

5

1 MS. MENENDEZ: Javier Salman?  
2 MR. SALMAN: Abstain. I wasn't  
3 here.  
4 MS. MENENDEZ: Eibi 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

6

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.

7

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 ??  
17 MR. RIEL: Seven.  
18 MR. COE: Yeah, 073-P.  
19 CHAIRMAN KORGE: Application Number  
20 07-08-073-P.  
21 MR. BOLDYARD: 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

8

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: Scot, you're going to  
22 need to speak up a little bit more --  
23 MR. BOLDYARD: Okay.  
24 MR. RIEL: -- because it's very  
25 difficult to hear you.

9

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

10

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.

11

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 &

12

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 &

13

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 Q73-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?

20

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 & Marlena Talamas 117 Boabadilla 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 Boabadilla 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 waling 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 & Abia 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:

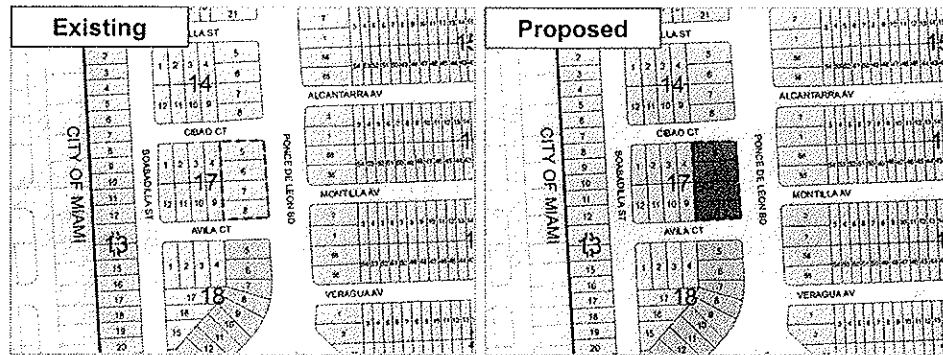
Change of Land Use from “Residential Use (Single-Family) Low Density” to “Parks and Recreational Use”

