

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2012 JAN 14 AM 9:41

1 CITY OF CORAL GABLES  
2 LOCAL PLANNING AGENCY (LPA)  
3 PLANNING AND ZONING BOARD MEETING  
4 VERBATIM TRANSCRIPT  
5 CORAL GABLES CITY HALL  
6 405 BILTMORE WAY, COMMISSION CHAMBERS  
7 CORAL GABLES, FLORIDA  
8 WEDNESDAY, JANUARY 9, 2013, COMMENCING AT 6:02 P.M.  
9  
10 Board Members Present:  
11 Eibi Aizenstat, Chairperson  
12 Robert Behar  
13 Jeffrey Flanagan, Vice Chairperson  
14 Julio Grabiell  
15 Pat Keon  
16 Vicente "Vince" Lago  
17  
18 City Staff and Consultants:  
19 Eric Riel, Jr., City Planner  
20 Walter Carlson, Assistant Planning Director  
21 Craig E. Leen, City Attorney  
22 Jill Menendez, Administrative Assistant  
23 Jane Tompkins, Development Director  
24 Ramon Trias, Building & Zoning Director  
25 Dona Spain, Historic Preservation Officer  
Martha Salazar-Blanco, Zoning Official  
Others Participating in the Proceedings:  
Laura Russo, Esq.  
Russo & Baker  
On behalf of the Applicant  
Luis Juaregui, AIA  
Eastshore Architects

MR. FLANAGAN: Yes.  
MS. MENENDEZ: Julio Grabiell?  
MR. GRABIEL: Yes.  
MS. MENENDEZ: Vince Lago?  
MR. LAGO: Yes.  
MS. MENENDEZ: Robert Behar?  
MR. BEHAR: Yes.  
MS. MENENDEZ: Eibi Aizenstat?  
CHAIRMAN AIZENSTAT: Abstain. I was not here that day.  
We -- The first thing we're going to do is, people who have signed up to speak, if they would please stand up so they can be sworn.  
Do we have people signed up this evening?  
MR. RIEL: Four.  
CHAIRMAN AIZENSTAT: Four, okay.  
(Thereupon, those who intended to speak were duly sworn by the court reporter.)  
CHAIRMAN AIZENSTAT: The first item on the agenda -- Actually, 5 and 6 are related.  
Craig, should those be done simultaneously, since they're related?  
MR. LEEN: One second.  
Yes, you can consider them simultaneously, although they should receive separate votes.

1 THEREUPON:  
2 The following proceedings were had:  
3 CHAIRMAN AIZENSTAT: Let's go ahead and  
4 start. Would you call the roll, please?  
5 MS. MENENDEZ: Robert Behar?  
6 MR. BEHAR: Here.  
7 MS. MENENDEZ: Jeff Flanagan?  
8 MR. FLANAGAN: Here.  
9 MS. MENENDEZ: Julio Grabiell?  
10 MR. GRABIEL: Here.  
11 MS. MENENDEZ: Pat Keon?  
12 Vince Lago?  
13 MR. LAGO: Here.  
14 MS. MENENDEZ: Javier Salman?  
15 Eibi Aizenstat?  
16 CHAIRMAN AIZENSTAT: Here.  
17 The first item on the agenda is the  
18 approval of the minutes. Has everybody had a  
19 chance to take a look and read the minutes?  
20 MR. FLANAGAN: So moved.  
21 MR. BEHAR: Second.  
22 CHAIRMAN AIZENSTAT: We have a first and a  
23 second. Any comments, any questions? No?  
24 Please call the roll.  
25 MS. MENENDEZ: Jeff Flanagan?

1 CHAIRMAN AIZENSTAT: Okay, so let's go  
2 ahead. Do you want me to read each item  
3 individually or together?  
4 MR. LEEN: I would read 5 and then 6, but  
5 you could read them both now --  
6 CHAIRMAN AIZENSTAT: Okay.  
7 MR. LEEN: -- and hold a public hearing as  
8 to both at the time.  
9 CHAIRMAN AIZENSTAT: Thank you.  
10 Item 5 is an Ordinance of the City  
11 Commission of Coral Gables, Florida, on  
12 property legally described as Tract A, Snapper  
13 Creek Lakes Subdivision, whose address is 11190  
14 Snapper Creek Road, in Coral Gables, Florida,  
15 which is requesting the following:  
16 A: Site plan review of a proposed  
17 two-story community center to replace the  
18 existing one-story facility for exclusive use  
19 by Snapper Creek Lakes' residents and marina  
20 members of a previously annexed subdivision  
21 known as Snapper Creek Lakes Subdivision,  
22 pursuant to the City of Coral Gables Resolution  
23 Number 28947, Ordinance Number 3207 and  
24 Ordinance Number 3249.  
25 And also, B: Encroachment of landscaping

1 and other associated improvements into the Old  
2 Cutler Road public right-of-way, including  
3 required codification (sic), providing for  
4 severability, repealer, codification, and an  
5 effective date, the legal description of which  
6 is on file with the City.

