

1 people, I guess.

2 MR. RIEL: Not from the neighboring  
3 property owners.

4 CHAIRMAN KORGE: Any more discussion?  
5 Hearing none, we'll call the roll on this  
6 motion.

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: Jeff Flanagan?

14 MR. FLANAGAN: Yes.

15 MS. MENENDEZ: Javier Salaman?

16 MR. SALMAN: Yes.

17 MS. MENENDEZ: Tom Korge?

18 CHAIRMAN KORGE: Yes.

19 MR. RIEL: Your recommendation goes to the  
20 Commission at their July 13th meeting.

21 MR. AIZENSTAT: Eric, let me ask you a  
22 question. If any of the property owners that  
23 are adjacent here want to come forward now and  
24 apply, what type of fee would they have with  
25 the City in doing so?

1 MR. RIEL: A change in land use fee, I  
2 believe, is \$10,000, and then the advertising,  
3 which is another \$5,000.

4 MR. SALMAN: Advertising.

5 MR. AIZENSTAT: The 10,000 and the 5,000?

6 MR. RIEL: Yeah. That's basically to cover  
7 the cost for the advertising, the notice, staff  
8 time and so forth.

9 CHAIRMAN KORGE: Is it legal to waive those  
10 fees, in this circumstance?

11 MR. RIEL: We have not waived them for  
12 private property owners. It sets a really bad  
13 precedent.

14 MR. FLANAGAN: If you do that, where do you  
15 start and where do you stop?

16 MR. AIZENSTAT: If they would have come  
17 now, at the same time, how would that have  
18 worked?

19 MR. RIEL: Well, the issue is that the Code  
20 only allows two amendment cycles a year, for  
21 changes in land use. City-initiated  
22 applications aren't subject to that twice a  
23 year. So they would have to wait until August.

24 MR. AIZENSTAT: Okay.

25 MR. RIEL: In all likelihood, they could go

1 through the process in advance of Hometown  
2 Democracy, however. It's dependent on the  
3 application.

4 MR. AIZENSTAT: Thank you.

5 CHAIRMAN KORGE: The next item on the  
6 agenda is Application Number 05-10-104-P,  
7 Change of Land Use and Change of Zoning for two  
8 City-owned applications -- properties.

9 MS. HERNANDEZ: Right.

10 MR. BOLYARD: Good evening, Chairman,  
11 Members of the Board. For the record, my name  
12 is Scot Bolyard, with the Planning Department.

13 The item before you is for a change of land  
14 use and a change of zoning for the property  
15 located at 4650 Alhambra Circle. The proposed  
16 change of land use is from Residential Use,  
17 Single-Family, Low Density, to Parks and  
18 Recreation, and the proposed change of zoning  
19 is from Single-Family Residential District to  
20 Special Use District.

21 The size of the property is just under half  
22 an acre, at .48 acres. The surrounding uses  
23 are one and two-story single-family residences.  
24 The proposed change of land use and change of  
25 zoning are required to provide for the

1 property's future intended use as a green space  
2 or neighborhood park.

3 The Parks & Recreation Department has  
4 agreed to conduct neighborhood meetings with  
5 surrounding property owners to present and  
6 provide for public input and comments for  
7 future development plans at the property.

8 Staff, based on analysis of the  
9 application, recommends approval of the  
10 proposed changes, based on the following  
11 findings of fact: That the future development  
12 of the property will be subject to Zoning Code  
13 regulations for S, Special Use District  
14 designated properties, which includes, but not  
15 limited to, restrictions on setbacks, height,  
16 landscaping, and floor area ratio. Any  
17 placement of structures on the property  
18 requires conditional use public hearing review  
19 before the Planning & Zoning Board and City  
20 Commission. The application is in compliance  
21 with and furthers the goals, objectives and  
22 policies of the Comprehensive Plan, and this  
23 proposal would provide for the redevelopment of  
24 vacant land to allow for future development as  
25 a green space or neighborhood park.

1 And also, any party that would like to be  
2 notified by the State of these actions will  
3 need to sign the citizen courtesy information  
4 list, which we have up front, and unless the  
5 Board has any further questions, this concludes  
6 my presentation.

7 CHAIRMAN KORGE: Any questions?

8 MR. SALMAN: Excuse me, I have a question.

9 Was this property not broken up into four  
10 separate lots originally? It was a unity of  
11 title for all four lots and it was broken into  
12 a series by this Board at one time?

