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1 MR. TORRE: Yes.

2 THE SECRETARY: Eibi Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes.

4 MR. TORRE: So I will move the last item,

5 with is E-5, which is the approval of the

6 Conditional Use Mixed-Use Site Plan pursuant to

7 the Zoning Code.

8 CHAIRMAN AIZENSTAT: May I add a

9 recommendation to look at the screening? Would

10 this be the appropriate place?

11 MR. TRIAS: Yes, sir. This is the time,

12 yes, sir.

13 MR. TORRE: I accept.

14 CHAIRMAN AIZENSTAT: With the additional

15 screening --

16 MR. TORRE: Additional screening to be

17 reviewed by Staff.

18 CHAIRMAN AIZENSTAT: For the parking.

19 MR. JIMENEZ: Absolutely.

20 MR. BUCELO: And I'll second it.

21 CHAIRMAN AIZENSTAT: Thank you.

22 We have a second.

23 MR. COLLER: And that's in accordance with

24 Staff recommendations.

25 MR. TRIAS: Yes.

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1 CHAIRMAN AIZENSTAT: Let's go ahead and

2 read Item E-6 first, so that way we're into the

3 next item.

4 MR. COLLER: Item E-6, an Ordinance of the

5 City Commission of Coral Gables, Florida

6 providing for a text amendment to the City of

7 Coral Gables Official Zoning Code by amending

8 Article 1, "General Provisions," Section 1-108,

9 "Transitional Rules," to clarify that allowed

10 existing uses of property or permitted as a

11 conditional use of property within the city

12 prior to the effective date of the Zoning Code

13 Update Ordinance Number 2021-07 shall remain in

14 effect as a permitted use of property or a

15 conditional use of property upon the adoption

16 of Ordinance Number 2021-07, providing for

17 retroactive application; providing for

18 severability, repealer, codification, and an

19 effective date.

20 Items E-6, public hearing.

21 CHAIRMAN AIZENSTAT: Ramon, before you

22 start --

23 MR. TRIAS: Yes, sir.

24 CHAIRMAN AIZENSTAT: -- Luis wanted to make

25 a comment.

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1 CHAIRMAN AIZENSTAT: Thank you.

2 MR. TORRE: Yeah.

3 CHAIRMAN AIZENSTAT: Any discussion? No?

4 Call the roll, please.

5 THE SECRETARY: Alex Bucelo?

6 MR. BUCELO: Yes.

7 THE SECRETARY: Claudia Miro?

8 MS. MIRO: Yes.

9 THE SECRETARY: Venny Torre?

10 MR. TORRE: Yes.

11 THE SECRETARY: Chip Withers?

12 MR. WITHERS: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: Yes.

15 MR. JIMENEZ: Thank you for your time this

16 evening. I know it took a while, but thank you

17 for the comments and we will look into it.

18 Thank you very much.

19 CHAIRMAN AIZENSTAT: Thank you.

20 The next item on the agenda is E-6.

21 Mr. Coller.

22 MR. REVUELTA: Can I ask a quick question?

23 THE SECRETARY: Can you speak into the

24 microphone, please?

25 MR. REVUELTA: Can I ask a series question?

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1 MR. REVUELTA: One quick question, did I

2 hear correctly that one-third of the building

3 height can be added as an ornamental

4 architectural tower?

5 MR. TRIAS: In the Central Business

6 District, that's what -- yeah, that's what it

7 says, the Code. It's been there for a while,

8 yeah.

9 MR. REVUELTA: Essentially this building at

10 205 and 6 inches could have added a tower of

11 about 70 feet? It's the Code, and I

12 understand. Ramon, I'm not blaming you --

13 MR. TRIAS: I think, in theory, yes, but --

14 MR. REVUELTA: My questions are not to put

15 you on the spot. I just happened to be here.

16 And I'm sorry for my ignorance, but that seems

17 way out of line, as an architect.