7 Item Number 6 is an Ordinance of the City  
8 of Coral Gables, Florida, providing for text  
9 amendments to the City of Coral Gables Official  
10 Zoning Code Appendix A, "Site Specific Zoning  
11 Regulations" by creating a new section which is  
12 entitled "Section A-94, Snapper Creek Lakes  
13 Tract A, providing subdivisions -- providing  
14 provisions governing the use of the existing  
15 marina facility and community center, on  
16 property legally described as Tract A, Snapper  
17 Creek Lakes Subdivision, whose address is 11190  
18 Snapper Creek Road, Coral Gables, Florida,  
19 providing for severability, repealer,  
20 codification and an effective date, whose legal  
21 description is also on file with the City of  
22 Coral Gables.

23 At this time, we'll go ahead and have Staff  
24 do their presentation.

25 MR. RIEL: Actually, Mr. Chair, the

1 Commission Chambers.)

2 MS. RUSSO: We are here on two  
3 applications, one of which is a site plan  
4 approval and the other is a site-specific text  
5 amendment, and the reason we are here is  
6 because there's an existing one-story building  
7 on this property that is approximately 50 to 60  
8 years old, about 1,900 square feet, that is in  
9 need of replacement and needing to be brought  
10 up to Code for handicap accessible ADA, et  
11 cetera.

12 This property is in Snapper Creek Lakes,  
13 which was annexed by the City of Coral Gables  
14 and approved by Miami-Dade County, late 1996,  
15 and then early -- and then in 1997, the Zoning  
16 Code amendments and the future land use map  
17 were changed to reflect the annexation of the  
18 Snapper Creek Lakes Subdivision.

19 At the time, and no one knows why, this  
20 particular property designated as Tract A was  
21 not addressed specifically. It was a legal  
22 non-conforming use. It's been an ongoing,  
23 existing marina facility since the late 1950s,  
24 when it was built, and it has continued to  
25 operate. So we are here, not asking for any

1 applicant does their presentation and then  
2 Staff --

3 CHAIRMAN AIZENSTAT: Oh, sorry.

4 MR. RIEL: -- will follow up.

5 CHAIRMAN AIZENSTAT: Yeah.

6 MS. RUSSO: Good evening, Mr. Chairman,  
7 Members of the Planning and Zoning Board. For  
8 the record, Laura Russo, with offices at 2655  
9 LeJeune Road. I am here this evening  
10 representing Snapper Creek Lakes Club, the  
11 owner of the property in question. The  
12 address, 11190 Snapper Creek Lakes Road.

13 I want to take a moment to introduce the  
14 members of the board who are here on behalf of  
15 Snapper Creek Lakes Club: Mr. Lou Risi, the  
16 president; Mr. Bill Tillett, the treasurer and  
17 the commodore; Mr. Bob Sweeney; Lani Deody; Mr.  
18 Ed Williamson, past president; and Heather  
19 Quinlan, who is the club administrator and dock  
20 master.

21 I'd also like to introduce the architects  
22 of record: Mr. Luis Jauregui, of Eastshore,  
23 and Mr. Ignacio Zabaleta, and the landscape  
24 architect, Mr. Orlando Comas.

25 (Thereupon, Ms. Pat Keon entered the

1 change in the way it is being operated, not  
2 asking for anything additional except to  
3 demolish the existing building, replace it  
4 almost in the identical location of the current  
5 building. It will be the same building with a  
6 floor on top, which it has air conditioned  
7 space, which is to accommodate the meetings of  
8 the committee members, the board members that  
9 meet monthly for the Snapper Creek Lakes  
10 Homeowners, and also, they maintain storage of  
11 all the architectural plans for Snapper Creek  
12 Lakes.

