

commercial side.

MS. ALBERRO MENENDEZ: Oh, okay.

MR. CODINA: And we put in a little bit of parking on the residential side, 43 cars, so we really -- we struggled with this and we struggled with, do we do the courtyard or not, and that's where we ended up. And I want to tell you that your Staff, they really had a lot of positive input. That connector from Navarre to Minorca is something that Mr. Trias insisted on. So there was a lot of back and forth, and it did take months, literally.

So I wish I could have accommodated you, and we didn't have a perfect solution, but thank you.

MS. ALBERRO MENENDEZ: Thank you.

CHAIRMAN AIZENSTAT: Thank you for your time.

CHAIRMAN AIZENSTAT: Let's take a five-minute recess to let them clear out before we take on the next item.

(Thereupon, a brief recess was taken.)

CHAIRMAN AIZENSTAT: Okay, are we ready to resume?

MR. TRIAS: No, just a minute.

offices at 400 University Drive. It gives me great pleasure to be here today representing Temple Judea.

Here with me today is Raul Rodriguez, who's the architect for the project. We also have Mr. Tim Plummer, who is our traffic consultant. We have Joe Greenberg and Debbie Siegel from the congregation here with us, as well.

What I'd like to do is, what we have before you today is a site plan approval. When you have an S zoning designated property, any change to that property must come before the Planning & Zoning Board and the City Commission, and what we're actually doing here today is, we are adding additional classrooms. What has happened is that the whole congregation -- We have a pre-school, we have youth, and we have adult classes, and right now they're using the same classroom.

So what we want to do is have pre-school classrooms that are dedicated just to the pre-school, youth just dedicated to youth, and adult just dedicated to them.

So what I'd like to do is just kind of -- so what's happening is, we're serving the

CHAIRMAN AIZENSTAT: The next item on the agenda, an Ordinance of the City of Coral Gables, Florida, requesting conditional use with site plan pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-204, "Special Use (S) District," for an addition to an existing religious institution within a Special Use, (S) Zoned District," for the property commonly referred to as "Temple Judea" and legally described as Lots 1-31, Block 135, Riviera Section Part 9, whose address is 5500 Granada Boulevard, Coral Gables, Florida; and including required conditions; providing for severability, repealer, codification and an effective date.

Ramon, I'd like to hear the applicant first, please.

MR. TRIAS: Sure.

CHAIRMAN AIZENSTAT: Thank you.

MR. GUILFORD: Good evening again, Mr. Chairman and Members of the Board. For the record, my name is Zeke Guilford, with law

current needs of the congregation; we're not expanding those uses. What I want to do is just very, very briefly walk you through the site plan that we have.

Essentially, we have it broken down into three parts. We have the existing temple and synagogue here. We have the existing classrooms which are going to get remodeled. Basically, they're not up to current Code. The classrooms need a bathroom in them. We're putting bathrooms, we're changing out the windows, and then at the end, over here, we're building a two-story addition.

Again, the synagogue, the existing, and the new. What we're going to do here is keep the same drive-ins. We're creating a new porte-cochere to keep off the rain when you drop off your children. We're adding four classrooms on the ground floor. Then on the second floor, we're adding five additional classrooms.

In essence, here's a rendering of what it looks like. This, what's interesting is that when we originally applied to move forward with this, we had to get a letter from Historic

1 Preservation of whether they thought the
2 property was historically significant. This is
3 one, I believe, of four properties designed by
4 Morris Lapidus, and actually, my building is
5 designed by Morris Lapidus. So Historic found
6 that it did meet the minimum criteria for
7 significance, and we had the property declared
8 historic, so as a matter of fact, as part of
9 that process, they have reviewed this addition
10 and believe that it's sensitive to
11 Mr. Lapidus's design.

12 Again, this is very simple. We're not
13 increasing, so there is no additional traffic
14 concerns. We accept Staff's conditions.

