

08 13 08 Excerpts of PZB Meeting Minutes w/Attachments

Exhibit D

1 MS. MENENDEZ: Javier Salman?
2 MR. SALMAN: Abstain. I wasn't
3 here.
4 MS. MENENDEZ: Bibi Aizenstat?
5 MR. AIZENSTAT: Yes.
6 MS. MENENDEZ: Tom Korge?
7 CHAIRMAN KORGE: Yes.
8 We're going to change the order of
9 the agenda a little bit, at the request
10 of Mr. Behar, and take --
11 MR. AIZENSTAT: Wait. Can I just
12 interject a second?
13 CHAIRMAN KORGE: Yes.
14 MR. AIZENSTAT: Javier, you said
15 you were not here for the May meeting?
16 MR. SALMAN: Was there a meeting in
17 between?
18 MR. AIZENSTAT: It has you here, as
19 in present.
20 MR. SALMAN: I thought there was a
21 meeting in between that I may have
22 missed.
23 MR. AIZENSTAT: So I just want to
24 correct that, if that's the case.
25 MR. SALMAN: It was my

1 understanding that there was a meeting
2 held between the 28th and today.
3 MR. COE: It shows you present.
4 MR. AIZENSTAT: Yeah, that's why I
5 brought it up.
6 MR. BEHAR: He might have been here
7 but --
8 MR. SALMAN: I rarely miss. Maybe
9 they just, out of habit, put a P.
10 MR. COE: Oh, I see. It doesn't
11 show May 28th. Oh, I got it.
12 MS. MORENO: You were here, because
13 you're quoted in the minutes.
14 MR. SALMAN: Am I?
15 MS. MORENO: Yes.
16 MR. SALMAN: Okay. Well, then, I
17 guess I was here. I thought -- I'm
18 sorry, I didn't look at the date. I
19 thought it was a meeting between --
20 CHAIRMAN KORGE: Would you like to
21 change your vote?
22 MR. SALMAN: I'll change my vote to
23 here, yes.
24 CHAIRMAN KORGE: Thank you. Thank
25 you very much.

1 So we're going to move to -- The
2 items to the front will be the zoning
3 text amendment for parking lifts, and
4 there was a change of Land Use Plan map
5 for certain parks or recreational
6 facilities.
7 MR. RIEL: Mr. Chair, the only
8 thing I would say on the zoning text
9 amendment, the Parking Director is not
10 here, and he's the one that's going to
11 be presenting that one.
12 CHAIRMAN KORGE: Okay. So let's
13 start with the other.
14 MR. COE: We're going to 073-P?
15 CHAIRMAN KORGE: This is Item
16 Number -- Is this Item Number 7?
17 MR. RIEL: Seven.
18 MR. COE: Yeah, 073-P.
19 CHAIRMAN KORGE: Application Number
20 07-08-073-P.
21 MR. BOLYARD: Could you please
22 start the PowerPoint?
23 Good evening, Mr. Chair, Members of
24 the Board. Before you tonight, we have
25 some map amendments for City public

7
1 parks. The request includes a change to
2 the Comprehensive Land Use Plan map
3 designations and a change in zoning
4 district map classifications, to correct
5 existing inconsistent map designations
6 for the following parks: Rotary
7 Centennial Park, San Sebastian Park and
8 Maggiore Park.
9 These include a change of land use
10 from Residential Use, Single-Family, Low
11 Density, to Parks and Recreational Use,
12 and a change of zoning district from
13 Single-Family Residential to the
14 Special -- to S, Special Use, which is
15 appropriate for our park use.
16 Here's the location of the Rotary
17 Centennial Park. You can see, it's off
18 of Ponce de Leon Boulevard, between
19 Southwest 8th Street and Flagler, and
20 there's a picture of the aerial.
21 MR. RIEL: Scott, you're going to
22 need to speak up a little bit more --
23 MR. BOLYARD: Okay.
24 MR. RIEL: -- because it's very
25 difficult to hear you.