13 What I'd like to do at this time is turn it  
14 over to Luis Jauregui, to give you a little bit  
15 of background on, you know, how the building  
16 was designed, what it actually does, the  
17 similarities to the existing building, because  
18 it's really almost identical, with a little  
19 floor put on top of it. And then I will take  
20 over after he's concluded and given you a  
21 little bit about the building.

22 Luis?

23 CHAIRMAN AIZENSTAT: Please note that Pat  
24 Keon has arrived.

25 MS. KEON: I'd also like you to note that

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1 Mr. Tibley and I have been downstairs since  
 2 five to 6:00, because there's no security guard  
 3 to see that the door is open for this public  
 4 hearing.  
 5 MS. RUSSO: And it's locked, right?  
 6 MS. KEON: Yes.  
 7 MR. LEEN: The door downstairs is locked?  
 8 MS. KEON: Yes.  
 9 MS. RUSSO: Uh-huh.  
 10 MR. LEEN: Well, we have to unlock it.  
 11 MR. RIEL: No, we have it unlocked. We  
 12 have -- Apparently, the security didn't show up  
 13 this evening, so that's why.  
 14 MR. LEEN: So it's unlocked now?  
 15 MR. RIEL: Yes. We're going to prop it  
 16 open.  
 17 MS. KEON: But when you're downstairs,  
 18 there's no way to get someone to come  
 19 (inaudible), except Mr. Tibley texted his wife  
 20 to ask her to please come down and open the  
 21 door for me.  
 22 CHAIRMAN AIZENSTAT: Thank you.  
 23 MS. KEON: Thank you.  
 24 MR. JAUREGUI: Can you hear me here?  
 25 MS. RUSSO: Go ahead.

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1 MR. JAUREGUI: Hi. My name is Luis  
 2 Jauregui. I'm with Eastshore Architects. Our  
 3 offices are at 2727 Salzedo. I'm here as the  
 4 architect for the Snapper Creek Community  
 5 Center, and what I'd like to do is walk over  
 6 here, if that's okay, and present it to you.  
 7 MS. RUSSO: You're going to have to speak  
 8 really loudly, because we don't have the  
 9 portable microphone at the moment.  
 10 MR. JAUREGUI: Okay, great.  
 11 I'd like to start by showing the aerial  
 12 view of the property. This area right here is  
 13 Tract A, which we're talking about.  
 14 MS. RUSSO: And, Luis, one moment.  
 15 I want to let you know, you all have copies  
 16 of this in the package that was submitted, so  
 17 you should have a copy of the aerial and the  
 18 majority of the plans that Mr. Jauregui is  
 19 going to be using.  
 20 MR. JAUREGUI: It is bordered on one side  
 21 by Old Cutler Road -- and there's no  
 22 development there -- on two sides by  
 23 residential properties inside the Snapper Creek  
 24 development, and across the canal there by Four  
 25 Fillies Farm, but they have built their area

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1 all the way across at 57th Avenue and Old  
 2 Cutler and left a green tract here. So, in  
 3 essence, the only people that see this building  
 4 are the homeowners living in Snapper Creek.  
 5 The little red mark here is the location of  
 6 the building, if you can see that.  
 7 The little red mark here is the location of  
 8 the building, and the building that we're  
 9 talking about is this building right here.  
 10 This is the building that we're planning to  
 11 knock down, it's about 1,900 square feet, and  
 12 replace it with a two-story building in more or  
 13 less the same location. We have to add things  
 14 like elevators and access and stuff like that,  
 15 so it increases it a little bit.  
 16 What I wanted to show you were some  
 17 pictures that you have there of the marina and  
 18 how it looks and the road approaching where the  
 19 building is going to be, and the two houses  
 20 that are affected, one is a Mediterranean-style  
 21 house and the other one is a '50s house, set  
 22 way back.  
 23 Basically, the Old Cutler access, the road  
 24 is about seven feet higher than the building  
 25 baseline is, so Old Cutler goes up, because

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1 there's a little bridge there that you can go  
 2 under with your boat, so it's running at seven  
 3 feet, but the view there is basically of the  
 4 second story of the building, and in reality,  
 5 what we've done is landscape that whole area.  
 6 We've been asked to landscape that whole area,  
 7 so you don't see into it at all.  
 8 The building that we're proposing, which  
 9 is -- Let me get something out. One second.  
 10 I don't know if you want to pass this  
 11 around and look at it. It's a 3-D model of the  
 12 building. I'll just put it here.  
 13 So, basically, the building that we're  
 14 proposing, in comparison to what is there, if  
 15 you notice, it's a two-story building, but  
 16 there's a lot of similarities. We've kept the  
 17 main section in the old building -- oh, I'm  
 18 sorry. We've kept the main section in the old  
 19 building, where the boat storage is, to keep  
 20 those types of boat storage. We have kept a  
 21 stair and storage in the same area where the  
 22 old storage was, and this is the dock master's  
 23 area and where they meet and where they file  
 24 everything. What we've done with that area is  
 25 used it as a foyer, lobby and access for the

