

1 CHAIRPERSON AIZENSTAT: We have a motion by  
 2 Robert. Is there a motion to second it?  
 3 MR. BUCELO: I'll second it.  
 4 CHAIRPERSON AIZENSTAT: Alex second.  
 5 Everybody in favor say aye.  
 6 (All Board Members voted aye.)  
 7 CHAIRPERSON AIZENSTAT: Let's take a five minute  
 8 break.  
 9 (Recess taken 9:18 p.m. - 9:21 p.m.)  
 10 CHAIRPERSON AIZENSTAT: I'd like to call the  
 11 meeting back to order. Everybody's back.  
 12 The next items, F.-8. through F.-11. regarding  
 13 Doctors Hospital. Mr. Collier?  
 14 MR. COLLIER: Yes. Item F.-8.: An Ordinance of  
 15 the City Commission of Coral Gables, Florida amending  
 16 the Future Land Use Map of the City of Coral Gables  
 17 Comprehensive Plan pursuant to Zoning Code Article  
 18 14, "Process", Section 14-213, "Comprehensive Plan  
 19 Text and Map Amendments", and Small-Scale  
 20 Comprehensive Plan Amendment procedures, changing the  
 21 land use designation for certain properties located  
 22 at Lots 19A and 20 Block 56 of the Revised Plat of  
 23 Coral Gables Riviera Section Part 4, Coral Gables,  
 24 Florida from Multi-Family Duplex Density to Hospital  
 25 Use; and assigning a land use designation of same,

1 Hospital Use for the abutting property legally  
 2 described as that portion of the un-dug University  
 3 Waterway in Block 56 of the Revised Plat of Coral  
 4 Gables Riviera Section Part 4, Coral Gables, Florida;  
 5 providing for a repealer provision, severability  
 6 clause, and providing for an effective date.  
 7 Item F.-9.: An Ordinance of the City Commission  
 8 of Coral Gables, Florida making zoning district  
 9 boundary changes pursuant to Zoning Code Article 14,  
 10 "Process", Section 14-212, "Zoning Code Text and Map  
 11 Amendments", for certain properties located at Lots  
 12 19A and 20 Block 56 of the Revised Plat of Coral  
 13 Gables Riviera Section Part 4, Coral Gables, Florida  
 14 from Multi-Family 1 Duple (MF1) District to Special  
 15 Use District; and assigning a Zoning Designation of  
 16 same, Special Use District for the abutting property  
 17 legally described as that portion of the un-dug  
 18 University Waterway in Block 56 of the Revised Plat  
 19 of Coral Gables Riviera Section Part 4, Coral Gables,  
 20 Florida; providing for a repealer provision,  
 21 severability clause, and providing for an effective  
 22 date.  
 23 Item F.-10.: A Resolution of the City Commission  
 24 of Coral Gables, Florida approving Conditional Use  
 25 review pursuant to Zoning Code Article 14, "Process"

1 Section 14-203, "Conditional Uses" for a proposed  
 2 Parking as an Accessory Use to a Hospital on the  
 3 property legally described as Lots 19A and 20 and  
 4 that portion of the un-dug University Waterway in  
 5 Block 56 of the Revised Plat of Coral Gables Riviera  
 6 Section Part 4, Coral Gables, Florida, 5151  
 7 University Drive; including required conditions;  
 8 providing for a repealer provision, severability  
 9 clause, and providing for an effective date.  
 10 Item F.-11.: A Resolution of the City Commission  
 11 of Coral Gables, Florida approving the Tentative Plat  
 12 entitled "Doctors Hospital Annex" pursuant to Zoning  
 13 Code Article 14, Section 14-210,  
 14 "Platting/Subdivision," being a re-plat of  
 15 approximately 45,635 square feet on the property  
 16 legally as Lots 19A and 20 and that portion of the  
 17 un-dug University Waterway in Block 56 of the Revised  
 18 Plat of Coral Gables Riviera Section Part 4, Coral  
 19 Gables, Florida, 5151 University Drive, providing for  
 20 a repealer provision, severability clause, and  
 21 providing for an effective date.  
 22 Items F.-8. through F.-11. Public Hearing.  
 23 CHAIRPERSON AIZENSTAT: Thank you.  
 24 Mr. Trias?  
 25 MR. BEHAR: Excuse me, but can I ask a quick

