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1 MS. MENENDEZ: Quick question. Is the issue only
 2 the orientation of the lots?
 3 MR. TRIAS: Yes.
 4 MS. MENENDEZ: Okay. I have no further questions.
 5 CHAIRMAN AIZENSTAT: Anybody else have any
 6 comments?
 7 MR. BEHAR: I make a motion for approval.
 8 MS. MENENDEZ: I second it.
 9 CHAIRMAN AIZENSTAT: Just one thing.
 10 MS. RUSSO: Yes. Uh-huh.
 11 CHAIRMAN AIZENSTAT: For me, I'm familiar with
 12 that property because I drive by there, and I think it's
 13 a natural to actually turn it that way. Two-fold, not
 14 just because of the alley and the continuance, but
 15 because of the traffic on Riviera that's there in the
 16 morning for the ingress and egress that it would be for
 17 those driveways.
 18 Just one question that I wanted to ask is, when
 19 you go ahead and turn those properties, and you have
 20 that corner lot, you have your corner setbacks which are
 21 greater than you would regularly-- I just want to ask,
 22 you're not going to be, afterward, when you build it,
 23 going to request a variance or anything like that?
 24 MS. RUSSO: I don't anticipate it. The architect
 25 that right now is being considered to build those

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1 motion. Is there a second?
 2 MS. MENENDEZ: I did.
 3 CHAIRMAN EIZENSTAT: Maria second it. Any
 4 comments? None. Call the roll, please.
 5 THE SECRETARY: Julio Grabiell?
 6 MR. GRABIEL: Yes.
 7 THE SECRETARY: Maria Menendez?
 8 MS. MENENDEZ: Yes.
 9 THE SECRETARY: Maria Velez?
 10 MS. VELEZ: Yes.
 11 THE SECRETARY: Rhonda Anderson?
 12 MS. ANDERSON: Yes.
 13 THE SECRETARY: Robert Behar?
 14 MS. BEHAR: Yes.
 15 THE SECRETARY: Eibi Eizenstat?
 16 CHAIRMAN EIZENSTAT: Yes.
 17 MS. RUSSO: Thank you all very much.
 18 CHAIRMAN EIZENSTAT: Thank you. Nice to see you
 19 back.
 20 MR. BEHAR: That was quick.
 21 MS. RUSSO: Yeah. Not so much the next time.
 22 CHAIRMAN AIZENSTAT: Craig, if you'd please read
 23 the next item into the record.
 24 MR. COLLER: Agenda Item E-2, a Resolution of the
 25 City Commission of Coral Gables, Florida approving the

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1 properties is the architect that built-- I don't know if
 2 you're familiar with the block heading in a northeast
 3 direction? So on Menendez, the very next block, there
 4 were a bunch of duplex structures that were built on
 5 there, and Nelson De Leon, who lives there, is the one
 6 who designed those. And so he is working with the
 7 McBrides in order to propose the two duplex structures
 8 that will be there. So he's very familiar with the area,
 9 living there, owning a unit there. And, you know, it
 10 will be further along down the line. So I don't think
 11 he anticipates the need to get a variance. I think, you
 12 know, because of the traffic on Riviera. So right now--
 13 CHAIRMAN EIZENSTAT: It's a natural.
 14 MR. BEHAR: But I think that would be a side
 15 street setback, which is less than the front street
 16 setback. So--
 17 MS. RUSSO: Right.
 18 MR. TRIAS: Yes. Mr. Chairman, if you may recall,
 19 we were amending the Code to eliminate some of those
 20 concerns.
 21 MS. RUSSO: Some of those heavy duty side street
 22 setbacks.
 23 CHAIRMAN EIZENSTAT: Like I said, it's a natural.
 24 MS. RUSSO: Right.
 25 CHAIRMAN AIZENSTAT: Any other comment? We have a

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1 Final Plat entitled "Plaza Coral Gables" pursuant to
 2 Zoning Code Article 3, Division 9, "Platting/Subdivision,
 3 being a re-plat of an approximately 6.731 acre property
 4 into seven tracts of land on property assigned Commercial
 5 District (C) zoning, on the property legally described
 6 as all of blocks 20 and 30, and a portion of the platted
 7 alley lying within block 23, Coral Gables Crafts Section
 8 (2801, 2091 and 3001 Ponce de Leon Boulevard), Coral
 9 Gables, Florida; providing for an effective date.
 10 Item E-2, public hearing.
 11 CHAIRMAN AIZENSTAT: Thank you.
 12 MR. GARCIA: Good evening, Mr. Chair, Members of
 13 the Board, Mario Garcia-Serra, with offices at 600
 14 Brickell Avenue, here this evening representing Agave
 15 Ponce, LLC, the owner and developer of the Plaza Coral
 16 Gables project.
 17 Many of you on this Board will remember back in
 18 2015 when we went through the Zoning approval process
 19 for this project, which was a fairly long one, but
 20 resulted in a very promising project which we're at the
 21 point of starting construction on. What we're proposing
 22 tonight basically is a re-plat of the three blocks that
 23 encompass the Plaza Coral Gables project; re-plat it so
 24 that the tracts are consistent with the different parts
 25 of the development, retail, residential and hotel

