

Excerpt of 07 29 15 PZB Meeting Minutes

Exhibit D

1 be on the Coral Gables Planning and Zoning
2 Board. I've been a Coral Gables resident since
3 1988. I have my office in Coral Gables, and I
4 truly love the City, and whatever I can do to
5 serve is my pleasure.

6 I was in the Code Enforcement Board for
7 quite a few years, but everybody will have to
8 bear with me as I sort of orient myself how to
9 work through this particular Board, but I'm
10 looking forward to it, I'm excited about it,
11 and I hope to be able to serve the citizenry of
12 Coral Gables. Thank you so much.

13 MR. WU: Madam Chair, if I may, there's
14 also a second housekeeping matter I suggest we
15 defer to the end of the agenda or maybe at the
16 next meeting, which is the appointment of the
17 Planning and Zoning member by this Board.

18 For the benefit of Mr. Rodriguez, I believe
19 we've included Mr. Bello's resume in the
20 package in front of you. So, Madam Chair, if
21 you'd like to take, at the end of the hearing,
22 to decide if you want to hear it today or at
23 the next meeting.

24 Again, the Board internally elects a Board
25 Member. Today that member is Mr. Tony Bello,

1 THE SECRETARY: Marshall Bellin?

2 MR. BELLIN: Yes.

3 THE SECRETARY: Anthony Bello?

4 MR. BELLO: Yes.

5 MR. WU: And Madam Chair, the next item is
6 Approval of the Minutes.

7 MR. BELLO: Move for adoption.

8 MS. MENENDEZ: Do I have a second?

9 MR. PEREZ: I'll second it.

10 MS. MENENDEZ: Please call the roll.

11 THE SECRETARY: Alberto Perez?

12 MR. PEREZ: Yes.

13 THE SECRETARY: Frank Rodriguez?

14 MR. RODRIGUEZ: Yes.

15 THE SECRETARY: Marshall Bellin?

16 MR. BELLIN: Yes.

17 THE SECRETARY: Anthony Bello?

18 MR. BELLO: Yes.

19 THE SECRETARY: Maria Menendez?

20 MS. MENENDEZ: Yes.

21 Charles, can you go ahead and read Item 6?

22 MS. MENENDEZ: Yes, Madam Chair.

23 Item 6 is a resolution of the City

24 Comission of Coral Gables approving the Final
25 Plat entitled "Townhouse on Valencia Phase II"

1 and his term is due, and you have to elect
2 whether you want to reappoint Mr. Bello or
3 elect another person.

4 So we can defer that to the end of the
5 meeting or to the next meeting.

6 MS. MENENDEZ: I'm going to pass over the
7 gavel. I'd like to make a motion that we defer
8 it to the next meeting, when we have a full
9 Board for that decision.

10 MR. WU: Can we just go by consensus of the
11 Board with that suggestion, to defer the
12 appointment of -- the Board appointment to the
13 next meeting, which is August 12th meeting.

14 MR. PEREZ: So her motion is to defer that
15 item to the next meeting?

16 MR. WU: Correct.

17 MR. PEREZ: I'll second it.

18 MR. WU: There's a second.

19 Roll call.

20 THE SECRETARY: Maria Menendez?

21 MS. MENENDEZ: Yes.

22 THE SECRETARY: Roberto Perez?

23 MR. PEREZ: Yes.

24 THE SECRETARY: Frank Rodriguez?

25 MR. RODRIGUEZ: Yes.

1 pursuant to Zoning Code Article 3, Division 9,
2 "Platting/Subdivision" being a replat of an
3 approximately 0.27 acre property into four
4 platted lots for four residential townhomes on
5 property assigned Multi-Family Special Area
6 District zoning, on property legally described
7 as Lots 1-4, Block 15, Biltmore Section (444
8 Valencia Avenue), Coral Gables, Florida;
9 providing for an effective date.

10 MS. MENENDEZ: Have we sworn in those that
11 are --

12 MR. WU: No, we have not.

13 MS. MENENDEZ: Okay. Can we go ahead and
14 do that, please?

15 MR. WU: If we swear in all of the public
16 members who are speaking on Items 6, 7 and 8,
17 the remaining items on the agenda. We would
18 like swear all of you all at once. Please
19 rise.