1 question, please?  
 2 CHAIRPERSON AIZENSTAT: Yes.  
 3 MR. BEHAR: I want to know if there's any public  
 4 to wish to speak. Okay, there is.  
 5 THE SECRETARY: We have one speaker via Zoom.  
 6 CHAIRPERSON AIZENSTAT: Okay. Mr. Trias?  
 7 MR. TRIAS: Mr. Chairman -- may I have the  
 8 PowerPoint, please?  
 9 The television -- may I have the PowerPoint?  
 10 Thank you very much.  
 11 Mr. Chairman, as you can see, we have four  
 12 requests for a parking lot that is existing and is  
 13 going to remain a parking lot. So the item today is  
 14 to formalize an existing condition.  
 15 Now, in addition to the zoning and land use,  
 16 and so on, there have been some discussions by the  
 17 Commission of selling the property to the hospital.  
 18 That is not before you today. That is not today.  
 19 Today is just purely the fact that right now there is  
 20 parking happening in an area that is not platted as a  
 21 partial, as you can see, those white lines are kind  
 22 of random, and it has a canal and a street on the  
 23 other side. That is the existing condition. The  
 24 current zoning is for duplex. So even though it's a  
 25 parking lot it's zoned for duplex, which is the

1 property to the north.

2 So we're doing something that appears  
3 complicated, but it's really changing nothing. It  
4 remains a parking lot. It will be a parking lot in  
5 the future.

6 Change of Land Use: Change of Land Use from the  
7 duplex land use to the hospital land use. That's in  
8 anticipation of maybe that sale, if that takes place,  
9 but that is the condition right now. It's being used  
10 as parking for that hospital.

11 The Change of Zoning is to Special Use which is  
12 the same -- the same zoning as the hospital.

13 Now, it so happens that parking has to be a  
14 Conditional Use within that zoning. So that's the  
15 reason why that's being requested. So that's the  
16 conceptual design, and that shows you the number of  
17 parking spaces and the buffering that will take  
18 place.

19 That's the conceptual rendering.

20 MR. WITHERS: Go back a second. There's not a  
21 wall there now, is there?

22 MR. BEHAR: No, there isn't. Not in the existing  
23 condition there's not. They're proposing a wall.

24 MR. TRIAS: Yeah, this is an enhancement of the  
25 water's edge with the wall, yes.

1 CHAIRPERSON AIZENSTAT: Okay. Thank you.

2 Is that --

3 MR. WITHERS: Is there a parking lot?

4 MR. TRIAS: No, and that will be to negotiate it.  
5 That's not finalized, but that's the intent, yes, to  
6 keep it as a parking lot with a covenant.

7 MR. WITHERS: Is that under discussion?

8 MR. TRIAS: No, no. The covenant is for a  
9 parking lot.

10 MR. BEHAR: Surface parking lot?

11 MR. TRIAS: Yes.

12 CHAIRPERSON AIZENSTAT: Are you done with your  
13 presentation?

14 MR. TRIAS: Yes. Yes, sir.

15 CHAIRPERSON AIZENSTAT: Jill, we have one  
16 speaker. I'd like to open it up to public comment.

17 THE SECRETARY: Maria Cruz?

18 MS. CRUZ: Good evening.

19 CHAIRPERSON AIZENSTAT: Good evening, Ms. Cruz.  
20 I'd ask if you could be brief and limit your comments  
21 to two to three minutes.

22 MS. CRUZ: Very brief.

23 CHAIRPERSON AIZENSTAT: Thank you.

24 MS. CRUZ: It's going to be very brief.

25 Number one, we've been talking about selling this

1 MR. WITHERS: Right, they're going to  
2 build that?

3 MR. TRIAS: There's a wall and additional  
4 landscaping. It's a significant -- but that's a  
5 project that will come to you -- actually, it  
6 probably won't come to you as a project in the  
7 future when -- if the sale takes place.

8 It follows the Code, and the intent of the plat  
9 is to create that parcel. Right now it's just some  
10 random parcel. I'm sorry. We had the neighborhood  
11 meeting, Board of Architects, we're adding Planning  
12 and Zoning, and then it will go to the City  
13 Commission, which will make the decision. We sent  
14 letters to owners within 1500 feet, which is the  
15 requirement of the Code for the Land Use Change.  
16 That's why you'll see that in many requests. Two  
17 times we sent letters. One time the property was  
18 posted, website posting once, and the newspaper  
19 advertising for tonight's meeting. And Staff  
20 recommends approval as is consistent with the  
21 Comprehensive Plan.