1 parcels on there.
 2 I'll quickly show you sort of the before and after
 3 of the platting situation. This board shows you the
 4 current situation, the three blocks that are indicated
 5 there. Much of it is the original Craft Section Plat
 6 from 1925, but then there were also subsequent re-plats
 7 on the central block and on part of the southern block.
 8 And so it's sort of a mishmash of different lot lines,
 9 and tracts and so forth, not consistent with anything
 10 that has been approved for the development or will be
 11 built.
 12 Here's how we're proposing to re-plate the
 13 property, basically moving around the lot lines so that
 14 Tract A, which is where an office building and
 15 residential building are going to go would be indicated.
 16 Tracts B, C and G are sort of the liner of the townhome
 17 units facing the single family neighborhood to the east.
 18 Tract D is a retail parcel in the central block. Tract
 19 E is the Historic Ponce Central Arts Building which will
 20 remain there, and sort of be a focal point of the
 21 project and of the Plaza. And then Tract F is where a
 22 hotel and office building are going to go.
 23 We've gotten all of the necessary approvals from
 24 all of the various utilities. This makes sense from
 25 various different levels, from sort of a civil

1 of having a single family home in the middle of such a
 2 large construction site. And, of course, I've tried to
 3 do everything to accommodate his access, his ability to
 4 continue to enjoy his property during construction, as
 5 well as after construction. So we're committed to
 6 continuing to do that. The developer's construction
 7 office is located right in the historic building a few
 8 feet down, and so the door is always open to try to
 9 address any issues that might come up during
 10 construction.
 11 CHAIRMAN AIZENSTAT: Thank you. Ramon.
 12 MR. TRIAS: Staff recommends approval.
 13 CHAIRMAN AIZENSTAT: Okay. Thank you. Is there
 14 anybody in the public that is here to speak on this
 15 item?
 16 THE SECRETARY: Sonia Blair.
 17 MS. BLAIR: Sonia Blair, realtor for many, many,
 18 years in Coral Gables.
 19 CHAIRMAN AIZENSTAT: Could you please state your
 20 address.
 21 MS. BLAIR: Yeah, 2920 Segovia Street, Coral
 22 Gables, Florida. I'm very familiar with this project,
 23 and I recommend it highly. I believe it's going to be a
 24 fantastic new piece that we need in Coral Gables. We're
 25 going to have wonderful rentals. We're going to have a

1 engineering point of view, legal point of view as far as
 2 being able to basically clean up the legal description
 3 and the subdivision of the property so it's consistent
 4 with what the City has approved, and what's going to be
 5 built. I believe Staff is recommending approval, and we
 6 just ask for you to follow that recommendation. Thank
 7 you.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 MR. TRIAS: Mr. Chairman, Orlando Capote, who
 10 lives in a house that happens to be in the area sent
 11 some emails. I believe they were distributed to you. I
 12 just want to make sure that you got them.
 13 CHAIRMAN AIZENSTAT: Yes, they were, and we're
 14 going to enter those into the record.
 15 MR. TRIAS: Yes.
 16 MR. BEHAR: Where is that property, 2915 Coconut
 17 Grove Drive in relationship to the site that's in
 18 question?
 19 MR. GARCIA-SERRA: Ramon, correct me if I'm wrong.
 20 I believe that's Mr. Capote's address, correct?
 21 MR. TRIAS: Right.
 22 MR. GARCIA-SERRA: Okay. So I'll point it to you
 23 right here. Mr. Capote's home is in the middle of the
 24 central tract and of the central block there. We, of
 25 course, have always been very sensitive to the situation

1 very elegant office building, and I think it's going to
 2 be a wonderful new project, and I recommend it very
 3 highly. CHAIRMAN AIZENSTAT: Thank you.
 4 MS. BLAIR: Thank you.
 5 MR. CARLOS-SERRA: We have a couple of other
 6 neighbors who are here in support. If they can just
 7 stand so as to be indicated. They decided to come also,
 8 but we don't want to drag the public hearing too long
 9 either.
 10 CHAIRMAN AIZENSTAT: Okay. Is there anybody else
 11 that we have to speak on this item, Jill?
 12 THE SECRETARY: No.
 13 CHAIRMAN AIZENSTAT: No more speakers. At this
 14 time, I'll close the floor for comments with the Board.
 15 MS. MENENDEZ: I'd like to know the residents
 16 that are here in favor, what address-- where they're
 17 located?
 18 CHAIRMAN AIZENSTAT: If you could come up to the
 19 microphone.
 20 MR. COLLIER: You have to speak into the
 21 microphone.
 22 UNIDENTIFIED SPEAKER: Good afternoon. How are
 23 you? So our address is 36 Palermo Avenue.
 24 MS. MENENDEZ: Okay. Thank you.
 25 UNIDENTIFIED SPEAKER: You're welcome.