1 building, and moved everything up.  
 2 So now this area, which is -- this whole  
 3 area is up high, for the dock master, and they  
 4 have a much better view of the entire marina  
 5 and what's going on, because there's 24-hour  
 6 service here.  
 7 What we did above the area where the boats  
 8 are is put a community center, so that they  
 9 could have their meetings and file rooms and  
 10 stuff like that, so they can keep all the plans  
 11 that they have to keep from the submissions.  
 12 In terms of the style of the building, we  
 13 did research and decided to go with a  
 14 Mediterranean building, after looking at things  
 15 like the Coral Reef Yacht Club, the Fisher  
 16 Island Yacht Club, the Florida Keys Yacht Club,  
 17 all in the Mediterranean vein, and felt that  
 18 that was probably the best structure and design  
 19 to give the building, and this is the product  
 20 of the building. This is the side not facing  
 21 Old Cutler; this is the side facing the  
 22 entrance there.  
 23 In addition to this, we're proposing a wall  
 24 and using the existing gates that are there,  
 25 just to tie it all together, and you can see

1 new facility, we have proposed and are  
 2 proffering stricter regulations, because what  
 3 we are doing is really codifying what is  
 4 ongoing.  
 5 For example, they sell bait and ice, and  
 6 there's a vending machine for Cokes. So we've  
 7 added restrictions that basically codify the  
 8 operation. The meeting room is for the members  
 9 of the community, it's not to be leased out,  
 10 and we have taken all those restrictions and  
 11 put them into the text amendment so that the  
 12 City has a tool that they can use, because  
 13 right now there is no tool; there is nothing in  
 14 the City Zoning Code or the site-specific  
 15 regulations that addresses the current use of  
 16 this Tract A in Snapper Creek Lakes.  
 17 And I would request approval of both the  
 18 site plan and the specific Zoning Code text  
 19 amendments that have been made to include Tract  
 20 A, separate and apart from the balance of  
 21 Snapper Creek Lakes, which is a bunch of  
 22 residential restrictions for homeowners, in  
 23 terms of setbacks, side setbacks, awnings and  
 24 height. When they annexed Snapper Creek Lakes  
 25 and Hammock Lakes, their building restrictions

1 that on your site plans. The square footage of  
 2 the building is 4,000 square feet, roughly,  
 3 now, and the total height of the building is 34  
 4 feet six inches, six inches below the required.  
 5 One of the reasons why we went with a  
 6 second story -- with a two-story building is  
 7 because obviously we have to come up to the new  
 8 flood criteria. That building was way too low.  
 9 And there you have it, if you have any  
 10 questions.  
 11 MS. RUSSO: This building has been  
 12 preliminarily approved by the Board of  
 13 Architects and -- I'm sorry.  
 14 The building has been presented to the  
 15 Board of Architects and received preliminary  
 16 approval, and I worked very closely along with  
 17 members of the board of Snapper Creek Lakes  
 18 Club and Staff, both in the Planning Department  
 19 and Zoning Department, with input from Police,  
 20 Fire, Public Works and Public Service, in order  
 21 to have the text amendments accurately codify  
 22 the existing operation that has been ongoing  
 23 since the late 1950s, and you will see in the  
 24 text amendments, if you compare it to what is  
 25 currently allowed if someone were to propose a

1 were different from the existing residential  
 2 restrictions of the balance of Coral Gables, so  
 3 they became site-specific, and so what we've  
 4 done within those site-specific regulations,  
 5 we've called out Tract A, which is the parcel  
 6 in question, and we've addressed all the  
 7 particular issues that Zoning, Planning, Police  
 8 or Fire -- that anybody could come up with, and  
 9 addressed them in the site-specifics.  
 10 And so we respectfully request your  
 11 approval of this -- of the site plan and of the  
 12 text amendments, and we're happy to answer any  
 13 questions you have with respect to landscaping  
 14 the building, the operations, et cetera.  
 15 CHAIRMAN AIZENSTAT: Laura, let me ask you  
 16 a question. The existing building is of what  
 17 age?  
 18 MS. RUSSO: The existing building, they  
 19 started construction in the late 1950s,  
 20 somewhere between '57 -- and what we have on  
 21 the public records, if you look on the Property  
 22 Appraiser's sheet, is 1959.  
 23 CHAIRMAN AIZENSTAT: Eric, how does it  
 24 work, when you have an area that's annexed, as  
 25 far as having to go through any historic -- I