22 MR. BEHAR: Question, Mr. Trias. Will there be a  
23 covenant that runs with the land that it will be  
24 always a parking lot?

25 MR. TRIAS: Yes.

1 land I don't know for how long. I'm assuming, and I  
2 want to put this on the record, that adding this  
3 extra land and changing the plat should be more money  
4 for us. So as long as we get the benefit of all this  
5 and the interest for all the years they've been using  
6 it without having permission is a good idea.  
7 Thank you.

8 CHAIRPERSON AIZENSTAT: Thank you, ma'am.  
9 Anymore speakers?

10 THE SECRETARY: Yes, we have one more.  
11 Brett?

12 MR. GILLIS: Hello?

13 CHAIRPERSON AIZENSTAT: Yes, go ahead please. If  
14 you would --

15 MR. GILLIS: This is Brett Gillis, 915 --

16 CHAIRPERSON AIZENSTAT: -- please state your name  
17 and address for the record?

18 MR. GILLIS: Yes, Brett Gillis, 915 Ferdinand  
19 Street.

20 I had a question. I'm not sure if it was already  
21 answered or not. My concern is that if the zoning is  
22 changed to this what could the hospital or the future  
23 potential owner build as of right if this zoning  
24 were to be recommended to be changed and ultimately  
25 changed, and if there is some potential unintended

1 zoning consequence of that I would recommend to this  
 2 Board to include a covenant of some sort so that that  
 3 could be prevented. Thank you.  
 4 CHAIRPERSON AIZENSTAT: Thank you. Thank you for  
 5 your comment.  
 6 Any other --  
 7 THE SECRETARY: No. If he could just repeat his  
 8 complete name for the court reporter.  
 9 MR. TORRE: Brett Gillis, I think.  
 10 MR. GILLIS: Brett Gillis.  
 11 CHAIRPERSON AIZENSTAT: And your address, please?  
 12 MR. GILLIS: 915 Ferdinand Street, Coral Gables,  
 13 Florida 33134.  
 14 CHAIRPERSON AIZENSTAT: Thank you very much, sir.  
 15 Any other speakers?  
 16 THE SECRETARY: No.  
 17 CHAIRPERSON AIZENSTAT: At this time I'll go  
 18 ahead and close the floor for public comment and open  
 19 it up for the Board.  
 20 Ramon, can you answer the question that --  
 21 MR. TRIAS: Yes. The answer is yes, there will  
 22 be a covenant that will limit the development, yes.  
 23 That's the intent of it.  
 24 CHAIRPERSON AIZENSTAT: That's the intent?  
 25 MR. TRIAS: Yes, but that's --

1 MR. WITHERS: Yes.  
 2 THE SECRETARY: Robert Behar?  
 3 MR. BEHAR: Yes.  
 4 THE SECRETARY: Alex Bucelo?  
 5 MR. BUCELO: Yes.  
 6 THE SECRETARY: Claudio Miro?  
 7 MS. MIRO: Yes.  
 8 THE SECRETARY: Luis Revuelta?  
 9 MR. REVUELTA: Yes.  
 10 THE SECRETARY: Eibi Aizenstat?  
 11 CHAIRPERSON AIZENSTAT: Yes.  
 12 F.-9.  
 13 MR. COLLER: F.-9. is the District boundary  
 14 change.  
 15 MR. BEHAR: Motion to approve.  
 16 CHAIRPERSON AIZENSTAT: We have a motion to  
 17 approve. Is there a second?  
 18 MR. REVUELTA: Yes.  
 19 MR. COLLER: These are all in accordance with  
 20 Department's recommendations.  
 21 CHAIRPERSON AIZENSTAT: Yes.  
 22 Mr. Revuelta second.  
 23 MR. REVUELTA: Um-hum.  
 24 CHAIRPERSON AIZENSTAT: Any discussion? No.  
 25 Call the roll, please.

