

1 Fund, it would go directly to that crosswalk
 2 that would benefit the high school there,
 3 which, by the way, I live near there, and the
 4 high school has a great deal of positives and a
 5 great deal of negatives and a great deal of
 6 impact on the neighborhood, and so an improved
 7 sidewalk will help. If we have that from the
 8 other file, if Staff can identify that.

9 And then, lastly, on the alley, which I
 10 guess we're using the wrong nomenclature, the
 11 passage way that belongs to the City, I just
 12 would like the applicant to emphasize and I
 13 heard it several times, maybe they have a slide
 14 they can show us, that there will be pedestrian
 15 areas there, that it will be lighted and
 16 improved. If they could just emphasize that,
 17 because, after all, it is City property, and
 18 we'd like to continue to be able to use it.
 19 And that concludes my remarks. Thank you so
 20 much.

21 CHAIRMAN AIZENSTAT: Okay. Are there any
 22 more --

23 THE SECRETARY: No more speakers.

24 CHAIRMAN AIZENSTAT: No more speakers.
 25 Okay.

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1 construction is going to have on their
 2 business, so we are working with them on an
 3 alley access management plan, to ensure that
 4 they have access during construction, and also
 5 a construction staging plan to attempt to
 6 mitigate any impacts that we could have on
 7 their business.

8 So we look forward to continuing to work
 9 with them between tonight and First Reading at
 10 the City Commission.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. NAVARRO: Thank you, and I'm here to
 13 answer any questions. Our traffic engineer and
 14 our architect are here, as well.

15 CHAIRMAN AIZENSTAT: Okay. At this time,
 16 I'll go ahead and close the floor and open it
 17 up to the Board.

18 MR. BEHAR: I mean, I don't have any other
 19 comment. I'm ready to make a motion to approve
 20 the project as presented to us.

21 MR. BELLIN: I'll second it.

22 MR. TRIAS: With the conditions.

23 MR. BEHAR: Yeah. Yeah. Yeah. Yes.

24 CHAIRMAN AIZENSTAT: With the conditions
 25 that were set forth?

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1 MR. NAVARRO: I was aware of that. That's
 2 why I jumped the gun. I'm sorry.

3 So just to clarify, because we have been
 4 working with your Planning Director on this
 5 issue in great detail, our goal is to make this
 6 less of an alley and more of a paseo. So one
 7 of the things that we are doing is ensuring
 8 that there is a covered sidewalk that's lit, so
 9 that it can be a pedestrian friendly and safe
 10 environment.

11 So, if I can, on those two areas here, we
 12 have a sidewalk, that will be used, that will
 13 provide pedestrian access through there. So if
 14 you either park in the parking garage and want
 15 to walk out and go to Merrick Park or to some
 16 of the other uses in the area, you could use
 17 that, and, if not, if you're waiting for your
 18 car at Vialetto, you can go ahead and, you
 19 know, take some cover underneath the lit paseo.

20 CHAIRMAN AIZENSTAT: Okay.

21 MR. NAVARRO: If I can, I'd just like to
 22 address Mr. Gibbs' concerns. We had the
 23 pleasure of meeting with Ernie and Marcelo and
 24 Tucker yesterday. We understand that they have
 25 some concerns regarding the impact our

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1 MR. BEHAR: Yes.

2 CHAIRMAN AIZENSTAT: We have a first. We
 3 have a second. Any comments? No?
 4 Call the roll, please.

5 THE SECRETARY: Maria Velez?

6 MS. VELEZ: Yes.

7 THE SECRETARY: Robert Behar?

8 MR. BEHAR: Yes.

9 THE SECRETARY: Marshall Bellin?

10 MR. BELLIN: Yes.

11 THE SECRETARY: Julio Grabiell?

12 MR. GRABIEL: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: Yes.

15 Thank you.

16 If we could go ahead and -- so the next
 17 items, which are Item Number 8 and Item Number
 18 9, have been deferred by the applicant, as I
 19 had stated earlier.