15 If you have any questions for the team,
16 we're more than happy to answer them at this
17 time. Thank you.

18 CHAIRMAN AIZENSTAT: Thank you.

19 MR. TRIAS: Mr. Chairman, I will not give
20 you my PowerPoint presentation, since the
21 applicant has done an excellent job. Staff
22 recommends approval, and the conditions of
23 approval are listed and I believe they're
24 fairly standard, so if you have any questions,
25 I'll be happy to answer them.

1 MS. ALBERRO MENENDEZ: Is there any public
2 input on this?

3 CHAIRMAN AIZENSTAT: Is there anybody here?

4 Jill, do you have anybody from the public
5 at all?

6 MS. MENENDEZ: Joe Greenberg.

7 MR. GREENBERG: My name is Joe Greenberg.
8 I reside at 611 San Esteban Avenue, Coral
9 Gables. I am the past president of the Board
10 of Trustees of the congregation.

11 I am in support of this application. I
12 can't tell you how important it is for us to be
13 able to segregate our pre-school children, age
14 two to five, from our teenagers, ages 10 to 13
15 and the in-betweeners, the elementary school
16 children.

17 As our current operation exists, between
18 the hours of 8:30 and 3:00, we have the
19 pre-school in operation. Between 3:00 and
20 4:00, the janitors have to clear out the
21 classrooms, put the pre-school toys away and
22 the little chairs, and put in the desks and
23 chairs every day for the religious school
24 children, and then at night, it's used by
25 adults. Some adults have to sit in the little

1 chairs.

2 We would appreciate your support of this
3 application. Thank you.

4 CHAIRMAN AIZENSTAT: Thank you.

5 MS. MENENDEZ: Raul Rodriguez?

6 MR. RODRIGUEZ: Hello, Mr. Chairman and
7 Members of the Board. Raul Rodriguez,
8 Architect, with offices at 2100 Ponce. I'm
9 here just to answer questions, if you have any.

10 CHAIRMAN AIZENSTAT: Anybody else?

11 MS. MENENDEZ: That's it.

12 CHAIRMAN AIZENSTAT: That's it.

13 MS. ALBERRO MENENDEZ: I'm sorry,
14 Mr. Chairman, did we receive any comments, like
15 from the public?

16 CHAIRMAN AIZENSTAT: None at all?

17 MR. TRIAS: None at all, right?

18 MS. ALBERRO MENENDEZ: No?

19 MR. TRIAS: No.

20 CHAIRMAN AIZENSTAT: Because we don't have
21 any sheets or anything.

22 MR. TRIAS: No.

23 CHAIRMAN AIZENSTAT: No comments
24 whatsoever?

25 MR. TRIAS: No.

1 CHAIRMAN AIZENSTAT: None.

2 Okay, at this point, let's go ahead and
3 close the public comment. Board discussion?
4 Who'd like to -- Marshall?

5 MR. BELLIN: I'd like to make a motion to
6 approve.

7 MR. LEEN: Actually, Mr. Chair, may I
8 just -- because there's a limitation on the
9 amount of students in the future of 140, I
10 would like to know if you're proffering that?

11 MR. GUILFORD: Yes. That's what our
12 license says, the maximum number we can have,
13 and so we are proffering the condition of 140
14 students.

15 CHAIRMAN AIZENSTAT: And that's what you
16 have currently?

17 MR. GUILFORD: We have just a little bit
18 less.

19 CHAIRMAN AIZENSTAT: Okay.

20 MS. ALBERRO MENENDEZ: Can we maybe read
21 the conditions, Staff's conditions?

22 MR. TRIAS: Yes. Condition Number 3
23 addresses the 140 students, if you want to take
24 a look at that, and that was based on the
25 applicant's request.

CHAIRMAN AIZENSTAT: Any other conditions?

MR. TRIAS: Condition Number 1 speaks of the actual site plans and landscape plans that have been provided, which are the ones that you have been shown.

Condition Number 2 speaks of having all these conditions as a restrictive covenant, which is a typical practice of the City.

Then Number 3 is the number of students.

Number 4 speaks of the actual operations of the dropoff and the pickup requirements of the pre-school students and lists a few conditions.

