

1 with us.
 2 THE SECRETARY: Uh-huh.
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 Is there a motion on the approval of the
 5 minutes? Do we have a motion?
 6 Second?
 7 MR. BEHAR: I'll second it.
 8 MR. BELLIN: Second.
 9 CHAIRMAN AIZENSTAT: We a second by
 10 Mr. Behar.
 11 Any comments?
 12 Call the roll, please.
 13 THE SECRETARY: Robert Behar?
 14 MR. BEHAR: Yes.
 15 THE SECRETARY: Marshall Bellin?
 16 MR. BELLIN: Yes.
 17 THE SECRETARY: Julio Grabiell?
 18 MR. GRABIELL: Yes.
 19 THE SECRETARY: Maria Menendez?
 20 MS. MENENDEZ: Yes.
 21 THE SECRETARY: Maria Velez?
 22 MS. VELEZ: Yes.
 23 THE SECRETARY: Joli Balido-Hart?
 24 MS. BALIDO-HART: Yes.
 25 THE SECRETARY: Eibi Aizenstat?

1 CHAIRMAN AIZENSTAT: Yes.
 2 Let's go ahead and proceed with the first
 3 item on the agenda. Mr. Attorney, would you
 4 like to read the item into the record, please?
 5 MR. COLLER: Yes.
 6 Public Hearing Item Number 5, an Ordinance
 7 of the City Commission of Coral Gables, Florida
 8 requesting an amendment to the text of the City
 9 of Coral Gables Comprehensive Plan, to include
 10 a Coastal Management Element, pursuant to
 11 expedited state review procedures, Section
 12 163.3184 Florida Statutes, and Zoning Code
 13 Article 3, "Development Review," Division 15,
 14 "Comprehensive Plan Text and Map Amendments;"
 15 to include Objectives and Policies to protect
 16 coastal areas of the city; providing for a
 17 repealer provision, providing for a
 18 severability clause, and providing for an
 19 effective date.
 20 Item Number 5 public hearing.
 21 CHAIRMAN AIZENSTAT: Thank you.
 22 MR. TRIAS: Mr. Chairman, this is the
 23 official public hearing for the coastal
 24 element, and if you had a chance to review the
 25 document, you will see that it has been

1 refined, that is -- actually, we had the input
 2 from Dr. Harold Wanless, who is the expert on
 3 issues related to sea level rise and so on. So
 4 we have a much more refined and finalized
 5 document, but the context has not changed
 6 significantly. The context is the same as we
 7 discussed the last time, and I don't expect any
 8 surprises in this presentation, but I'll go
 9 through it really fast, given the fact that
 10 this is the public hearing.
 11 We did do some better mapping. We used
 12 some color to enhance the map from 1914, so
 13 it's more clear, and I think that's the only
 14 significant thing that I'm going to say, that
 15 is new in the presentation today.
 16 If you look at the map for 1914, you will
 17 see that there's a lot of green towards the
 18 west. That is the wetlands that used to be
 19 part of the Everglades. Most of it is urban.
 20 Now, if you look at Coral Gables, once you
 21 superimpose the grid of Coral Gables, what
 22 Merrick designed, you can see it right there,
 23 the northern half -- the part of the City that
 24 is north of Sunset Drive, is, generally
 25 speaking, an area that's fairly dry, but if you

1 look closely, the existing wetlands are
 2 incorporated into the project, which is
 3 something that I always believed was the case,
 4 but now we have the actual maps to show how the
 5 Biltmore and the University of Miami, all of
 6 that, all of those systems, were part of the
 7 natural systems that predate urban development.
 8 You can see it like that.
 9 Now, in the southern half of the City, the
 10 area that is addressed in this coastal element,
 11 as you can see, most of it is wetlands or
 12 mangroves associated with Snapper Creek.
 13 Snapper Creek was always there at the very
 14 beginning. So you see that there's a very
 15 distinct difference in terms of the conditions.
 16 So that is one of the reasons why we have
 17 this specific coastal element. And, in fact,
 18 that is one of the reasons, for example, the
 19 Zoning Code requires pile foundations for
 20 houses in that area, because of the natural
 21 conditions that predate development.
 22 So I think all of that make sense. It just
 23 shows how the City of Coral Gables has done a
 24 very good job dealing with the coastal issues
 25 through the years.