1 MR. BOLYARD: All right.
 2 This involves a change of land use,
 3 again, from Single-Family to Parks and
 4 Recreational Use. Actually, the change
 5 of land use only occurs on the southern
 6 half of the property, as the northern
 7 half already has the Parks and
 8 Recreational Use designation.
 9 For the zoning change, it involves
 10 the entire property. All of it must be
 11 changed to S, Special Use.
 12 Here is San Sebastian Park. It is
 13 located just south of Ponce Circle Park,
 14 off of San Sebastian and Ponce. There's
 15 an aerial there of the property. And
 16 this change is two lots, and again, it's
 17 the entire property that has to be
 18 changed from Single-Family, Low Density,
 19 to Parks and Recreational Use, for land
 20 use, and for zoning, again, from SFR to
 21 S, Special Use.
 22 Next is Maggiore Park. This is
 23 just south of U.S. 1, off of Riviera
 24 Drive. It's just north of the Chinese
 25 Village. This requires -- again, it's a

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1 change of land use, Single-Family to
 2 Parks and Recreational Use. This is the
 3 entire block. It's three lots. And
 4 there's the zoning change, Single-Family
 5 to S, Special Use.
 6 The findings of fact include that
 7 the proposal is consistent with specific
 8 Comprehensive Plan Goals, Objectives and
 9 Policies. The proposals would correct
 10 existing nonconforming land use and
 11 zoning designations. It furthers
 12 objectives of the Coral Gables
 13 Partnership Committee, and as a
 14 condition of approval, we're
 15 recommending requiring review and
 16 comments by surrounding property owners
 17 on any improvements proposed on these
 18 public City parks.
 19 Staff's recommendation: Staff
 20 recommends approval of the proposed
 21 changes which will bring the land use
 22 and zoning designations of these
 23 properties into conformance with their
 24 current and future intended uses as City
 25 parks.

10

1 And the future public hearing
 2 schedule: It will go to the City
 3 Commission for first reading on
 4 September 9th, and then again is
 5 scheduled tentatively for the second
 6 reading on October 14th.
 7 I'd be happy to answer any
 8 questions, and the Director of Parks &
 9 Recreation, Mr. Couceyro, is here, as
 10 well.
 11 CHAIRMAN KORGE: Are there any
 12 questions from the Board?
 13 MR. AIZENSTAT: Yeah, there's a
 14 couple questions I have, if you don't
 15 mind.
 16 I know that, for example, the
 17 Maggiore Park was recently acquired.
 18 Are the other parks recently acquired,
 19 also? Is that why we're going through
 20 the land use change right now or --
 21 MR. COUCEYRO: No. From what I
 22 understand, the Rotary --
 23 MR. RIEL: Fred, give us your name.
 24 MR. COUCEYRO: Sorry. For the
 25 record, Fred Couceyro, Parks &

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1 Recreation Director for the City of
 2 Coral Gables.
 3 MR. AIZENSTAT: Thank you.
 4 MR. COUCEYRO: Just as I know the
 5 facts, the first property of Rotary
 6 Centennial, which is the northern half
 7 of the property, was purchased some time
 8 ago, before I was with the City. The
 9 second half was purchased approximately
 10 six or seven years ago, to make that one
 11 whole park.
 12 San Sebastian was also about five
 13 or six years ago.
 14 Now, with Maggiore, it was a new
 15 purchase, so we had to go about this
 16 zoning plan.
 17 Rotary Centennial, we had started
 18 on talks for improvements to the
 19 northern half, to develop a small
 20 playground, and this is where we were
 21 aware of the inconsistency in the
 22 zoning.
 23 MR. AIZENSTAT: What are the -- Can
 24 you describe each of the parks, what use
 25 they're going to have within the Parks &

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1 Recreation Department?

2 MR. COUCEYRO: Sure. Absolutely.
3 The Rotary Centennial Park, it's a
4 slightly bigger piece of land, because
5 it was two residential lots. We are
6 going to have a small playground. It
7 will be a two to five type of small
8 jungle gym, with a walkway and some
9 benches. It's been discussed with the
10 neighbors. That's what they want in
11 that area.12 San Sebastian is a very small lot.
13 It will still operate as a passive park
14 only.15 Maggiore, when we purchased it, one
16 of the requirements that the City
17 Commission placed on us is to make sure
18 that we talked with the neighborhood, to
19 make sure we had a development plan all
20 ready for that park. We presented that
21 to the neighbors. That was part of
22 getting the Commission to approve it.
23 So that will have a playground with a
24 walkway around the perimeter of the
25 triangle and a gated-in area and an open

14

1 field for play.