18 MR. WITHERS: Well, the service part is,

19 what, 20 to 25 feet max, you think? I mean,

20 you guys do this all of the time, with an

21 elevator shaft and --

22 MR. REVUELTA: Normally, other

23 municipalities have like a 30-foot max, and,

24 you know -- and then there's an area for

25 mechanical spaces, you know, so you can go up

1 to about 30 percent of your roof area, and not
 2 higher than 25, 30 something for ornamental. I
 3 was just -- and, again, I am embarrassed about
 4 my ignorance, but that's a huge, huge --
 5 MR. TRIAS: If you look at the spire in --
 6 MR. REVUELTA: The Biltmore?
 7 MR. TRIAS: -- in Notre Dame, which burned
 8 down, it was designed by Bie Ele Duke in the
 9 19th Century. Yes, you could do that, but I
 10 don't know if anybody is going to do that in a
 11 typical building. So, in theory, perhaps.
 12 MR. REVUELTA: But my point is, you are
 13 absolutely correct in your theory that --
 14 whether somebody is going to do it or not, but
 15 I think, as long as we have some of this
 16 strange quirks in our Zoning Ordinance, and
 17 this not a reflection on you, please, I just
 18 want to go on the record, I think the more time
 19 we have to spend here debating things, that we
 20 could probably spend the time talking about
 21 something more important, if we could start
 22 correcting some of these quirks.
 23 MR. TRIAS: Mr. Revuelta, I would say to
 24 you and I will say it to anyone, every
 25 community has the Code it wants to have. Now,

1 when we started in the update, I thought -- I
 2 sincerely thought that there was a desire to
 3 simplify the Code and make it, in many ways,
 4 the way that you're talking about. I don't
 5 think that anymore, based on the discussion
 6 that we had with the public, based with the
 7 request that we've had through many, many
 8 meetings.
 9 That's -- you know, we have the Code that
 10 Coral Gables wants to have, and it's a very
 11 good Code. It's just that it has some issues,
 12 like any Code in this world. So that's where
 13 we are, and to think that we could have an
 14 ideal Code or a perfect Code, that's just not
 15 realistic.
 16 MR. WITHERS: I mean, I guess, the checks
 17 and balance would be, the Board of Architects
 18 approves it.
 19 MR. TRIAS: Yes.
 20 MR. WITHERS: The City appeals that
 21 decision, and the Commission ends up getting to
 22 vote on it.
 23 MR. REVUELTA: Yeah.
 24 MR. WITHERS: And I'm not saying that's the
 25 best process.

1 MR. REVUELTA: And that's the process, but
 2 it seems like a waste of time process, right,
 3 and, again, it's not a reflection on you or the
 4 Staff. You're right, you're basically reacting
 5 to all of these forces around you, but I feel
 6 that if I don't say anything, as a member of
 7 the Planning Board -- I just want to express my
 8 opinion.
 9 MR. TRIAS: If you look at the Biltmore,
 10 which I think that's what they were looking at,
 11 most of that tower is just decorative. That's
 12 what Merrick did. But I don't know if
 13 anybody's going to do that again, you know.
 14 MR. REVUELTA: Thank you for the
 15 clarification.
 16 CHAIRMAN AIZENSTAT: Let's continue.
 17 Ramon, please, if you'd make your
 18 presentation.
 19 MR. TRIAS: Yes.
 20 This is a recommendation from the City
 21 Attorney's Office for a transitional rule. Any
 22 time a City updates a Zoning Code, it's a good
 23 idea to have some language that speaks to uses
 24 that are already there, that they can continue.
 25 So, from my point of view, this is a very

1 useful addition to the Code and maybe the City
 2 Attorney can explain it further.
 3 MR. COLLER: This is basically a
 4 clarification, and we never intend to, when
 5 somebody has a right, that we take it away
 6 through a Zoning Code update. There's Statutes
 7 that create essentially problems for cities
 8 when they do that and this basically clarifies
 9 that if you had the use at the time that the
 10 Code was updated, you still have the use.
 11 MR. TRIAS: And there is a section already
 12 about transitional rules. This is just adding
 13 some language.
 14 MR. WITHERS: Is there anything going on
 15 right now that this affects?
 16 MR. TRIAS: I don't know of any active
 17 applications, no.
 18 MR. WITHERS: Okay.
 19 MR. TRIAS: Just Staff recommends approval.
 20 MR. WITHERS: I'll move it.
 21 MR. TORRE: Second.
 22 CHAIRMAN AIZENSTAT: Any comments from
 23 anybody? Any questions? No?
 24 Having heard none, call the roll, please.
 25 THE SECRETARY: Claudia Miro?