20 Again, this is for the remaining items on
21 the agenda. If you wish to speak tonight,
22 please be sworn in at this moment.

23 (Thereupon, all participants were sworn.)

24 MR. WU: Thank you.

25 MS. MENENDEZ: Okay. Do we want to go

1 ahead and do the City presentation, Staff
 2 presentation first?
 3 MR. WU: It's your purview. Staff is ready
 4 to start.
 5 MR. BOLYARD: Good evening Members of the
 6 Board. For the record, my name is Scot
 7 Bolyard, Principal Planner with the City of
 8 Coral Gables.
 9 The application before you is for a
 10 Subdivision Review for a Tentative Plat for the
 11 property located at 444 Valencia Avenue.
 12 Aaron, if you can pull up the PowerPoint.
 13 There we go. Thank you.
 14 The project is located at the intersection
 15 of Hernando Street and Valencia Avenue, as
 16 shown on the Location Map.
 17 Here you can see an aerial of the site as
 18 it exists today.
 19 Here's some pictures of the property.
 20 The request is to replat an existing 108
 21 foot by 110 foot property, consisting of four
 22 platted lots, into four platted lots that are
 23 of equal width of the townhouses proposed for
 24 construction on the site. The replat will
 25 allow the developer to sell the townhouses as

1 fee simple, rather than requiring the formation
 2 of a condominium. The configuration of the
 3 platted lots would remain essential the same.
 4 Here's a property survey that shows the
 5 platting of the lots. You can see the widest
 6 platted lot is 33 feet in width and it's along
 7 Hernando Street. The other three platted lots
 8 are all 25 feet in width. And the proposed
 9 tentative plat would replat the interior lots.
 10 Those three lots would each be 24 feet and four
 11 inches in width, and then the platted lot along
 12 Hernando Street would be 25 feet in width.
 13 Here you can see the existing Zoning Map.
 14 The property is zoned MFSA, Multi-Family
 15 Special Area. It has a land use designation of
 16 Residential Multi-Family Low Density.
 17 The applicant has provided a conceptual
 18 site plan, which is not tied to the
 19 application. It shows the four townhouses as
 20 they would be constructed.
 21 Here's a front elevation drawing of the
 22 conceptual site plan. This is along Valencia
 23 Avenue. Here you can see a side elevation
 24 along Hernando Street. This is the rear
 25 elevation drawing. This is along the alley,

1 and they've also provided renderings.
 2 You can see the three existing townhouses,
 3 located at 432 to 440 Valencia Avenue, and then
 4 on the right are what would be proposed after
 5 the tentative plat is approved.
 6 You can see a rendering view from the
 7 corner of Valencia Avenue and Hernando Street.
 8 This is a rendering along Hernando Street, and
 9 then a rendering view from the alley.
 10 This application went before the
 11 Development Review Committee in January of this
 12 year. The applicant has satisfactorily
 13 resolved all of the DRC comments from that
 14 meeting.
 15 The following public notifications have
 16 been completed to solicit input and provide
 17 notice of the application. There was a public
 18 information meeting held by the applicant in
 19 February, courtesy notifications went out to
 20 all property owners within a thousand feet of
 21 the property, the property was posted, there
 22 was legal advertisement published, we posted
 23 the agenda on a City web page and at City Hall,
 24 and we posted the Staff report on the City web
 25 page.

1 Findings of Fact regarding this
 2 application, Staff's evaluation finds the
 3 application is consistent with the
 4 Comprehensive Plan's goals, objectives and
 5 policies. Public Works does not object to the
 6 proposed tentative plat. No objections were
 7 received from utility companies. Miami-Dade
 8 County is required to review the plat prior to
 9 final plat consideration by the City
 10 Commission. The property's zoning designation
 11 would not change. And the proposed townhouses
 12 must meet all Zoning Code requirements.
 13 Staff is recommending approval of the
 14 applicant's request, and this concludes Staff's
 15 presentation.
 16 MS. MENENDEZ: Thank you, Scot.
 17 Do we have the applicant here?
 18 MR. WU: Yes. Mr. Zeke Guilford is here.
 19 MR. GUILFORD: Good evening, Madam Chair,
 20 Members of the Board. For the record, my name
 21 is Zeke Guilford, Law Offices at 400 University
 22 Drive. I'm here today representing 444
 23 Valencia Avenue, Inc., regarding the property
 24 at 444 Valencia Avenue.
 25 What we're doing is, we're actually moving

1 this line approximately -- the three interior
2 lines approximately a foot over. Really what
3 that does is, it allows the corner unit,
4 because we have a street setback, to have a
5 legitimate building site. So it's not a narrow
6 townhouse. So all four townhouses would be
7 essentially of equal size, and that's the
8 reason we're doing it.