2 MR. AIZENSTAT: On the park which
3 would be the Rotary Centennial Park, are
4 you also going to have a gated area,
5 since it's abutting Ponce de Leon, for
6 the children?7 MR. COUCEYRO: Yes. Yes, we're
8 going to gate the play area. The
9 actual -- it will be a circular area
10 with the playground in the middle.
11 There will be a fencing around that
12 circular area, not around the entire
13 park.14 MR. AIZENSTAT: Eric, when we went
15 ahead and did the land use for the
16 properties that were non-consistent,
17 when we were doing the Zoning Code, is
18 there a reason we didn't look at these
19 properties at that time?20 MR. RIEL: I don't -- I don't
21 recall. I --22 MR. BOLYARD: Well, some of them,
23 like -- except for San Sebastian, the
24 other two, you know, they actually are
25 consistent with the land use and zoning.

15

1 We just did not realize that they were
2 actually being used as parks.3 MR. AIZENSTAT: Okay, because I
4 remember we went through a whole list of
5 parks.

6 MR. BOLYARD: Yeah.

7 MR. AIZENSTAT: Okay. I have no
8 problem with it. Thank you.9 CHAIRMAN KORGE: Any other
10 questions?11 MR. SALMAN: Through the Chair --
12 Have you presented to the
13 communities of each, around these
14 proposed parks, as to your intended
15 development plan, then?16 MR. COUCEYRO: Yes, we -- All three
17 of the parks, when they became -- when
18 the City purchased them, there was
19 meetings with the community. The
20 development with Rotary, we've had, I
21 think, three meetings in the past year
22 about this development.23 Maggiore, we've had three meetings,
24 as well, and on the last meeting, I
25 presented the developed concept, and it

16

1 was a drawing. It was a conceptual
2 plan. It wasn't set plans, because we
3 don't have funding for that at this
4 moment, and I'm not sure when that's
5 going to come.

6 (Thereupon, Ms. Keon arrived.)

7 MR. SALMAN: Okay, and was that
8 made clear to the residents?9 MR. COUCEYRO: Yes. They
10 understood, and it was also made clear
11 to the Commission that that park, in
12 order for it to be purchased by the
13 City, it was going to be a developed
14 park. That's Maggiore.15 MR. SALMAN: That answers all my
16 questions. Thank you.

17 MR. COUCEYRO: Okay.

18 CHAIRMAN KORGE: Just note for the
19 record that Pat Keon has arrived.

20 Are there any more questions?

21 MR. RIEL: Mr. Chair, I just want
22 to enter in the record, we did receive
23 updated comments since the packet went
24 out. There's 10 comments received; all
25 of those, no objection.

17

1 CHAIRMAN KORGE: Thank you.
 2 Any further questions from the
 3 Board?
 4 MR. SALMAN: Do you want to
 5 entertain a motion?
 6 CHAIRMAN KORGE: Pardon me?
 7 MR. SALMAN: Do you want to
 8 entertain a motion?
 9 MR. COE: The public.
 10 CHAIRMAN KORGE: Well, I'd like to
 11 hear the public.
 12 If there's anybody from the public
 13 who wishes to speak on this, please come
 14 forward.
 15 Has anybody signed in to speak?
 16 No?
 17 MS. MENENDEZ: On a different
 18 matter, on a different item.
 19 MR. RIEL: Not on this matter.
 20 CHAIRMAN KORGE: No, okay.
 21 MR. COE: Move Staff's
 22 recommendation, Mr. Chairman.
 23 MR. SALMAN: Second.
 24 MR. BEHAR: Second.
 25 CHAIRMAN KORGE: There's a motion

18

1 and a second. Is there any discussion?
 2 No discussion? Then we'll call the
 3 roll, please.
 4 MS. MENENDEZ: Jack Coe?
 5 MR. COE: Yes.
 6 MS. MENENDEZ: Pat Keon?
 7 Cristina Moreno?
 8 MS. MORENO: Yes.
 9 MS. MENENDEZ: Javier Salman?
 10 MR. SALMAN: Yes.
 11 MS. MENENDEZ: Eibi Aizenstat?
 12 MR. AIZENSTAT: Yes.
 13 MS. MENENDEZ: Robert Behar?
 14 MR. BEHAR: Yes.
 15 MS. MENENDEZ: Tom Korge?
 16 CHAIRMAN KORGE: Yes.
 17 The next item is the Zoning text,
 18 Zoning Code text amendment, Article 5,
 19 Development Standards for parking lifts.
 20 MR. RIEL: The Parking Director is
 21 still not here.
 22 CHAIRMAN KORGE: Still not here?
 23 MR. RIEL: No.
 24 MR. AIZENSTAT: Is he going to be
 25 coming?