1 Now, just for additional discussion, I've
 2 shown here the Palmetto Expressway, 836, and
 3 the 112. So it gives you a sense of the fact
 4 that the edge of the Everglades or the green
 5 matches the Palmetto Expressway. It gives you
 6 a sense of what's going to happen long-term in
 7 the future.

8 In my view, all of those early conditions
 9 are going to be very similar in the future as
 10 sea level rise affects all of us.

11 So that was the new information that we
 12 provided in more detail. You can see it here.
 13 As you can see, one of the great things is that
 14 we can trace the history, with actual
 15 documents, and, therefore, plan for the future.

16 What we have decided is that the coastal
 17 element that affects most of the southern half
 18 of the City, south of Sunset Drive, as you can
 19 see, most of it is -- well, actually,
 20 practically all of it is either a preserve
 21 already, which is highlighted in the green, or
 22 single-family. Single-family developed along
 23 canals, mostly, in areas that have been
 24 developed intensely through the Mid Century.
 25 So that's what happened.

1 as possible, to support the high quality
 2 development that we have, with the Board of
 3 Architects, and the aesthetics impacts, and so
 4 on, and so try to minimize flood, because
 5 floods, certainly, as time goes by, may become
 6 a bigger issues. So we have updated some of
 7 the FEMA requirements, some of the more current
 8 coordination requirements with the County.

9 So all of that has been incorporated into
 10 the document. Staff recommends approval. And
 11 we also believe that the Text Amendment
 12 complies with the requirements of the law and
 13 is internally consistent with the Comprehensive
 14 Plan. So we believe all of the requirements
 15 have been satisfied, and if you any questions,
 16 we'll be able to answer them.

17 Thank you.

18 CHAIRMAN AIZENSTAT: Thank you.
 19 Any questions?

20 MS. BALIDO-HART: No.

21 MR. COLLIER: Mr. Chairman, I think the
 22 record should reflect there is no one in the
 23 room to make a presentation from the public on
 24 this matter.

25 CHAIRMAN AIZENSTAT: Thank you. Right.

1 Now, there's a lot of public access. We're
 2 very lucky, from that point of view. There's
 3 plenty of public ownership, parks, different
 4 preserve areas, all of the things that I think
 5 make sense given the area, and the existing
 6 Land Uses are very similar, in terms of the
 7 Future Land Use Map and the Zoning Map. So
 8 everything is consistent.

9 In other cities, that's not the case.
 10 Other cities have had to deal with issues of
 11 blight, issues of different outdated uses; not
 12 here, not here.

13 We included some maps that deal with
 14 flooding, also with storm tides, which we were
 15 able to use recently in September during Irma,
 16 and all of that has been documented and put
 17 together into the data analysis of the
 18 document.

19 Then we have, as the second half of the
 20 document, as we discussed last time, the goals,
 21 policies -- objectives and policies which are
 22 trying to support high quality development and
 23 sustainability. That is the big idea, to
 24 protect the quality of the natural environment,
 25 to try to enhance it and make it as sustainable

1 Any comments?

2 MR. BELLIN: I just have a question. The
 3 coastal area on Page 12, the Coastal Area
 4 Future Land Use, south of Sunset Drive, and
 5 there's no mention of any Commercial Uses
 6 there. So is there a reason for that?

7 MR. TRIAS: We have all of the uses that
 8 are there in the existing, and, then, in the
 9 Future Land Use Map, I don't remember any --
 10 did we make a mistake or did we overlook any
 11 Commercial Uses?