1 MS. MIRO: Yes.
 2 THE SECRETARY: Luis Revuelta?
 3 MR. REVUELTA: Yes.
 4 THE SECRETARY: Venny Torre?
 5 MR. TORRE: Yes.
 6 THE SECRETARY: Chip Withers?
 7 MR. WITHERS: Yes.
 8 THE SECRETARY: Alex Bucelo?
 9 MR. BUCELO: Yes.
 10 THE SECRETARY: Eibi Aizenstat?
 11 CHAIRMAN AIZENSTAT: Yes.
 12 Luis, I'm glad you could participate on
 13 that one.
 14 MR. REVUELTA: Oh, so much. Thank you.
 15 CHAIRMAN AIZENSTAT: The next item, please,
 16 E-7.
 17 MR. COLLER: An Ordinance of the City of
 18 Coral Gables, Florida, providing for text
 19 amendments to the City of Coral Gables Official
 20 Zoning Code, Article 4, "Zoning Districts,"
 21 Section 2-100, "Residential Districts," to
 22 increase the interior side setback of certain
 23 Multi-Family 3 (MF3) properties; providing for
 24 severability, repealer, codification, and for
 25 an effective date. Item E-7, public hearing.

1 CHAIRMAN AIZENSTAT: Thank you.
 2 MR. TORRE: I know this item very well, so
 3 I'll see if I can help it along. So the item
 4 is related to issues that relate to
 5 constructability, when you're basically having
 6 to stand on your neighbor's property to finish
 7 the building. That's really what happens.
 8 The issue is the zero setback, you have to
 9 stand on your neighbor's property to finish the
 10 wall.
 11 CHAIRMAN AIZENSTAT: Correct.
 12 MR. TORRE: Stucco, paint, all of that.
 13 All of the stuff falls on your property, on the
 14 next door property, because it's zero. So
 15 that's what this is about.
 16 So a couple of questions.
 17 CHAIRMAN AIZENSTAT: Yes.
 18 MR. TORRE: What is the minimum -- and I
 19 think I know the answer, but just asking, what
 20 is the minimum for M3 townhouse? Is it two? I
 21 mean, if you have 25 feet -- you can't have a
 22 25-foot buildable -- you have a 50-foot
 23 buildable lot, can you do two units? Correct,
 24 you can?
 25 MR. TRIAS: Yeah.

1 MR. TRIAS: Mr. Chairman, this is a
 2 relatively minor amendment that is sponsored by
 3 Commissioner Anderson. She requested a
 4 five-foot setback for townhomes, on the side of
 5 the townhome. Right now, that's not a
 6 requirement, except for Historic -- except when
 7 the building next to the townhome is a Historic
 8 Building. We're removing that, and just in any
 9 case, five-foot setback.
 10 CHAIRMAN AIZENSTAT: So are you saying, as
 11 long as a wall is attached between townhomes,
 12 there's obviously no setback required. So
 13 you're saying, a five-foot setback would be on
 14 the last unit or on the first unit?
 15 MR. TRIAS: At the last unit. Yes.
 16 CHAIRMAN AIZENSTAT: And what happens if
 17 that falls on a street?
 18 MR. TRIAS: There's a 15-foot setback on
 19 the street.
 20 CHAIRMAN AIZENSTAT: Say that again,
 21 please.
 22 MR. TRIAS: 15 feet setback.
 23 CHAIRMAN AIZENSTAT: Okay. So then it's
 24 only when it abuts an adjacent property?
 25 MR. TRIAS: Yes.

1 MR. TORRE: Yes?
 2 MR. TRIAS: Yes.
 3 MR. TORRE: So if you have five feet on
 4 either side, the unit becomes 20 and 20.
 5 Garages are required to be 22. Does that mean
 6 you can only build one unit?
 7 MR. TRIAS: Well, I forgot to explain that
 8 we also include some language that says that
 9 the Board of Architects may recommend a
 10 variance to that requirement, and I think that
 11 would be the case, in very rare instances.
 12 CHAIRMAN AIZENSTAT: That's not a rare
 13 instance, though, is it? A 50-foot lot
 14 that's --
 15 MR. TRIAS: I haven't seen two-unit
 16 projects.
 17 MR. TORRE: There's one.
 18 MR. TRIAS: I mean, I think the smallest
 19 one I've seen is four.
 20 MR. TORRE: There's one that exists. I
 21 know it pretty well.
 22 MR. TRIAS: Which one?
 23 MR. TORRE: It's between Almeria Row and
 24 the condo -- and the other -- both on Almeria.
 25 MR. TRIAS: And that's built?