19

1 MR. COE: Oh, one second,
 2 Mr. Chairman. It just occurred to me --
 3 MS. ALFONSO RUIZ: Make two
 4 motions.
 5 MR. COE: -- that we need to make
 6 two motions for the 073-P item, since
 7 it's also an LPA, besides the P & Z
 8 Board review.
 9 So I will move approval for both
 10 the LPA and for the Planning and Zoning
 11 Board. I think we need two separate
 12 votes.
 13 CHAIRMAN KORGE: Well, the first
 14 vote, then, would have been for the
 15 Local Planning Agency; is that correct?
 16 MR. COE: Right.
 17 CHAIRMAN KORGE: And so are you
 18 moving now --
 19 MR. COE: So we need one now for
 20 the P & Z.
 21 CHAIRMAN KORGE: So now you're
 22 moving for the Planning and Zoning
 23 Board.
 24 Is there a second for the other
 25 motion?

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1 MR. SALMAN: I so move.
 2 CHAIRMAN KORGE: Any discussion?
 3 No discussion? Let's call the roll
 4 on the second motion.
 5 Thank you, Jack, for picking that
 6 up.
 7 MS. MENENDEZ: Eibi Aizenstat?
 8 MR. AIZENSTAT: Yes.
 9 MS. MENENDEZ: Robert Behar?
 10 MR. BEHAR: Yes.
 11 MS. MENENDEZ: Jack Coe?
 12 MR. COE: Yes.
 13 MS. MENENDEZ: Pat Keon?
 14 Cristina Moreno?
 15 MS. MORENO: Yes.
 16 MS. MENENDEZ: Javier Salman?
 17 MR. SALMAN: Yes.
 18 MS. MENENDEZ: Tom Korge?
 19 CHAIRMAN KORGE: Yes.
 20 So we're not ready for the parking?
 21 MR. AIZENSTAT: Do we have a way to
 22 get in touch with the Parking Director,
 23 just to make sure everything's okay?
 24 MR. RIEL: Yes, we'll do that.
 25 MR. COE: Is he coming?

August 13, 2008 - Updated
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 07-08-073-P (Change of CLUP Map and Zoning District)

	Date Received	Name and Address	Object	No Objection	Park Referenced	Comments (Verbatim)
1.	08 11 08	Wayne & Mariena Talamas 117 Boabdilla Street Coral Gables, FL		X	Rotary	No comment.
2.	08 08 08	Mark Rutherford 45 Veragua Avenue Coral Gables, FL		X	Rotary	No comment.
3.	08 07 08	Jose Lopez 104 Boabdilla Street Coral Gables, FL 33134		X	Rotary	No comment.
4.	08 07 08	Olga Duarte (15 Oviedo - Owner) 3626 S.W. 2 Street Miami, FL 33135		X	Rotary	No comment.
5.	08 07 08	Salvador Perez-Galindo Theresa J. Rice 236 Ponce de Leon Blvd. Coral Gables, FL		X	Rotary	No comment.
6.	08 07 08	Georgina Noa 5320 Orduna Drive Coral Gables, FL 33143		X	Maggiore Park	No comment.
7.	08 05 08	Vasilios J. Liappas John V. Liappas 429 Sansovino Avenue Coral Gables, FL 33146		X	Maggiore Park	As per our conversation by phone this morning, here are some suggestions: All residents that attended the first meeting were all enthused about having the Park. The presentation by Fred and his assistant was great. The City must do something about residents wailing their dogs, but they clean after them. I have been living at my address, since 1952, there were only 3 homes on Sansovino Avenue including my home the rest was Dade County pines. The Park Land was owned by an Electrical Contractor, whose Son killed himself by hanging from one of their trees. Traffic signs are needed to be placed on all Avenue streets. The Park is for the kids and not a doggy park. A suggestion for the NAME: "Chinese Village Day PARK" ... The Park faces The Chinese Village, a Coral Gables Historic Site. The Park is presently being used by children for a variety of sports. LETS KEEP IT A PARK...Thank you.
8.	08 05 08	Michael G. Lavin 103 Santander Avenue Coral Gables, FL 33134		X	San Sebastian Park	No comment.
9.	08 04 08	Antoine & Abla Ballan 414 Sansovino Avenue Coral Gables, FL 33146		X	Maggiore Park	No comment.
10.	08 04 08	Courtney R. Thompson 5307 Orduna Drive Coral Gables, FL 33146		X	Maggiore Park	No comment.