1 CHAIRMAN AIZENSTAT: Robert, I'm going to start
 2 you off, any comments?
 3 MR. BEHAR: Ramon.
 4 MR. TRIAS: Yes, sir.
 5 MR. BEHAR: Mr. Capote's letter's regarding an
 6 alley, but that alley is no longer there, right? I
 7 mean, if I understand correctly.
 8 MR. TRIAS: There is an alley in his house, in the
 9 back, but it's not affected by the re-plat, right?
 10 That's correct.
 11 MR. GARCIA-SERRA: Correct. There's an alley that
 12 reaches to the back of his property right through-- let
 13 me bring up the-- approximately in that location there
 14 is an alley that goes to the back of his property. The
 15 portion behind him immediately has not been vacated,
 16 another portion of it has. But as part of Zoning
 17 approvals, we need to provide an easement to him for
 18 alternative access.
 19 MR. BEHAR: So he will still have basically
 20 access?
 21 MR. TRIAS: Yes.
 22 MR. GARCIA-SERRA: His access continues pretty
 23 much as it is today, being able to drive his car back
 24 there if he wants to.
 25 MS. MENENDEZ: What are the restrictions of the

1 easement? Can you just tell us what the easement's for?
 2 Is it primarily for access?
 3 MR. GARCIA-SERRA: That easement is for access.
 4 MR. BEHAR: For his access basically?
 5 MR. GARCIA-SERRA: For his access. You know,
 6 conceivably the public could also drive back there, but
 7 I don't think there ever would be any--
 8 MR. BEHAR: But that access terminates at his
 9 property.
 10 MR. GARCIA-SERRA: Correct.
 11 MR. TRIANA: Yes, that's correct. It ends at his
 12 property.
 13 MR. BEHAR: It ends at his property.
 14 MS. MENENDEZ: How wide is that easement?
 15 MR. GARCIA-SERRA: That easement-- let me turn
 16 to-- 20 feet.
 17 MS. MENENDEZ: So it's an access 20-foot
 18 easement-- access easement?
 19 MR. GARCIA-SERRA: Correct.
 20 MR. BEHAR: Have you contemplated on your project
 21 building over that easement?
 22 MR. GARCIA-SERRA: No. That easement, correct
 23 me-- in other words, the alley behind this property is
 24 not being built over, and the alternative access
 25 easement that we're granting him for his continued

1 access to. What remains of the alley I'm pretty sure is
 2 not-- is that built over also?
 3 Okay. Some of it is built over the access
 4 easement, but it's at a height of 20 something feet.
 5 MR. BEHAR: So you have interrupted access to his
 6 property?
 7 MR. GARCIA-SERRA: Right.
 8 MS. MENENDEZ: And what was the height again?
 9 MR. GARCIA-SERRA: 20-- what's the exact height?
 10 16 feet.
 11 MS. MENENDEZ: Is that consistent with DOT
 12 standards?
 13 MR. GARCIA-SERRA: Yes. 16 is what we've always
 14 used in similar circumstances here in the City where
 15 we've had to, you know, vacate an alley or build over
 16 it, and we've provided a 16-foot clear.
 17 MS. ANDERSON: Is there going to be lighting
 18 provided?
 19 MR. GARCIA-SERRA: Yes, of course.
 20 CHAIRMAN AIZENSTAT: Julio?
 21 MR. GRABIEL: No, nothing.
 22 CHAIRMAN AIZENSTAT: Maria?
 23 MS. VELEZ: No, nothing.
 24 CHAIRMAN AIZENSTAT: Any other comments?
 25 MR. GRABIEL: Can I move for approval?

1 CHAIRMAN AIZENSTAT: Please.
 2 MR. GRABIEL: I'd like to move for approval.
 3 MS. VELEZ: I second it.
 4 CHAIRMAN AIZENSTAT: We have a first. We have a
 5 second. Any other discussion?
 6 No. Call the roll, please.
 7 THE SECRETARY: Maria Menendez?
 8 MS. MENENDEZ: Yes.
 9 THE SECRETARY: Maria Velez?
 10 MS. VELEZ: Yes.
 11 THE SECRETARY: Rhonda Anderson?
 12 MS. ANDERSON: Yes.
 13 THE SECRETARY: Robert Behar?
 14 MR. BEHAR: Yes.
 15 THE SECRETARY: Julio Grabiell?
 16 MR. GRABIEL: Yes.
 17 THE SECRETARY: Eibi Aizenstat?
 18 CHAIRMAN AIZENSTAT: Yes.
 19 MR. GARCIA-SERRA: Thank you very much.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 MR. COLLER: Agenda Item E-3, an Ordinance of the
 22 City Commission of Coral Gables, Florida providing for
 23 text amendments to the City of Coral Gables Official
 24 Zoning Code, Article 3, "Development Review," Division
 25 10, "Transfer of Development Rights," expanding the