

# City of Coral Gables

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



## Agenda - Final

Wednesday, April 15, 2026

6:00 PM

2151 Salzedo Street, Coral Gables, FL 33134

Police and Fire Headquarters, Community Meeting Room

### Planning and Zoning Board

*Acting Chairperson Robert Behar  
Board Member Ignacio Alvarez  
Board Member Alice Bravo  
Board Member Alexander Bucelo  
Board Member Nestor Menendez  
Board Member Felix Pardo  
Board Member Gonzalo Sanabria*

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, April 15, 2026 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. [26-1368](#) Planning and Zoning Board Meeting of February 11, 2026.

Attachments: [02 11 26 PZB Meeting full page](#)

**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. [26-1132](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5, "Architecture," Section 5-500, "Roofs," to clarify roof design standards including the intent to incorporate a combination of pitched and flat roof forms and to establish that roof designs proposed as entirely flat require review and approval by the Full Board of Architects; to remove Sections 5-503 and 5-504 and renumber subsequent sections; to delete outdated parapet height provisions in flood hazard districts; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [04 15 26 PZB Staff Memorandum - Roofs](#)  
[04 15 26 Ordinance - Section 5-500 Roofs v7](#)  
[02 11 26 PZB Staff Report - Roofs](#)

- E.-2. [26-1389](#) An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendment to the City of Coral Gables Official Zoning Code by amending Article 16 "Definitions" to create a definition for Financial Institutions; amending Article 3, "Uses," including Sections 3-100 "Uses," 3-200 "Principal Uses," 3-300 "Accessory Uses," and Article 10, "Parking and Access," Section 10-110 "Amount of Required Parking" to establish location, design and parking standards for financial institutions within certain overlay districts; providing for repealer provision, severability clause, codification, and providing for an effective date.

**Attachments:** [04 15 26 - PZB Staff Report - Financial Institutions](#)  
[04 15 26 Attachment A - Oakland Park OP3D Code Excerpt](#)  
[04 15 26 Attachment B - Delray Beach CBD Code Excerpt](#)

- E.-3. [26-1393](#) Election of Planning and Zoning Board:  
- Chair  
- Vice-Chair

**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 who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City 's ADA Coordinator Clifford Friedman, Director of Labor Relations and Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-460-5248, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.*