City Public Parks Map Amendments

**Change of Comprehensive Land
Use Plan map and Change of Zoning
District map classifications**

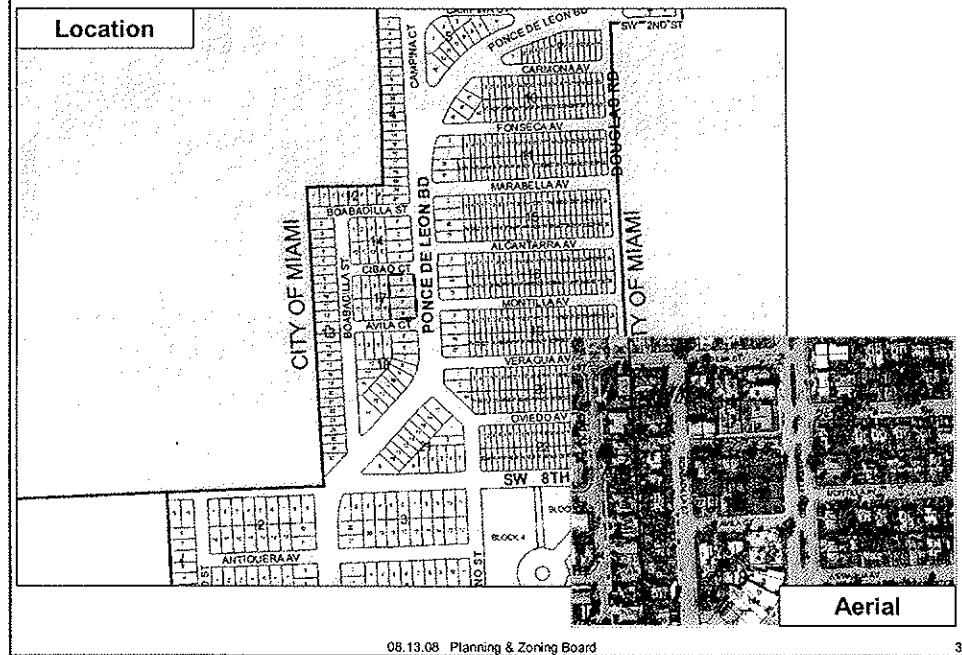
Request

Change to the Comprehensive Land Use Plan map designations and change in Zoning District map classifications to correct existing inconsistent map designations for the Rotary Centennial, San Sebastian and Maggiore public City parks:

Change of Land Use from “Residential Use (Single-Family) Low Density” to “Parks and Recreational Use”

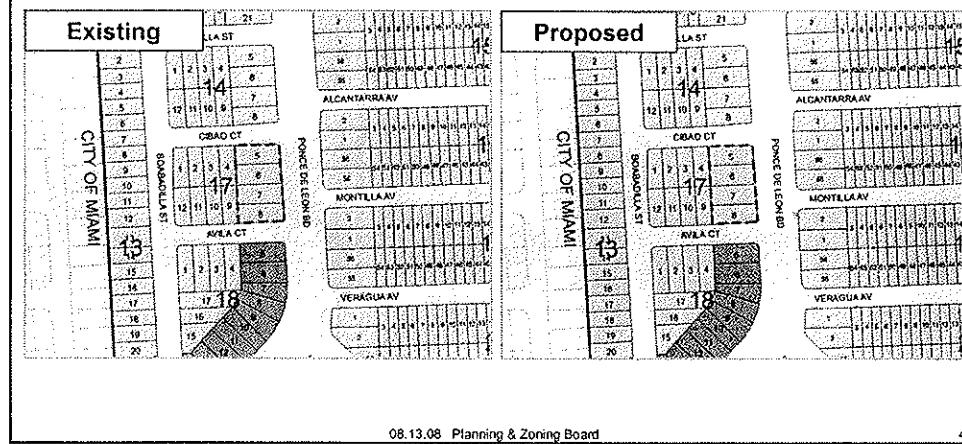
Change of Zoning District from “Single-Family Residential (SFR)” to “Special Use (S)”

