," and "Group Residential Home"; providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [11 19 25 PZB Staff Report - Text Amendment - Certified Recovery Residences](#)

**F. DISCUSSION ITEMS**

**G. 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, Jose Rodriguez (Email: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, 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.*