13 MR. RIEL: It was the subject of a previous  
14 application, however, it was not acted upon.

15 MR. BOLYARD: It wasn't approved, correct?

16 MR. SALMAN: It was approved but not acted  
17 on?

18 MR. RIEL: I don't believe it was approved.

19 MR. BOLYARD: No, no.

20 MR. RIEL: It went through the process  
21 and --

22 MR. BOLYARD: I believe it went through  
23 twice.

24 MR. RIEL: It wasn't approved twice.

25 MR. BOLYARD: It went twice.

1 MR. SALMAN: And the City has acquired this  
2 property now? It's City-owned property?

3 MR. RIEL: In the process of acquiring it.

4 MS. HERNANDEZ: Right, through a grant.

5 MR. FLANAGAN: So the City doesn't own it?

6 MR. SALMAN: Is the acquisition  
7 contingent --

8 MS. HERNANDEZ: The City has agreed to  
9 purchase the property through a grant.

10 MR. RIEL: And the Commission last month  
11 acted and basically gave approval for the  
12 purchase of the property.

13 MR. FLANAGAN: Who's the applicant?

14 MS. HERNANDEZ: Dr. Faustina Garcia is the  
15 applicant --

16 MR. SALMAN: Faustina Garcia.

17 MS. HERNANDEZ: -- and the City as the  
18 buyer.

19 MR. SALMAN: Okay, that was question.  
20 Thank you.

21 CHAIRMAN KORGE: Any other questions or  
22 discussion? If not, I'll open it for comment  
23 from the public, if anybody --

24 Yes, sir, come on up. Please state your  
25 name and address for the record.

1 MR. LEHMAN: My name is Joel Lehman, and I  
2 live at 4590 Alhambra Circle, immediately north  
3 of this property, and my questions are really  
4 sort of basic. You know, what is a passive  
5 park, and what is a green space?

6 I remember you from the Retirement Board.  
7 Do you remember that?

8 CHAIRMAN KORGE: Uh-huh.

9 MR. LEHMAN: Many hours of -- of laboring.

10 And for example, a question, what would be  
11 hours of operation? Would there be any lights  
12 on this? I mean, living right immediately next  
13 to it, where we've lived for 47 years, I'm  
14 interested in knowing more about what is  
15 planned for that area.

16 And speeding on Alhambra Circle, when the  
17 boys were really young, we actually asked the  
18 Coral Gables Police Department to set up a trap  
19 right near our home, and we had one individual  
20 in a pickup truck from Bird Road that was going  
21 70 miles an hour by the time they got to our  
22 place. Now we have a recently activated  
23 traffic circle there at Blue and Alhambra, and  
24 that has slowed down traffic quite an amount.

25 But there are a lot of unknowns, and I'm

1 really interested in finding out more, what a  
2 green space is, and the definition of a passive  
3 park. Can anyone give me a definition of a  
4 passive park?

5 MR. AIZENSTAT: Mr. Chair, if I may, our  
6 Director of Parks & Recreation is here.

7 Maybe he can give a good explanation and  
8 answer some of your questions.

9 CHAIRMAN KORGE: Thank you.

10 MR. RIEL: And while Fred is coming up, let  
11 me just make a couple comments, to kind of  
12 address the issue.

13 This request for a change of land use and  
14 zoning, the property right now has Single-  
15 Family zoning on it. This change in land use  
16 actually provides further protection. It  
17 provides a recreation open space use on the  
18 property, therefore severely limiting any  
19 future development of the property.

20 The parcel, as it stands right now, there's  
21 no proposal to develop it. It's just to assign  
22 the correct land use and zoning for the  
23 intended use as a passive park. No changes are  
24 proposed on the property, no elimination of  
25 trees or anything of that, no changes at all.

1 MR. COUCEYRO: For the record, Fred  
2 Couceyro, Parks & Recreation Director.

3 Just to answer a couple of questions,  
4 currently, the property is a vacant lot. Our  
5 plan is to beautify that vacant lot, you know,  
6 improve a little bit on the landscaping and the  
7 green space, but have it be an open area, for  
8 just the beautification of the area. There  
9 will be no -- There are no grand plans for any  
10 big activities in terms of -- You did ask a  
11 question on opening and closing hours. We're  
12 not going to have a gate. We're not going to  
13 have a bunch of playground equipment in there.  
14 It's going to be a very simple open area,  
15 similar to a lot of the open areas, parks that  
16 are not as active. We're not talking about a  
17 Salvador Park here or Jaycee Park. It's going  
18 to be an open area that we're going to  
19 beautify, landscape, and make it look nice.