Number 5 speaks of the special events parking requirements, which was part of the traffic study.

And I think that's it, right, unless we have any other -- unless you have any other conditions to propose.

CHAIRMAN AIZENSTAT: Zeke, just a question. The temple, there was an addition that was done to the temple before. I think Jorge Hernandez --

MR. GUILFORD: Correct.

CHAIRMAN AIZENSTAT: -- did that. And there was no mention of historical designation

at that time?

MR. GUILFORD: You know, I was not part of it.

CHAIRMAN AIZENSTAT: I think -- Were you not a part of it?

MR. GUILFORD: I was not a part of it at the time, so I don't know what happened. They may have spoken to Ms. Spain, so she may be able to talk a little bit more.

MS. SPAIN: Actually, I'm so happy that this is designated. When Jorge Hernandez was doing that addition, he and I went to the Board at the temple and talked to them about designation, but it didn't happen then.

CHAIRMAN AIZENSTAT: Okay.

MS. SPAIN: And then now they came to me and asked it be designated this time. It's such a good thing.

CHAIRMAN AIZENSTAT: Okay.

MS. SPAIN: And it is less than 50 years of age, but the Board, the Historic Preservation Board, found that it met the exceptional circumstance because of Morris Lapidus, so this is a good thing.

CHAIRMAN AIZENSTAT: Thank you.

Any comments?

MR. FLANAGAN: A couple quick ones. I just want to make sure, all the parking, may we accept the parking, the revised parking lot, all of that complies with Code, the parking space dimensions, the parking, the distance from the property line, the right-of-way, the drive widths? Everything complies?

MR. TRIAS: Yeah. The area in the back that they're redoing complies. The bulk of the parking was approved many years ago on the street. But that's part of the original approval for the --

MR. FLANAGAN: No, no, I'm not talking about -- not the street parking, the -- what I guess you call it the dropoff area.

MR. TRIAS: Yeah. That area, yes. That's this one, yes.

MR. FLANAGAN: And then, Zeke, what were -- What are the age ranges, again? I notice we've got pre-school playground, infant playground, youth group playground and elementary playground.

MR. GUILFORD: You actually covered the whole gamut, but I want to have Joe kind of go

through those, because I'm not really --

MR. GREENBERG: The Director of Education has determined that the play area for the twos and threes, what they're capable of doing at their size, is one that's kind of like the infant. Then there's the pre-school, and then there's -- which would be three and a half to five, and then the third one, I believe, goes from six through nine or ten. It's related to the -- The pre-school is related to the requirements of the State to provide a certain level of activity and for safety purposes to segregate as age appropriate.

MR. FLANAGAN: Okay. On the rendering there, it shows the two-story addition, but I saw, in -- I don't know what we're going to call this sheet.

MS. ALBERRO MENENDEZ: A1.10.

MR. FLANAGAN: Sheet A1.10, a big white block extending above the roof line of the addition.

MR. RODRIGUEZ: That's the elevator tower, the overrun for the elevator.

MR. FLANAGAN: Okay. I think that's all I have.