Rotary Centennial Park



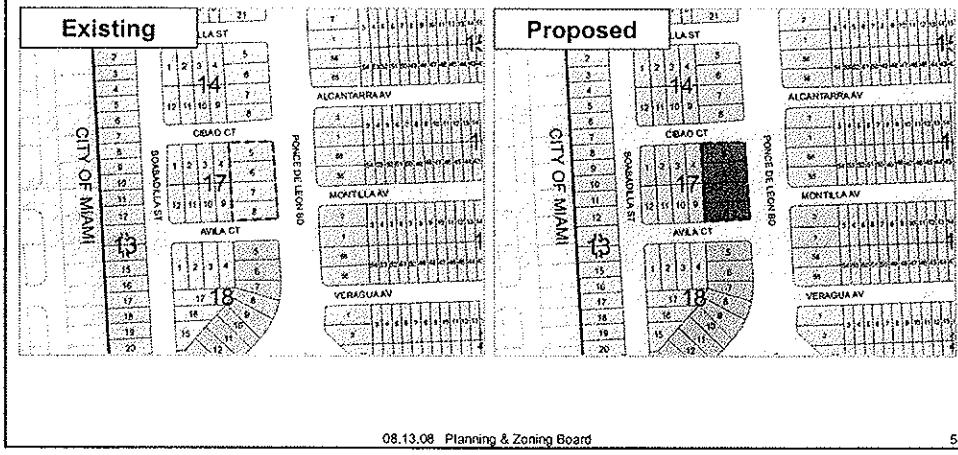
Rotary Centennial Park

- Change of Land Use
 - From: “Residential Use (Single-Family) Low Density”
 - To: “Parks and Recreational Use”

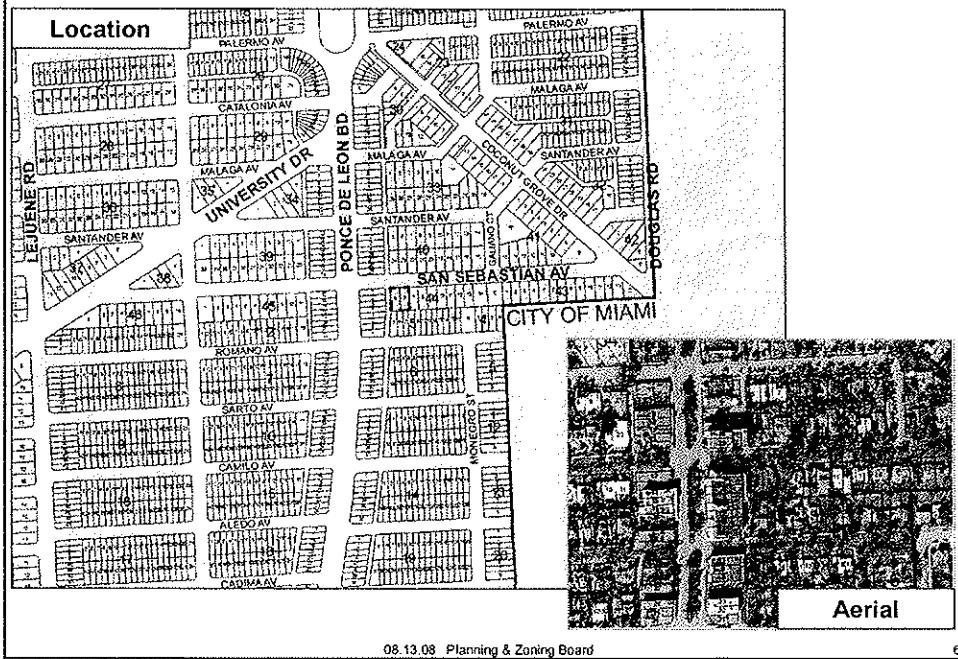


Rotary Centennial Park

- **Change of Zoning District**
 - From: Single-Family Residential (SFR)
 - To: Special Use (S)