9 So it may look like it's really nothing,
10 because it's eight inches, but, in the scheme
11 of things, it means a lot for that corner unit.

12 Staff has recommended approval of it. All
13 of the departments have reviewed it, and we
14 would ask for your approval of this
15 application.

16 Thank you.

17 MS. MENENDEZ: Okay. Mr. Guilford.

18 Do we have anyone from the public that
19 would like to speak on this matter?

20 Okay. I'm going to close the public
21 hearing.

22 Does any Board Member have any questions or
23 any comments?

24 I have a question or two to Staff. Is
25 there a minimum width requirement for

1 townhouses?

2 MR. BOLYARD: Yes. The minimum
3 required width is 22 feet.

4 MS. MENENDEZ: 22 feet?

5 MR. BOLYARD: 22 feet.

6 MS. MENENDEZ: Okay. That's all of the
7 comments I have.

8 Is there any motion?

9 MR. PEREZ: I have a question.

10 MS. MENENDEZ: Okay.

11 MR. PEREZ: The existing building to the
12 east that's currently a newer building, how do
13 the side setbacks play into with the new
14 building? Is it going to be property line to
15 property line or is that new building going to
16 be attached? How is that working?

17 MR. Guilford: Mr. Perez, it will be
18 property line to property line, if you're
19 talking about the existing townhomes that were
20 recently built.

21 MR. PEREZ: Correct.

22 MR. Guilford: Yeah.

23 MR. PEREZ: So it would be --

24 MR. Guilford: It will basically be up
25 against each other.

1 MR. PEREZ: Up against each other.

2 MR. RODRIGUEZ: Excuse me, I have a
3 question on this. Are the widths of the new
4 proposed townhomes similar to what the widths
5 are of the existing ones that were recently
6 built?

7 MR. Guilford: The existing -- yes. Yes, sir.

8 MR. RODRIGUEZ: Okay. Thank you.

9 MS. MENENDEZ: Any other questions?

10 MR. BELLO: Madam Chair, I'll move
11 approval.

12 MS. MENENDEZ: Do I have a second?

13 MR. LEEN: Madam Chair, was there a public
14 hearing? I'm sorry, I stepped out of the room.

15 MS. MENENDEZ: I asked, and there was no
16 one to speak.

17 MR. LEEK: Okay. There's no one?

18 MR. PEREZ: I'll second it.

19 MS. MENENDEZ: Okay. Please call the roll.

20 THE SECRETARY: Frank Rodriguez?

21 MR. RODRIGUEZ: Yes.

22 THE SECRETARY: Marshall Bellin?

23 MR. BELLIN: Yes.

24 THE SECRETARY: Anthony Bello?

25 MR. BELLO: Yes.

1 THE SECRETARY: Maria Menendez?

2 MS. MENENDEZ: Yes.

3 THE SECRETARY: Alberto Perez?

4 MR. PEREZ: Yes.

5 MR. Guilford: Thank you.

6 MS. MENENDEZ: Charles, can you go ahead
7 and read the seventh item?

8 MR. WU: Yes, Madam Chair.

9 An ordinance of -- this is Item Number 7,
10 an Ordinance of the City Commission of Coral
11 Gables, Florida requesting Conditional Use
12 Review for a Building Site Determination
13 pursuant to Zoning Code Article 3, "Development
14 Review," Section 3-206, "Building Site
15 Determination" to create two separate
16 single-family building sites on property zoned
17 Single-Family Residential District; one
18 building site consisting of a portion of Lot 1
19 and all of Lot 2; and one building site
20 consisting of a portion of Lot 1 and all of Lot
21 23 on the property legally described as Lots 1,
22 2 and 23, Block 263, Riviera Section Part 11,
23 which is at 450 Como Avenue, Coral Gables,
24 Florida; including required conditions;
25 providing for a repealer provision, providing