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<p>1 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>2 Marshall?</p> <p>3 MR. BELLIN: Yeah, I'd like to make a</p> <p>4 motion for approval with the conditions, and I</p> <p>5 just want to also mention that I have a bit of</p> <p>6 a concern with respect to parking, but I guess</p> <p>7 that's something you all are going to have to</p> <p>8 work out, one way or the other.</p> <p>9 MR. GUILFORD: Sorry, Marshall, what was</p> <p>10 your question?</p> <p>11 MR. BELLIN: No, I just said that I have a</p> <p>12 concern with respect to the parking.</p> <p>13 MR. GUILFORD: Okay.</p> <p>14 MR. BELLIN: But I guess that's something</p> <p>15 you all are going to have to work out.</p> <p>16 MR. GUILFORD: Right. Again, you know, we</p> <p>17 look at this as really not adding any</p> <p>18 additional people to the existing congregation,</p> <p>19 and right now we are able to handle those</p> <p>20 situations within the right-of-way out front</p> <p>21 and that parking lot. You know, we use our</p> <p>22 swale for special occasions, but it's a very</p> <p>23 limited amount of times, and Tim reviewed it</p> <p>24 and believes that we are fine regarding it, and</p> <p>25 as Mr. Trias said, there are a couple of</p>	<p>1 comments, any discussion?</p> <p>2 Having none, call the roll, please.</p> <p>3 MR. LEEN: Mr. Chair, just to confirm, the</p> <p>4 approval is with all the conditions?</p> <p>5 CHAIRMAN AIZENSTAT: With all the</p> <p>6 conditions as by the Staff.</p> <p>7 You're okay with that, Mr. Guilford?</p> <p>8 MR. GUILFORD: Yes, sir.</p> <p>9 CHAIRMAN AIZENSTAT: Thank you.</p> <p>10 Call the roll, please.</p> <p>11 MS. MENENDEZ: Alberto Perez?</p> <p>12 MR. PEREZ: Yes.</p> <p>13 MS. MENENDEZ: Marshall Bellin?</p> <p>14 MR. BELLIN: Yes.</p> <p>15 MS. MENENDEZ: Anthony Bello?</p> <p>16 MR. BELLO: Yes.</p> <p>17 MS. MENENDEZ: Jeff Flanagan?</p> <p>18 MR. FLANAGAN: Yes.</p> <p>19 MS. MENENDEZ: Julio Grabiell?</p> <p>20 MR. GRABIEL: Yes.</p> <p>21 MS. MENENDEZ: Maria Menendez?</p> <p>22 MS. ALBERRO MENENDEZ: Yes.</p> <p>23 MS. MENENDEZ: Eibi Aizenstat?</p> <p>24 CHAIRMAN AIZENSTAT: Yes.</p> <p>25 MR. GUILFORD: Thank you all very much. We</p>
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<p>1 conditions regarding special events that we</p> <p>2 have to comply with.</p> <p>3 CHAIRMAN AIZENSTAT: Right, and I think the</p> <p>4 church right across also allows you to use</p> <p>5 their parking.</p> <p>6 MR. GUILFORD: Right. We have actually --</p> <p>7 for the High Holy Days, we have actually used</p> <p>8 the church, as well as the middle school there.</p> <p>9 CHAIRMAN AIZENSTAT: Right.</p> <p>10 I'm sorry, Marshall, was there --</p> <p>11 MR. FLANAGAN: I have one last question.</p> <p>12 CHAIRMAN AIZENSTAT: Yes.</p> <p>13 MR. FLANAGAN: Ramon, you and the City are</p> <p>14 okay with no windows on either the north or</p> <p>15 south facade of this addition?</p> <p>16 MR. TRIAS: That has been reviewed and</p> <p>17 approved by the Board of Architects, and yes,</p> <p>18 we're okay with it. It complies with the</p> <p>19 historic character of the building.</p> <p>20 MR. FLANAGAN: Okay.</p> <p>21 MR. BELLIN: I made the motion.</p> <p>22 CHAIRMAN AIZENSTAT: I have a motion for</p> <p>23 approval with conditions.</p> <p>24 MS. ALBERRO MENENDEZ: I'm going to second.</p> <p>25 CHAIRMAN AIZENSTAT: There's a second. Any</p>	<p>1 appreciate it.</p> <p>2 CHAIRMAN AIZENSTAT: Thank you.</p> <p>3 Marshall, you wanted to bring something up</p> <p>4 before we adjourn?</p> <p>5 MR. BELLIN: Yes. What I'd like to --</p> <p>6 MR. TRIAS: Wait a minute.</p> <p>7 CHAIRMAN AIZENSTAT: If we can, we still</p> <p>8 have to conduct some business, so I would</p> <p>9 ask -- Thank you.</p> <p>10 MR. GRABIEL: If I can make a comment,</p> <p>11 Ramon?</p> <p>12 MR. TRIAS: Yes.</p> <p>13 MR. GRABIEL: The condition that we placed</p> <p>14 on the Codina building, of those planters, is</p> <p>15 there any way we can take a look at that and</p> <p>16 see if we can eliminate the need for those</p> <p>17 planters throughout the City? If you go around</p> <p>18 the whole City, every building that has an</p> <p>19 arcade has to have those planters, which means</p> <p>20 that then people cannot access the arcade. It</p> <p>21 makes no sense whatsoever.</p> <p>22 MR. TRIAS: I fully agree with you, and</p> <p>23 that applies to several other small provisions</p> <p>24 of the Code that interfere with good design,</p> <p>25 that maybe in the future you might want to look</p>