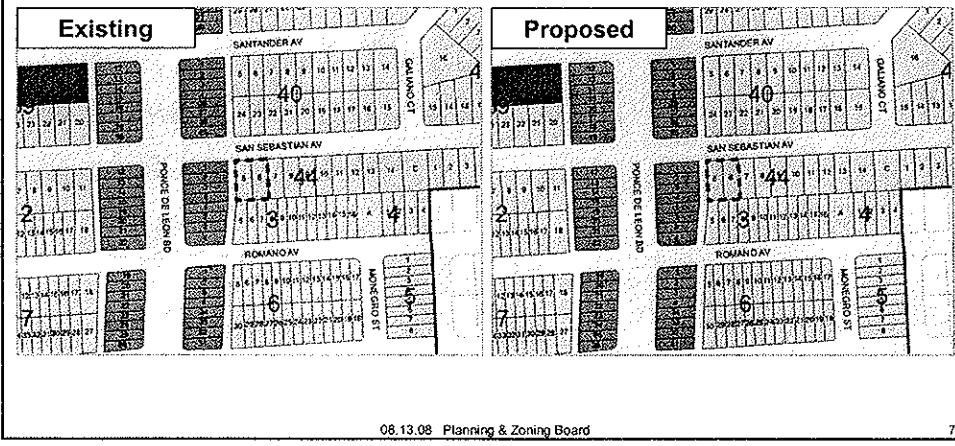


San Sebastian Park



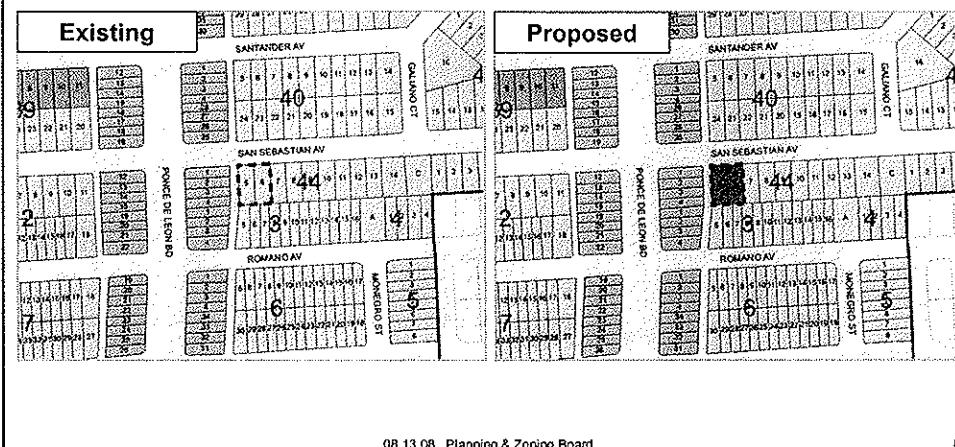
San Sebastian Park

- Change of Land Use
 - From: “Residential Use (Single-Family) Low Density”
 - To: “Parks and Recreational Use”