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1 mean, this building is not old enough, I guess,  
 2 to be historic?  
 3 MR. RIEL: Well, as part of the review,  
 4 when it goes through the DRC, Historic is  
 5 onboard, so --  
 6 CHAIRMAN AIZENSTAT: Okay.  
 7 MR. RIEL: -- there's a determination, and  
 8 there's been a determination it's not historic.  
 9 CHAIRMAN AIZENSTAT: Okay.  
 10 Any questions for Laura? No?  
 11 At this point, let's let Staff do their  
 12 presentation.  
 13 MR. RIEL: The applicants have done a fine  
 14 job of going over a lot of the history.  
 15 Basically, as the applicant indicated, in 1996,  
 16 the property was annexed in, and with every  
 17 annexation, you know, the parcels that have  
 18 what I'll call nonresidential uses really  
 19 didn't have regulations. So that's what this  
 20 applicant is asking for, is to create  
 21 regulations to basically memorialize something  
 22 that's been operating on the property since the  
 23 1950s.  
 24 In Staff's viewpoint, we feel that they've  
 25 gone beyond the Code, in terms of if it were

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1 considered a yacht basin, and if you look on  
 2 Page 10 and 11 in your packet, I did summarize  
 3 in fairly good detail in terms of what some of  
 4 the prohibitions are regarding the operations  
 5 and management of the marina, as well as the  
 6 facility. I mean, essentially, it will remain  
 7 as a private facility for the use of the  
 8 residents. No overnight stays, no third-party  
 9 rentals, very strict in terms of what can  
 10 happen on the property, in terms of the number  
 11 of boats stored, no dry storage stacking -- all  
 12 the boats are stored at, you know, ground  
 13 level -- the heights of the walls, fences.  
 14 One thing that Staff had asked for, that  
 15 they don't have on the property at this point,  
 16 is, we asked for some parking spaces, so they  
 17 accommodated those within, although they're not  
 18 really required. So they added six additional  
 19 parking spaces.  
 20 In addition, as they had indicated, there's  
 21 a seven-foot drop from Old Cutler down to the  
 22 property, the actual -- the bottom of the  
 23 building. We asked that they extensively  
 24 landscape the Old Cutler right-of-way, and  
 25 that's why you have an encroachment request

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1 within this application.  
 2 Previously, they actually did remove -- it  
 3 was all exotics. So they're putting in new  
 4 material, and the Public Service Department,  
 5 which is in charge of the landscaping, did an  
 6 on-site visit and actually worked closely with  
 7 the applicant in terms of what type of  
 8 materials, to make sure that it doesn't impact,  
 9 although what it will impact is a roadway. I  
 10 mean, there's essentially nothing on the other  
 11 side because of the height of the roadway.  
 12 So, again, on Page 10 and 11, there's a  
 13 number of conditions, which are a summary of  
 14 the actual regulations.  
 15 In terms of notice, the applicant did do a  
 16 notice within a thousand feet of the entire  
 17 property, as well as within the homeowner  
 18 association, and City Staff did, as well, and  
 19 we also did -- since it's in close proximity to  
 20 the Village of Pinecrest, we also sent them a  
 21 notice. And as of today, we've received no  
 22 objections from anyone, and I have not  
 23 personally received any phone calls in the  
 24 office or any types of objections.  
 25 We do recommend approval, subject to --

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1 There's only two or three conditions, the  
 2 standard conditions, basically, just indicating  
 3 that it's in compliance with the submittal  
 4 package, a restrictive covenant, and then the  
 5 only other -- what I will call a condition, is,  
 6 within 60 days of the approval, they have to  
 7 put the landscaping in.  
 8 MS. RUSSO: Mr. Chairman, I'd like to, at  
 9 this time, submit to you additional letters.  
 10 We do have a letter from one of the neighbors  
 11 immediately in front of project, one of the  
 12 most impacted -- one of the most impacted  
 13 neighbors, and the neighbor immediately  
 14 adjacent, so the one across the street and the  
 15 one next door, and two other neighbors were  
 16 from the adjoining subdivision, Four Fillies.  
 17 So I'd like to turn those in, so they're part  
 18 of your package and part of the record.  
 19 CHAIRMAN AIZENSTAT: Please.  
 20 Craig, have you gone ahead and reviewed any  
 21 of the legal that has to do with Tract A and so  
 22 forth?  
 23 MR. LEEN: In terms of -- All of this has  
 24 been reviewed, but in terms of something  
 25 specific?