<p style="text-align: right;">Page 109</p> <p>1 at, but certainly that will be my first 2 recommendation to you. 3 MR. GRABIEL: And Staff, will you take a 4 look at that? 5 MR. TRIAS: Yes. 6 MR. GRABIEL: Okay, thank you. 7 CHAIRMAN AIZENSTAT: Marshall? 8 MR. BELLIN: What I'd like to do, in future 9 meetings, maybe at the end of the meeting, have 10 a discussion about certain problems that I find 11 with the Zoning Code. There's a whole bunch of 12 them, I think, that need to be straightened 13 out, and I believe that it's our job to 14 identify those problems and make 15 recommendations to the City Commission. Since 16 I work with the Code all the time and I know 17 where all these problems pop up, I guess I'd be 18 willing to take the lead and go through a whole 19 list of things, maybe two or three of these 20 items per -- at the end of every meeting, just 21 to try and straighten out some of these things. 22 MS. ALBERRO MENENDEZ: I don't have a 23 problem with that. I think that's a great 24 idea. 25 CHAIRMAN AIZENSTAT: Would that be</p>	<p style="text-align: right;">Page 111</p> <p>1 the next time we meet. 2 CHAIRMAN AIZENSTAT: Thank you. 3 MR. BELLIN: You're welcome. 4 CHAIRMAN AIZENSTAT: Seeing no other items, 5 we're adjourned. 6 (Thereupon, the hearing was adjourned at 7 8:02 p.m.) 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 110</p> <p>1 something that you would first discuss with 2 Ramon, since he's the Director -- 3 MR. BELLIN: I had discussed it with him. 4 CHAIRMAN AIZENSTAT: -- of Planning & 5 Zoning and -- 6 MR. TRIAS: Yeah. Probably the best 7 approach would be for us to discuss things and 8 then bring it to you in a more organized 9 fashion, ready for you to take action. 10 CHAIRMAN AIZENSTAT: You can put that as a 11 final item on the agenda or something. 12 MR. TRIAS: Yeah. 13 MR. BELLIN: Just to discuss them, and I 14 think, once you see some of these issues, 15 you'll -- 16 CHAIRMAN AIZENSTAT: But you realize the 17 undertaking that it would be to rewrite the 18 Code again. 19 MR. BELLIN: It's not a matter -- I think 20 it's just Code amendments, or clarifications. 21 There are some things that -- 22 MR. TRIAS: We don't change it. 23 CHAIRMAN AIZENSTAT: We don't change it. 24 Okay. Thank you very much. 25 MR. BELLIN: I'll have about 40 of them,</p>	<p style="text-align: right;">Page 112</p> <p>1 2 CERTIFICATE 3 4 STATE OF FLORIDA: 5 SS. 6 COUNTY OF MIAMI-DADE: 7 8 I, JOAN L. BAILEY, Registered Diplomate 9 Reporter, Florida Professional Reporter, and a Notary 10 Public for the State of Florida at Large, do hereby 11 certify that I was authorized to and did 12 stenographically report the foregoing proceedings and 13 that the transcript is a true and complete record of my 14 stenographic notes. 15 I further certify that all public speakers were 16 duly sworn by me. 17 DATED this 17th day of February, 2014. 18 19 20 SIGNED COPY ON FILE 21 22 23 <u>JOAN L. BAILEY, RDR, FPR</u> 24 Notary Commission Number EE 083192 25 Expiration June 14, 2015.</p>