20 MR. LEHMAN: No benches?

21 MR. COUCEYRO: Well, we may have a bench or  
22 two.

23 MR. LEHMAN: A bench?

24 MR. COUCEYRO: A bench or two. I mean, you  
25 know, we're not going to litter it with

1 benches. There could be a bench. You know, it  
2 will be similar to a lot of open spaces that we  
3 have that maybe have one bench, not a lot.  
4 It's not going to be a formal, large park area.  
5 The space doesn't merit that.

6 MR. AIZENSTAT: If I may ask a question,  
7 having served before on the Parks & Recreation  
8 Board, by defining it as a passive park, does  
9 that mean that you will not be planning  
10 activities on this open space?

11 MR. COUCEYRO: Well, we will design it --  
12 well, actually, it will be specified as a  
13 neighborhood park. The passive park  
14 designation was done away with, with the  
15 Comprehensive Plan. It's more of a -- it's a  
16 neighborhood park, which is just identified as  
17 a small park space in the neighborhood, where  
18 it serves people in that area. It's not a  
19 destination park. We have no intention to make  
20 it a destination park. That's what the  
21 definition would be.

22 MR. AIZENSTAT: Well, would playground  
23 equipment be placed there, whether it's now or  
24 in the future? How is that?

25 MR. COUCEYRO: It's not our intention.

1 What we have done in the past is, we will have  
2 meetings with the neighborhood. We will have  
3 several meetings, and we do it over several  
4 years, and wherever that takes us, to the park,  
5 it will be with consensus, through the  
6 neighborhood.

7 We've had instances, like in the past, and  
8 Rotary Park is an example, so -- but we would  
9 really go with what the neighborhood is  
10 intending and what fits there.

11 MR. AIZENSTAT: And what about lighting,  
12 for nighttime? Would the park be open at  
13 night?

14 MR. COUCEYRO: No, there are no plans to  
15 light it. No.

16 MR. AIZENSTAT: So it's a daytime park?

17 MR. COUCEYRO: Yeah. It would be dawn to  
18 dusk, like most of our parks that do not have  
19 light. There's only a few in the City that do  
20 have lighting.

21 MR. SALMAN: So you're talking about a park  
22 similar to like a Maggiore Park or --

23 MR. COUCEYRO: Yes, that's -- it's a  
24 great --

25 MR. SALMAN: You have a series. There's

1 one on Coral Way --

2 MR. COUCEYRO: Yes.

3 MR. SALMAN: -- that was --

4 MR. COUCEYRO: Right, Fewell.

5 MR. SALMAN: Yes, Fewell Park, that has a  
6 little walkway through it --

7 MR. COUCEYRO: Right.

8 MR. SALMAN: -- and one lousy bench and --

9 MR. COUCEYRO: Right.

10 MR. LEHMAN: Maggiore is --

11 MR. SALMAN: But a really nice collection  
12 of trees, like a passive area, where you could  
13 come out and maybe throw a frisbee.

14 MR. BEHAR: Right. It's a neighborhood  
15 park.

16 MR. SALMAN: It's a neighborhood park.

17 MS. HERNANDEZ: You can go read a book --

18 MR. COUCEYRO: Maggiore is a perfect  
19 example, because Maggiore is the same size, and  
20 we purchased it a few years ago and did the  
21 same thing. We're basically looking to do the  
22 same thing.

23 MR. AIZENSTAT: Is that park -- There's one  
24 near Amalfi, in the back of U.S. 1 there, that  
25 was just recently completed as a passive park,

1 if I'm not mistaken.