12 MR. BELLIN: There are some Commercial Uses
 13 south of Sunset. One is the large piece that
 14 sits (inaudible).

15 MR. TRIAS: Okay.

16 MR. BELLIN: I don't know if it was left
 17 out --

18 MR. TRIAS: Yeah, we may have to -- yeah,
 19 that's north of the --

20 MR. BELLIN: It's not north of Sunset.

21 MR. TRIAS: North of the canal. Is that
 22 where you're thinking?

23 MR. BELLIN: I think it was the Burger
 24 King --

25 CHAIRMAN AIZENSTAT: Burger King

1 headquarters.
 2 MR. TRIAS: Oh, okay. All right. We would
 3 correct that if we need to.
 4 MS. MENENDEZ: That is in Palmetto Bay.
 5 It's not in our City.
 6 MR. TRIAS: But I don't think -- yeah,
 7 that's what I think. I mean, I think we're
 8 accurate in the tabulations.
 9 MR. BELLIN: Okay.
 10 MR. TRIAS: I mean, if you look at the
 11 existing infrastructure map, in Page 13, that
 12 gives you a pretty clear idea of what we have.
 13 We have residential and preserve.
 14 MR. VELEZ: I have a question.
 15 MR. TRIAS: Yes.
 16 MS. VELEZ: We have the Red Fish Grill at
 17 Matheson Hammock. That would be Commercial.
 18 And the marina.
 19 MR. TRIAS: It could be one of the existing
 20 uses. It's not Future Land Use, but certainly
 21 it may be in the existing, yeah.
 22 CHAIRMAN AIZENSTAT: Any other questions?
 23 No?
 24 Is there a motion?
 25 MR. GRABIEL: I move to accept it.

1 MR. BELLIN: Second.
 2 CHAIRMAN AIZENSTAT: There's a second.
 3 Any discussion? Call the roll, please.
 4 MR. COLLER: Okay. This is a motion to
 5 adopt in accordance with the Department's
 6 recommendation.
 7 CHAIRMAN AIZENSTAT: Correct. Correct, as
 8 presented.
 9 MR. COLLER: Okay.
 10 THE SECRETARY: Marshall Bellin?
 11 MR. BELLIN: Yes.
 12 THE SECRETARY: Julio Grabiell?
 13 MR. GRABIEL: Yes.
 14 THE SECRETARY: Maria Menendez?
 15 MS. MENENDEZ: Yes.
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 19 MS. BALIDO-HART: Yes.
 20 THE SECRETARY: Robert Behar?
 21 MR. BEHAR: Yes.
 22 THE SECRETARY: Eibi Aizenstat?
 23 CHAIRMAN AIZENSTAT: Yes.
 24 If we could now go to the second item on
 25 the agenda. If we can read that into the

1 record, please.
 2 Mr. Attorney.
 3 MR. COLLER: Oh, I'm sorry.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 MR. COLLER: Item 6 is for discussion
 6 purposes only. I'll read the title, although
 7 it is for discussion purposes.
 8 An Ordinance of the City Commission of
 9 Coral Gables, Florida providing for text
 10 amendments to the City of Coral Gables Official
 11 Zoning Code, by amending Article 4, "Zoning
 12 Districts," Section 4-201, "Single-Family
 13 Residential District;" and Article 5,
 14 "Development Standards," to modify and clarify
 15 provisions regulating single-family residential
 16 standards related to garages, floor area ratio
 17 calculations, fences and walls, and accessory
 18 uses; providing for a repealer provision,
 19 providing for a severability clause,
 20 codification and providing for an effective
 21 date.
 22 MR. TRIAS: Thank you, Mr. Chairman.
 23 As the attorney has explained, you're not
 24 making any decision today. It's purely
 25 discussion. If you have any thoughts, please

1 share them with me.
 2 But I will say one thing, I was reading an
 3 article not too long ago that talked about how
 4 we need to design our houses very carefully, we
 5 need to be very conscientious about the issues
 6 and so on, and it happened to be published in
 7 1944, and the architect was Walter De Garmo
 8 being quoted. So that gives you an idea.
 9 We've been talking about these issues for a
 10 very long time in this City, which means that
 11 they're very significant, and that they're very
 12 passionate views, and I think that the fact
 13 that Mr. Flanagan sent a letter about a very
 14 specific thing, which deals with driveways,
 15 shows how significant this is.
 16 So I would like to keep the discussion as
 17 general and as creative as possible, so that in
 18 the future we can come back with the actual
 19 Ordinance.
 20 In addition, I would say that the
 21 Commission, the City Commission, is going to
 22 have a Workshop on this issue some time in
 23 January. I don't know exactly the date -- yes.
 24 Yes.
 25 CHAIRMAN AIZENSTAT: Yes.