20 We're going go ahead and move on to Item
 21 Number 10.

22 MR. TRIAS: May I have the PowerPoint, please?

23 MR. COLLIER: Mr. Chairman, Item Number 10,
 24 An Ordinance of the City Commission of Coral
 25 Gables, Florida providing for text amendments

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1 to the City of Coral Gables Official Zoning
2 Code, Article 4, "Zoning Districts," Division
3 2, "Overlay and Special Purpose Districts,"
4 Section 4-201, "Mixed Use District (MXD),"
5 amending parking requirements for MXD projects
6 less than forty-five feet in height; providing
7 for a repealer provision, providing for a
8 severability clause, codification and providing
9 for an effective date. Item Number 10, public
10 hearing.

11 MR. TRIAS: Mr. Chairman, I have a brief
12 PowerPoint.

13 And the issue that we're going to deal with
14 is that, as you know, the City Code does a very
15 good job with the large parcels for Mixed-Use,
16 parcels that are over 20,000 square feet. Now,
17 when we deal with the smaller parcels, we have
18 a real challenge, and I'd like to show this
19 image that we have in black and white, this
20 really beautiful building. It's still there,
21 exactly the same, and it's a three-story
22 building, very nicely done, Mixed-Use, from the
23 1920s, et cetera, and what I would say is that
24 the difference between this and what the Code
25 allows is that it has no parking, and that's

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1 after '64, all of a sudden we have parking
2 requirements, so you can only do the larger
3 buildings. So that's one of the challenges
4 that we're trying to address.

5 Now, this area --

6 MR. BEHAR: Mr. Trias, just to interrupt
7 you for one second. I'm sorry.

8 MR. TRIAS: Yes, sir. Yes, sir.

9 MR. BEHAR: This is only pertaining to this
10 area, right?

11 MR. TRIAS: Yes. Yes.

12 MR. BEHAR: Because I think this is
13 fabulous, really good.

14 MR. TRIAS: Okay. Then I'll stop, then.
15 Thank you.

16 MR. BEHAR: Thank you very much.

17 MR. BELLIN: You want to make a motion --

18 MR. BEHAR: I'll make a motion to approve
19 this.

20 MR. TRIAS: Okay.

21 MR. COLLIER: Wait. Wait. Wait. This is a
22 public hearing --

23 CHAIRMAN AIZENSTAT: Is there anybody here
24 from the public that would like to speak?

25 THE SECRETARY: Not on this item.

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1 why you can have a nice building, a nice small
2 building. So that's the concept here.

3 Now, we've had public notification of the
4 meeting tonight, and we have posted the agenda
5 on City Hall, and we also have posted the Staff
6 Report on the website, and basically what we're
7 trying to do is look at the small parcels that
8 are left over from the development area in the
9 Industrial District, and there's not that many.

10 If you start looking at -- that may not be
11 the best map, but, in orange, you have the
12 parcels that are the small parcels that are in
13 between some of the larger buildings.

14 So what happens is that, for example, the
15 Caffe Vialetto is an example. If we do not
16 change the Code, basically the one story
17 building that is there now, that's as much
18 development as can go.

19 So what happens is that, one of the things
20 that I did some time ago is that I looked at
21 the older buildings; older, meaning before
22 1964, which is the year that parking
23 requirements came into being. Prior to 1964,
24 there were no parking requirements. The City
25 basically developed as it did. And, then,

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1 MR. TRIAS: They're fine.

2 Basically, as you know, there's Metrorail.
3 There's all kinds of -- the trolley, et cetera.
4 The idea is --

5 CHAIRMAN AIZENSTAT: You've already won us
6 over.

7 MR. BEHAR: You did. Stop.

8 MR. TRIAS: Okay. I'm done. Thank you.

9 CHAIRMAN AIZENSTAT: Having seen that there
10 is nobody from the public that would like to
11 speak, is there a motion?