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



# Rotary Centennial Park

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



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# San Sebastian Park



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# San Sebastian Park

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

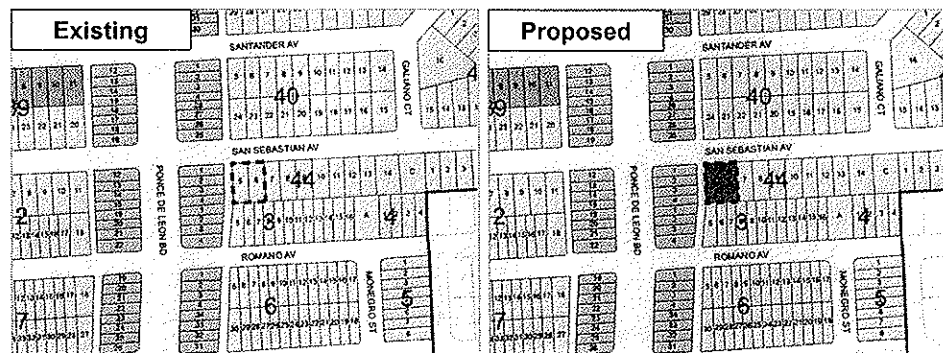


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# San Sebastian Park

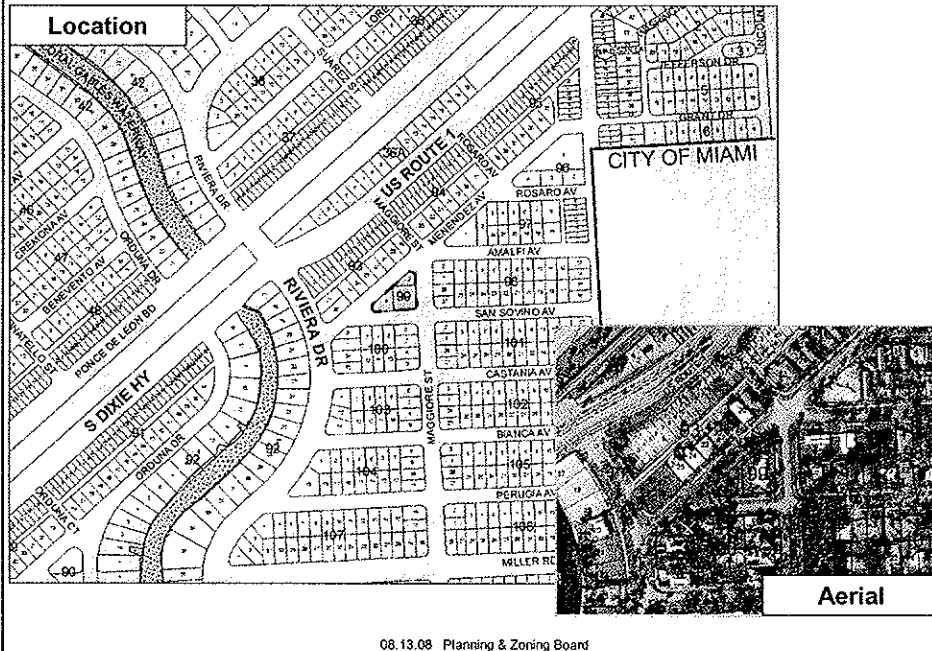
- Change of Zoning District
  - From: Single-Family Residential (SFR)
  - To: Special Use (S)



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# Maggiore Park

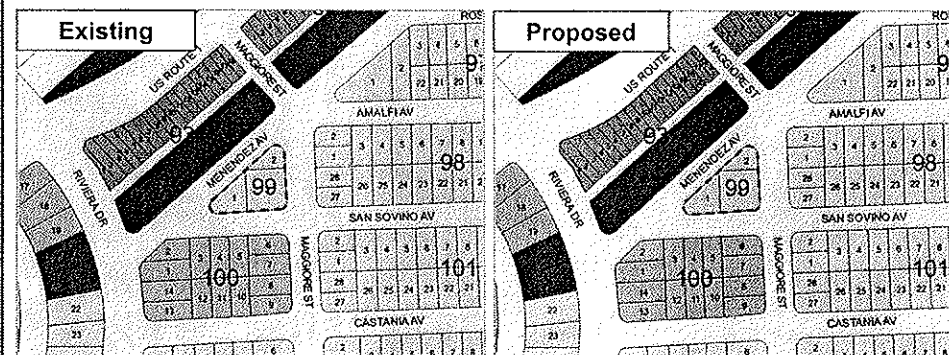


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# Maggiore Park

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

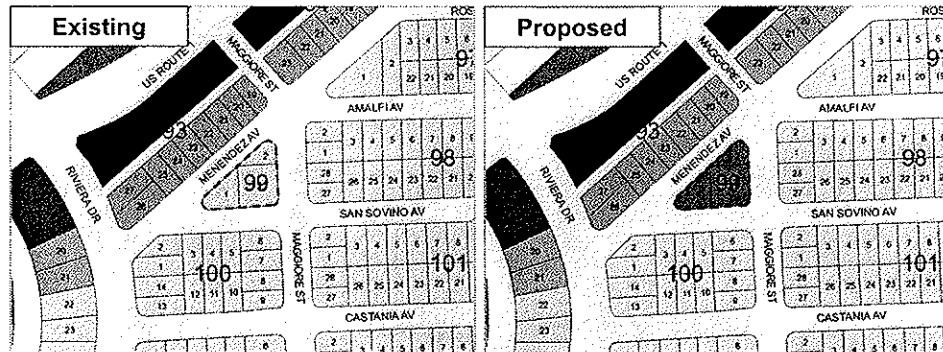


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## Maggiore Park

- 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.**

## **Public Hearing Schedule**

- **City Commission 1<sup>st</sup> Reading:**
  - September 9, 2008
- **City Commission 2<sup>nd</sup> Reading:**
  - October 14, 2008