2 MR. COUCEYRO: Yeah. Well, this is the one  
3 that's right across the street from the Chinese  
4 Village?

5 MR. AIZENSTAT: Right.

6 MR. COUCEYRO: Yes.

7 MS. HERNANDEZ: Right.

8 MR. AIZENSTAT: And that turned out  
9 beautiful.

10 MR. COUCEYRO: Yes.

11 MR. AIZENSTAT: I drive by there and I see  
12 some families there and so forth.

13 MR. COUCEYRO: It's very low key. We're  
14 not looking to do parking --

15 MR. LEHMAN: What's the size of the property?

16 MR. SALMAN: There's no real site amenity  
17 improvements, other than maybe some sidewalks  
18 and a bench or two, and some nice landscaping  
19 and somebody to maintain it, so it doesn't look  
20 like a vacant lot --

21 MR. COUCEYRO: Correct.

22 MR. SALMAN: -- which is basically what  
23 we've got now, that is quite the eyesore.

24 MR. COUCEYRO: That's our intention.

25 What was that, sir, I'm sorry?

1 MR. LEHMAN: Maggiore, is that similar to  
2 what this would be?

3 MR. COUCEYRO: It's 21,000 square feet.  
4 It's almost to the T --

5 MR. LEHMAN: Exactly.

6 MR. COUCEYRO: Yeah, the same measurement.

7 MR. LEHMAN: So, if I looked at that,  
8 that's probably what --

9 MR. COUCEYRO: Right. The only difference  
10 that that one has is, that one is an island,  
11 but it's the same. It's the same size.

12 MR. LEHMAN: Okay. Well, I know a lot more  
13 than I did know, so thank you.

14 MR. COUCEYRO: You're welcome.

15 CHAIRMAN KORGE: Somebody else from the  
16 public wants to -- Please come up.

17 MR. AIZENSTAT: Thank you for coming, sir.

18 MR. LEHMAN: Okay.

19 MS. FIELD: I'm Jean Field. I live at 4706  
20 Alhambra Circle, and we also own 4700 and 4714,  
21 so we own the whole block between Mendavia and  
22 Alegriano, so we are just to the south of the  
23 park and to our friends here.

24 Of course, I would be concerned, also, like  
25 you, with additional cars, this or that,

1 lights, but it was our understanding from --

2 the original intent of the purchase was to have  
3 it just a passive park and green space, and  
4 when Dr. Garcia first approached us with this  
5 idea, we thought it was absolutely a great idea  
6 and applauded the Commissioners, and I e-mailed  
7 them all and thought how wonderful to have a  
8 City that's thinking of green space. And we  
9 don't always speak as one voice, but in this  
10 case, my husband and I just think it's a  
11 wonderful idea and would be very, very grateful  
12 to the City to have additional green space and  
13 a quiet place to enjoy nature. Thank you.

14 CHAIRMAN KORGE: Thank you.

15 Anybody else from the public like to speak  
16 at this time? Then we'll close the public  
17 input.

18 Any discussion or a motion from the Board?

19 MR. BEHAR: Motion to approve.

20 MR. AIZENSTAT: Second.

21 MR. COE: Second.

22 CHAIRMAN KORGE: Moved and seconded. Any  
23 more discussion on this?

24 MR. COE: Call the question, Mr. Chairman.

25 CHAIRMAN KORGE: Hearing no discussion,

1 we'll call the roll, please.

2 MS. MENENDEZ: Robert Behar?

3 MR. BEHAR: Yes.

4 MS. MENENDEZ: Jack Coe?

5 MR. COE: Yes.

6 MS. MENENDEZ: Jeff Flanagan?

7 MR. FLANAGAN: Yes.

8 MS. MENENDEZ: Javier Salman?

9 MR. SALMAN: Yes.

10 MS. MENENDEZ: Eibi Aizenstat?

11 MR. AIZENSTAT: Yes.

12 MS. MENENDEZ: Tom Korge?

13 CHAIRMAN KORGE: Yes.

14 I think that concludes our agenda. The  
15 next meeting is --

16 MR. RIEL: We have a special meeting on  
17 June 24th, 6:00 p.m.

18 CHAIRMAN KORGE: June 24th. Okay.  
19 (Thereupon, the meeting was concluded at  
20 7:00 p.m.)  
21  
22  
23  
24  
25

CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomat  
Reporter, Florida Professional Reporter, and a Notary  
Public for the State of Florida at Large, do hereby  
certify that I was authorized to and did  
stenographically report the foregoing proceedings and  
that the transcript is a true and complete record of my  
stenographic notes.

DATED this 14th day of June, 2010.

JOAN L. BAILEY, RDR, FPR

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