12 MR. BEHAR: I'll make a motion to approve.

13 MR. BELLIN: I'll second.

14 MR. GRABIEL: I'll second.

15 CHAIRMAN AIZENSTAT: We have a first.
16 Marshall went ahead and second. Any comments?

17 MR. BEHAR: Before we vote, you've done a
18 great job, Mr. Trias. This is very good.

19 MR. TRIAS: Thank you. Thank you, sir.
20 Thank you.

21 CHAIRMAN AIZENSTAT: Call the roll, please.

22 THE SECRETARY: Robert Behar?

23 MR. BEHAR: Yes.

24 THE SECRETARY: Marshall Bellin?

25 MR. BELLIN: Yes.

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1 THE SECRETARY: Julio Grabiél?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Eibi Aizenstat?
 6 CHAIRMAN AIZENSTAT: Yes.
 7 And the last item --
 8 MR. TRIAS: The last item will be presented
 9 by Dona Spain, the Historic Preservation
 10 Officer.
 11 CHAIRMAN AIZENSTAT: Okay. Craig, would
 12 you like to read it into the record?
 13 MR. COLLER: Yes.
 14 Item Number 11, an Ordinance of the City
 15 Commission of Coral Gables, Florida providing
 16 for text amendments to the City of Coral Gables
 17 Official Zoning Code, Article 3, "Development
 18 Review," Division 11, "Historic Preservation:
 19 Designation and Certificates of
 20 Appropriateness," Section 3-1104, "Designations
 21 Procedures;" providing procedures for
 22 designation of the City Plan, notice of
 23 hearing, and amendments to the Plan, providing
 24 for repealer provision, severability clause,
 25 codification and providing for an effective

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1 So what's before you is a text amendment
 2 for the procedure. It's not to designate the
 3 plan now, but it's to put in place a procedure
 4 for noticing and also for -- the procedures if
 5 someone comes forward with an amendment.
 6 I'm happy to go over that. I can answer
 7 any questions that you might have.
 8 MR. GRABIEL: When you describe it as the
 9 City Plan, it's for the whole City of Coral
 10 Gables?
 11 MS. SPAIN: It's the Historic City Plan.
 12 We're working on the designation report now,
 13 going over, you know, whether or not to put the
 14 annexed areas in, and what would qualify.
 15 A lot of municipalities, cities throughout
 16 the United States, have that and they've dealt
 17 with annexations in different ways. The City
 18 of Washington, DC is designated as historic.
 19 New Haven, Connecticut is designated, Savannah.
 20 So we're going through that now, but this is
 21 about the process.
 22 The notice process, right now we noticed a
 23 thousand feet, and all of the properties that
 24 would be affected -- well, so this just
 25 provides us to put notice in the newspaper.

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1 date. Item Number 11, public hearing.
 2 CHAIRMAN AIZENSTAT: Thank you.
 3 MS. SPAIN: Thank you.
 4 For the record, Dona Spain, Historical
 5 Resources and Cultural Arts Director. This is
 6 a Zoning Code text amendment, and in August of
 7 2017, the City Commission passed a Resolution,
 8 which I think you have in your packet about
 9 this.
 10 Craig Leen was the City Attorney then, and
 11 he spoke with the Commission about why he
 12 wanted the City plan to be designated as
 13 historic. This is generated from the City
 14 Attorney's Office.
 15 Because what Craig said at the time was,
 16 there's a Wireless Communication Bill that's in
 17 effect that allows wireless companies to put
 18 cabinetry, potential poles, attachments to
 19 poles, excavate in the right-of-way, and, in
 20 that Bill, there is an expressed provision that
 21 municipalities can say no to those companies,
 22 if, in fact, the City Plan is designated as
 23 historic. And so that's why the City Attorney
 24 asked the City Commission to direct Staff to
 25 work on this.

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1 MR. COLLER: Just a question to Dona, if I
 2 might, through The Chair. This also would
 3 impact, would it not, though, if there's a
 4 proposed change in the configuration of streets
 5 by developments?
 6 MS. SPAIN: Yes. Yes.
 7 MR. COLLER: So it doesn't just impact the
 8 telecommunications issue.
 9 MS. SPAIN: No, that's true.
 10 MR. COLLER: So I wanted the Board to be
 11 aware that there are other --
 12 MS. SPAIN: And this would be a
 13 recommendation to the City Commission, which is
 14 also different from what is now in place, when
 15 you're designating other properties in the
 16 City.
 17 MR. TRIAS: Now, the way I understand it,
 18 that includes alleys also?
 19 MS. SPAIN: Yes.
 20 MS. VELEZ: Vacations of alleys.
 21 MS. SPAIN: Vacations of alleys, and it
 22 would be a recommendation from the Historic
 23 Preservation Board to the City Commission on
 24 those items.
 25 CHAIRMAN AIZENSTAT: So, then, if somebody

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