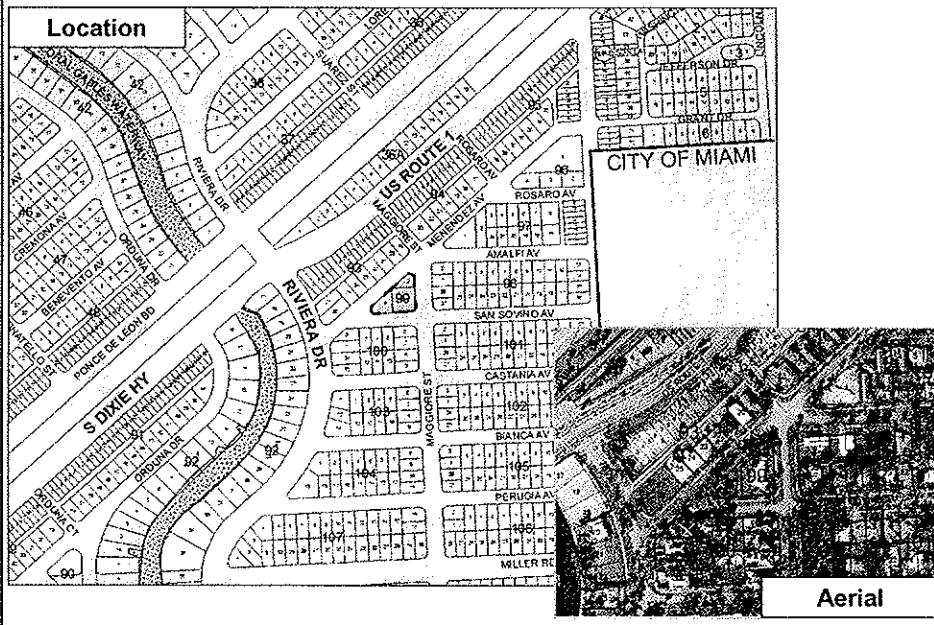


San Sebastian Park

- Change of Zoning District
 - From: Single-Family Residential (SFR)
 - To: Special Use (S)



Maggiore Park

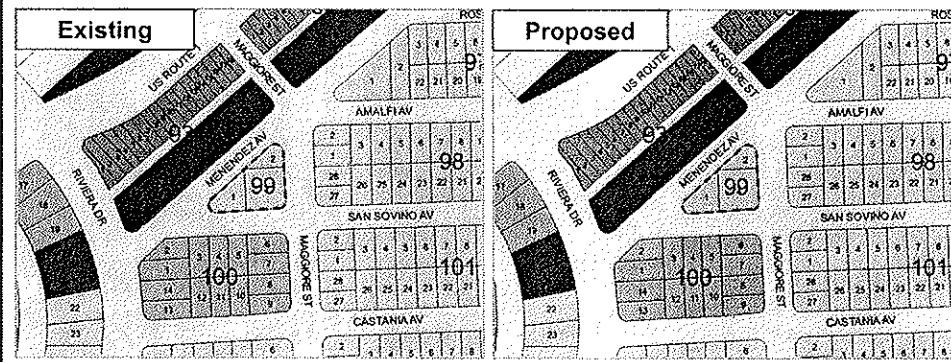


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Maggiore Park

- Change of Land Use
 - From: “Residential Use (Single-Family) Low Density”
 - To: “Parks and Recreational Use”

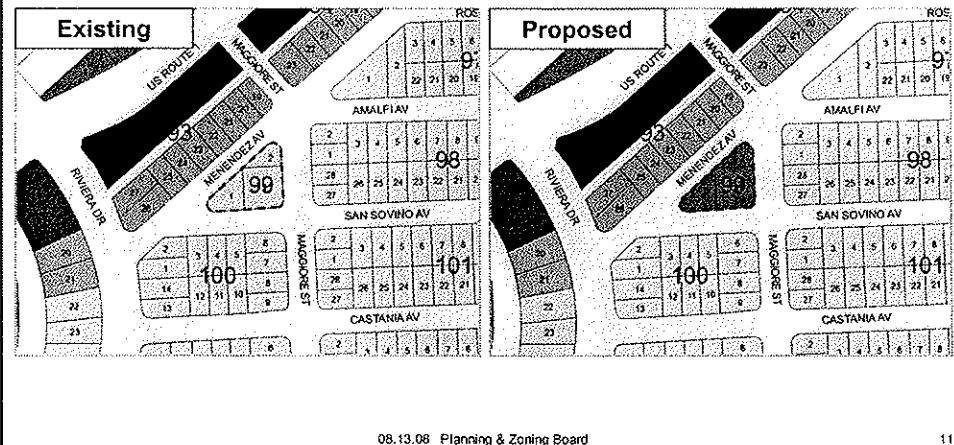


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Maggiore Park

- Change of Zoning District
 - From: Single-Family Residential (SFR)
 - To: Special Use (S)



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Findings of Fact

1. Proposal is consistent with specific CLUP Goals, Objectives and Policies.
2. Proposals would correct existing non-conforming land use and zoning designations.
3. Furthers objectives of the Coral Gables Parknership Committee.
4. A condition of approval is recommended requiring review and comments by surrounding property owners on any improvements proposed on these public City parks.

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Recommendation

- Staff recommends approval of the proposed changes which will bring the land use and zoning designations of these properties into conformance with their current and future intended uses as City parks.

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Public Hearing Schedule

- City Commission 1st Reading:
 - September 9, 2008
- City Commission 2nd Reading:
 - October 14, 2008

08.13.08 Planning & Zoning Board

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