1 CHAIRMAN AIZENSTAT: Well, the legality  
 2 with the City.  
 3 MR. LEEN: Yes. No, this has all been  
 4 reviewed for formal legal sufficiency.  
 5 CHAIRMAN AIZENSTAT: And you're okay with  
 6 it?  
 7 MR. LEEN: Yes.  
 8 CHAIRMAN AIZENSTAT: We're going to go  
 9 ahead at this point and open it up for public  
 10 comments. I think there were four people, if  
 11 I'm not mistaken, that wished to speak?  
 12 MR. RIEL: Correct.  
 13 CHAIRMAN AIZENSTAT: Will you please call  
 14 the names?  
 15 MS. MENENDEZ: They're actually part of the  
 16 applicant's team. I don't know if they still  
 17 want to speak.  
 18 MS. RUSSO: Excuse me? Is there  
 19 something --  
 20 MR. RIEL: There's --  
 21 MS. MENENDEZ: The speakers that signed up  
 22 are part of your team.  
 23 MS. RUSSO: As far as I know, that's all  
 24 that signed up.  
 25 CHAIRMAN AIZENSTAT: Right. Would they

1 microphone.  
 2 CHAIRMAN AIZENSTAT: Let's turn off the  
 3 microphones.  
 4 (Inaudible comments)  
 5 MR. RIEL: Within 60 days of you operating  
 6 or occupying the building, the landscaping  
 7 needs to be installed.  
 8 UNIDENTIFIED MAN: Okay, no problem. Thank  
 9 you.  
 10 CHAIRMAN AIZENSTAT: So there's nobody from  
 11 the public that would like to comment; is that  
 12 correct?  
 13 MS. RUSSO: That is correct.  
 14 CHAIRMAN AIZENSTAT: Should we close the  
 15 meeting?  
 16 MR. BEHAR: Close the meeting.  
 17 CHAIRMAN AIZENSTAT: Yeah, let's go ahead  
 18 at this time and close it for public comment  
 19 and just have the Board --  
 20 (Microphone feedback)  
 21 CHAIRMAN AIZENSTAT: Let's go ahead and  
 22 just keep the microphones off at this point.  
 23 It's going to give us static.  
 24 No, you probably won't be able to hear  
 25 anything. Is there somebody back there, the

1 like to speak?  
 2 MS. RUSSO: Would anyone like to speak?  
 3 I think in response to any questions that  
 4 you may have.  
 5 UNIDENTIFIED MAN: Laura -- I want to ask  
 6 you a question.  
 7 (Inaudible)  
 8 MS. RUSSO: We can't hear.  
 9 CHAIRMAN AIZENSTAT: Can you stand up? Can  
 10 you stand up, please, if you're going to  
 11 address -- and state your name and address.  
 12 UNIDENTIFIED MAN: My only question is, I  
 13 just didn't hear for sure what --  
 14 CHAIRMAN AIZENSTAT: Name and address, please.  
 15 UNIDENTIFIED MAN: -- what Mr. Riel's last  
 16 condition was, due to the microphone.  
 17 MS. RUSSO: The question was for me. He  
 18 just didn't -- He was asking me for a  
 19 clarification of what Mr. Riel said with  
 20 respect to the conditions, because at the time,  
 21 the microphones were giving some feedback.  
 22 MR. RIEL: The additional condition is,  
 23 basically within 60 days of you getting --  
 24 CHAIRMAN AIZENSTAT: Let's turn off --  
 25 MS. RUSSO: He can't hear. It's your