1 CHAIRPERSON AIZENSTAT: Thank you.  
 2 MR. BEHAR: I'll make it. I'll start. I don't  
 3 have any comments. I'm in favor of it. If there's  
 4 no other comment I'll make a motion to approve.  
 5 CHAIRPERSON AIZENSTAT: So we have to go one by  
 6 one?  
 7 MR. BUCELO: Neither do I. I'll move to approve  
 8 it as well.  
 9 CHAIRPERSON AIZENSTAT: Yeah. Mr. Coller, the --  
 10 MR. COLLER: The first one would be -- so the  
 11 first motion is on F.-8.  
 12 CHAIRPERSON AIZENSTAT: That is correct, one by  
 13 one.  
 14 MR. COLLER: Department recommends approval.  
 15 We need a motion.  
 16 MR. BEHAR: Make a motion to approve.  
 17 CHAIRPERSON AIZENSTAT: Robert made a motion to  
 18 approve.  
 19 MR. BUCELO: I'll second it.  
 20 CHAIRPERSON AIZENSTAT: Alex second.  
 21 Any discussion? No.  
 22 Call the roll, please.  
 23 THE SECRETARY: Venny Torre?  
 24 MR. TORRE: Yes.  
 25 THE SECRETARY: Chip Withers?

1 THE SECRETARY: Chip Withers?  
 2 MR. WITHERS: Yes.  
 3 THE SECRETARY: Robert Behar?  
 4 MR. BEHAR: Yes.  
 5 THE SECRETARY: Alex Bucelo?  
 6 MR. BUCELO: Yes.  
 7 THE SECRETARY: Claudia Miro?  
 8 MS. MIRO: Yes.  
 9 THE SECRETARY: Luis Revuelta?  
 10 MR. REVUELTA: Yes.  
 11 THE SECRETARY: Venny Torre?  
 12 MR. TORRE: Yes.  
 13 THE SECRETARY: Eibi Aizenstat?  
 14 CHAIRPERSON AIZENSTAT: Yes.  
 15 F.-10.  
 16 MR. COLLER: F.-10. is the Conditional Use for  
 17 the parking.  
 18 MR. BEHAR: Move it.  
 19 MR. BUCELO: Second.  
 20 MR. COLLER: In accordance with Department's  
 21 recommendations.  
 22 CHAIRPERSON AIZENSTAT: Mr. Behar, and Alex  
 23 second.  
 24 Is there any comment? No.  
 25 Call the roll, please.

1 THE SECRETARY: Robert Behar?  
2 MR. BEHAR: Yes.  
3 THE SECRETARY: Alex Bucelo?  
4 MR. BUCELO: Yes.  
5 THE SECRETARY: Claudia Miro?  
6 MS. MIRO: Yes.  
7 THE SECRETARY: Luis Revuelta?  
8 MR. REVUELTA: Yes.  
9 THE SECRETARY: Venny Torre?  
10 MR. TORRE: Yes.  
11 THE SECRETARY: Chip Withers?  
12 MR. WITHERS: Yes.  
13 THE SECRETARY: Eibi Aizenstat?  
14 CHAIRPERSON AIZENSTAT: Yes.  
15 And the last item.  
16 MR. COLLER: F.-11. is the Tentative Plat. The  
17 Department recommends approval.  
18 MS. MIRO: So move.  
19 CHAIRPERSON AIZENSTAT: Claudia moved.  
20 MR. BUCELO: Second.  
21 CHAIRPERSON AIZENSTAT: Alex second.  
22 MR. COLLER: In accordance with the Department's  
23 recommendations.  
24 CHAIRPERSON AIZENSTAT: With the Department's  
25 recommendation.

1 Any comments? No.  
2 Call the roll, please.  
3 THE SECRETARY: Alex Bucelo?  
4 MR. BUCELO: Yes.  
5 THE SECRETARY: Claudia Miro?  
6 MS. MIRO: Yes.  
7 THE SECRETARY: Luis Revuelta?  
8 MR. REVUELTA: Yes.  
9 THE SECRETARY: Venny Torre?  
10 MR. TORRE: Yes.  
11 THE SECRETARY: Chip Withers?  
12 MR. WITHERS: Yes.  
13 THE SECRETARY: Robert Behar?  
14 MR. BEHAR: Yes.  
15 THE SECRETARY: Eibi Aizenstat?  
16 CHAIRPERSON AIZENSTAT: Yes.  
17 There is -- real quickly, if we can do the  
18 discussion items, we need to go ahead and have the  
19 nomination for the Board as a Whole Member and  
20 election of Chairperson and Vice Chairperson.  
21 Robert has been with us and provided invaluable  
22 feedback and so forth, and I would personally like to  
23 make a recommendation to have Robert as the Board  
24 -- as Whole Member.  
25 MR. WITHERS: I don't now --