1 tech?  
 2 MR. RIEL: Yeah, we've talked to them  
 3 upstairs. Unfortunately, the only record we'll  
 4 have, then -- so let's try to keep them on, if  
 5 we can.  
 6 CHAIRMAN AIZENSTAT: Okay. Test?  
 7 Board discussion? There's some questions.  
 8 Jeff?  
 9 MR. FLANAGAN: Yeah, I just have one  
 10 question, about the landscaping encroachment  
 11 into the right-of-way. Have we -- Is Old  
 12 Cutler an historic roadway? And if it is, have  
 13 we checked with the appropriate authorities,  
 14 the State FDOT or whoever it might be, to  
 15 ensure that the landscaping will be allowed  
 16 within the right-of-way?  
 17 MR. RIEL: There's actually a condition  
 18 that requires them to secure outside agency  
 19 reviews and approvals. They have initially  
 20 gone to Miami-Dade County and sought their  
 21 preliminary approval on the installation of  
 22 landscaping, and they have to go through the  
 23 formal process, but Miami-Dade County said it  
 24 appears everything's okay. There's certain  
 25 liability and release forms that they need to

1 fill and whatnot, but that's included as an  
 2 additional condition.  
 3 MR. FLANAGAN: And what if they can't get  
 4 the approval?  
 5 MR. RIEL: Then they're going to have to  
 6 accommodate the landscaping on their property.  
 7 CHAIRMAN AIZENSTAT: Okay. Any other  
 8 comments? Robert?  
 9 MS. KEON: May I ask a question?  
 10 CHAIRMAN AIZENSTAT: Please.  
 11 MS. KEON: So, regardless, the landscaping  
 12 is going to be installed?  
 13 MR. RIEL: Correct. Correct.  
 14 MR. LAGO: My question was a pretty simple  
 15 one. In regards to Point Number 10, on Page  
 16 11, in regards to signage, can you clarify in  
 17 regards to the signage, the location of the  
 18 signage, the 50 square feet of signage?  
 19 MR. JAUREGUI: Right there.  
 20 It's going to be right here, and it's only  
 21 on the Snapper Creek side, not on the Old  
 22 Cutler side.  
 23 MR. LAGO: Very good. Thank you.  
 24 MR. RIEL: The only other outstanding thing  
 25 I have, if Ms. Russo could indicate for the

1 motion as to the first ordinance?  
 2 MR. BEHAR: Yes.  
 3 CHAIRMAN AIZENSTAT: As to the first  
 4 ordinance, we have a first and second.  
 5 MR. BEHAR: And then we'll do it separate  
 6 for the second. You need to do it separately?  
 7 MR. RIEL: Yes.  
 8 MR. BEHAR: Okay.  
 9 CHAIRMAN AIZENSTAT: So we've got a first  
 10 and we've got a second. So let's go ahead and  
 11 call -- Any questions or comments? No?  
 12 Call the roll, please, for the first one.  
 13 MS. MENENDEZ: Julio Grabiell?  
 14 MR. GRABIEL: Yes.  
 15 MS. MENENDEZ: Pat Keon?  
 16 MS. KEON: Yes.  
 17 MS. MENENDEZ: Vince Lago?  
 18 MR. LAGO: Yes.  
 19 MS. MENENDEZ: Robert Behar?  
 20 MR. BEHAR: Yes.  
 21 MS. MENENDEZ: Jeff Flanagan?  
 22 MR. FLANAGAN: Yes.  
 23 MS. MENENDEZ: Eibi Aizenstat?  
 24 CHAIRMAN AIZENSTAT: Yes.  
 25 Is there a motion for the second one?

1 record she agrees with the conditions.  
 2 MS. RUSSO: Yes, I will indicate for the  
 3 record that my client, Snapper Creek Lakes  
 4 Club, does agree to the conditions that have  
 5 been imposed on the Staff report.  
 6 CHAIRMAN AIZENSTAT: Any other questions or  
 7 comments? Robert?  
 8 MR. BEHAR: I like the building. I think  
 9 they've done a great job, and, you know, the  
 10 only thing I wondered, this is one of the few  
 11 areas in Coral Gables that you are allowed to  
 12 do metal roofs, that you not incorporate a  
 13 metal roof into the building, but you've done a  
 14 great job.  
 15 I make a motion to approve.  
 16 MS. KEON: I'll second it.  
 17 CHAIRMAN AIZENSTAT: We have a motion and a  
 18 second.  
 19 MR. LEEN: You should do separate votes,  
 20 though, as to each ordinance.  
 21 MS. KEON: Right.  
 22 CHAIRMAN AIZENSTAT: All right.  
 23 MR. LEEN: So this is as to the --  
 24 MS. KEON: That's what I'm saying --  
 25 MR. LEEN: Robert -- Mr. Behar, is your

1 MR. BEHAR: I'll make a motion for the  
 2 second ordinance, for approval.  
 3 MS. KEON: (Indicating).  
 4 CHAIRMAN AIZENSTAT: Seconded by Pat Keon.  
 5 Any questions, any comments?  
 6 Call the roll, please.  
 7 MS. MENENDEZ: Pat Keon?  
 8 MS. KEON: Yes.  
 9 MS. MENENDEZ: Vince Lago?  
 10 MR. LAGO: Yes.  
 11 MS. MENENDEZ: Robert Behar?  
 12 MR. BEHAR: Yes.  
 13 MS. MENENDEZ: Jeff Flanagan?  
 14 MR. FLANAGAN: Yes.  
 15 MS. MENENDEZ: Julio Grabiell?  
 16 MR. GRABIEL: Yes.  
 17 MS. MENENDEZ: Eibi Aizenstat?  
 18 CHAIRMAN AIZENSTAT: Yes.  
 19 MS. RUSSO: Thank you.  
 20 CHAIRMAN AIZENSTAT: Thank you.  
 21 MS. RUSSO: Thank you very much.  
 22 CHAIRMAN AIZENSTAT: Thank you very much.  
 23 MS. RUSSO: If I may, I'd like your  
 24 packages, if you're not going to use them, in  
 25 order to --

# Attendance/Speaker Sign In Sheet – January 9, 2013

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(if you wish to speak, please check the box below)
1.	G. ED WILLIAMS JR	5501 OAK LAKE	305-661-5501	<input type="checkbox"/>
2.	BILL TILLET	10965 SNAPPER CREEK RD. CORAL	305-987-8225	<input type="checkbox"/>
3.	Robert Sweeney	11000 Old Center Rd.	305-661-8270	<input type="checkbox"/>
4.	IGNACIO ZABAJETA	2727 SALZEDO ST.	3 / 407-0129	<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>



# Attendance/Speaker Sign In Sheet – January 9, 2013

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Louis J. Risi, Jr	10915 Lakeside Dr Coral Gables, FL 33156	305-666-3834	<input checked="" type="checkbox"/>
2.	Henathon Quinlan	15647 SW 88 Ave Palmetto Bay, FL 33157	305-970-8702	<input checked="" type="checkbox"/>
3.	Lanikahn Druddy	10615 Lakeside Drive Coral Gables, FL 33156	31216-1550	<input checked="" type="checkbox"/>
4.	Luis Janiregui	2127 SACEDO ST CORAL GABLES, FL 33134	<del>305-448-7</del> 3/648-2006	<input checked="" type="checkbox"/>
5.	ORLANDO COMAS	7428 SW 48 ST MIAMI, FL	707-2839382	<input checked="" type="checkbox"/>
6.	Jo-Ann + Roger Tithy	5290 Fairchild way Coral Gables, FL	305 661-2319	<input checked="" type="checkbox"/>
7.				<input checked="" type="checkbox"/>
8.				<input checked="" type="checkbox"/>
9.				<input checked="" type="checkbox"/>
10.				<input checked="" type="checkbox"/>
11.				<input checked="" type="checkbox"/>
12.				<input checked="" type="checkbox"/>

# SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President  
Bill Tillett, VP & Treasurer  
Carol Williamson, Secretary

Phone: (305) 661-0505  
Email: scmdock@bellsouth.net

January 2, 2013

Mr. & Mrs. John Ruiz  
11180 Snapper Creek Road  
Coral Gables, FL 33156


Dear Mr. & Mrs. Ruiz,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan  
Club Administrator

  
Mr. John Ruiz

  
Mrs. Myra Ruiz

ENTERED AS EXHIBIT LAUREL RUSSO AT  
THE PLANNING AND ZONING BOARD  
ON Jan. 9, 2013  
BY km  
SERIALS

# SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President  
Bill Tillett, VP & Treasurer  
Carol Williamson, Secretary

Phone: (305) 661-0505  
Email: scmdock@bellsouth.net

January 6, 2013


Dear Ms. Abraham,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan  
Club Administrator

  
Signature

Sandra S. Abraham  
11395 Smathers Circle  
Pinecrest, FL 33156

# SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Lou Risi, Jr., President  
Bill Tillett, VP & Treasurer  
Carol Williamson, Secretary

Phone: (305) 661-0505  
Email: scmdock@bellsouth.net

January 6, 2013

Dr. John Oeltjen  
11406 Smathers Circle  
Coral Gables, FL 33156

Dear Dr. Oeltjen,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan  
Club Administrator



Dr. John Oeltjen