

1 MS. MENENDEZ: Oh, so sweet.  
 2 MR. BEHAR: I'll second it.  
 3 MS. MENENDEZ: Thank you.  
 4 Can we call the roll, please, Jill?  
 5 THE SECRETARY: Robert Behar?  
 6 MR. BEHAR: Yes.  
 7 THE SECRETARY: Marshall Bellin?  
 8 MR. BELLIN: Yes.  
 9 THE SECRETARY: Julio Grabiell?  
 10 MR. GRABIEL: Yes.  
 11 THE SECRETARY: Maria Velez?  
 12 MS. VELEZ: Yes.  
 13 THE SECRETARY: Eibi Aizenstat?  
 14 MR. AIZENSTAT: Yes.  
 15 THE SECRETARY: Jolie Balido-Hart?  
 16 MS. BALIDO-HART: Yes.  
 17 THE SECRETARY: Maria Menendez?  
 18 MS. MENENDEZ: Yes.  
 19 And I am going to switch seats or do you  
 20 want just the gavel over there?  
 21 MR. AIZENSTAT: Would you chair this  
 22 meeting?  
 23 MS. MENENDEZ: Sure.  
 24 MR. AIZENSTAT: If you don't mind.  
 25 MS. MENENDEZ: Absolutely.

1 MR. AIZENSTAT: Thank you.  
 2 MS. MENENDEZ: Okay. So the next item on  
 3 the agenda is approval of the minutes. Do I  
 4 have a motion?  
 5 MR. GRABIEL: I move to approve them.  
 6 MR. BELLIN: Second.  
 7 MR. BEHAR: Was I here?  
 8 MS. MENENDEZ: Jill, can you call the roll,  
 9 please?  
 10 THE SECRETARY: Marshall Bellin?  
 11 MR. BELLIN: Yes.  
 12 THE SECRETARY: Julio Grabiell?  
 13 MR. GRABIEL: Yes.  
 14 THE SECRETARY: Maria Velez?  
 15 MS. VELEZ: Yes.  
 16 THE SECRETARY: Maria Menendez?  
 17 MS. MENENDEZ: Yes.  
 18 THE SECRETARY: Eibi Aizenstat?  
 19 MR. AIZENSTAT: Just a question for the  
 20 City Attorney. If I was not here, is it okay  
 21 to abstain or -- I'm just not sure.  
 22 MR. LEEN: No. No, you should vote. You have  
 23 to vote, by law.  
 24 MR. AIZENSTAT: Then, yes. Thank you.  
 25 THE SECRETARY: Jolie Balido-Hart?

1 MS. BALIDO-HART: Yes.  
 2 THE SECRETARY: Robert Behar?  
 3 MR. BEHAR: Yes.  
 4 MS. MENENDEZ: Okay. Are there any changes  
 5 to the agenda that need to be noted? Ramon, is  
 6 there --  
 7 MR. TRIAS: No.  
 8 MS. MENENDEZ: No? Everything is intact?  
 9 Okay. So at this time, I will ask for the  
 10 swearing of any interested parties that plan to  
 11 speak today. If you're going to publicly  
 12 speak, please stand so that we can take the  
 13 oath.  
 14 MR. BEHAR: Before you go there, Madam  
 15 Chair, I have a question. There is a project,  
 16 Rivera Plaza, which is coming in. I'm not sure  
 17 what number it is on the agenda.  
 18 MR. TRIAS: It's Number 6.  
 19 MR. BEHAR: Number 6.  
 20 MS. MENENDEZ: That's the first item.  
 21 MR. BEHAR: Okay. Since I am involved with  
 22 that project, and I don't want to have to --  
 23 I'm going to have to recuse myself, can we move  
 24 that towards the back of the agenda so we can  
 25 deal with everything else and then I could

1 leave and the project comes at the end?  
 2 MS. MENENDEZ: Okay. Do we have any  
 3 problems with that? Any of our Board Members  
 4 have any objections to the request?  
 5 MR. GRABIEL: No.  
 6 MS. MENENDEZ: No? Okay.  
 7 MS. REGISTER: We have people that are  
 8 coming to speak, as well, on the project --  
 9 MS. MENENDEZ: I see.  
 10 MS. REGISTER: -- and if you hear it at the  
 11 end, they might not stay until nine o'clock or  
 12 8:30.  
 13 MS. MENENDEZ: I see. Mr. Behar, can you  
 14 take that into consideration? We do have  
 15 residents here.  
 16 MR. BEHAR: Okay.  
 17 MS. MENENDEZ: Okay. So we're going to  
 18 keep with our agenda.  
 19 MR. BEHAR: Okay.  
 20 MS. MENENDEZ: Okay. All right. So we're  
 21 going to stay with the agenda as it is.  
 22 Can you go ahead and swear in our speakers?  
 23 (Thereupon, the participants were sworn.)  
 24 MS. MENENDEZ: Okay. And I'd also like to  
 25 remind the public that there is a signing in of

1 those that are going to speak. If you could  
 2 see Jill and sign in, that would be great,  
 3 because that way we can call your name.  
 4 Let's see here. Let's see here.  
 5 Okay. So we're ready to take up Item 6.  
 6 MR. BEHAR: Well, then I will recuse  
 7 myself. I'm going to be in an office, a place  
 8 to go to.  
 9 MS. MENENDEZ: Okay. Okay. Very good.  
 10 Ramon, can you read the Ordinance into the  
 11 record, please?  
 12 MR. TRIAS: Sure.  
 13 Ordinance of the City Commission of Coral  
 14 Gables requesting vacation of a public alleyway  
 15 pursuant to Zoning Code Article 3, Division 12,  
 16 "Abandonment and Vacations" and City Code  
 17 Chapter 62, Article 8, "Vacation, Abandonment  
 18 and Closure of Streets, Easements and Alleys by  
 19 Private Owners and the City; Application  
 20 Process," providing for the vacation of the  
 21 twenty foot wide alley which is three hundred  
 22 feet in length lying between Tracts A and B,  
 23 Block 199, Riviera Section Part 14, Coral  
 24 Gables, Florida; providing for an effective  
 25 date.

1 Madam Vice Chair, I have a PowerPoint.  
 2 May I have the PowerPoint, please?  
 3 The request today is an alley vacation.  
 4 There is a project, a development project, that  
 5 is related to this request. That is not before  
 6 you. A development project that is by right,  
 7 or, rather, it has to go to the Board of  
 8 Architects and be reviewed and so on, but it's  
 9 not before you. The only issue is alley  
 10 vacation.  
 11 The alley is located in a strange place, if  
 12 you look at the block, and what has happened is  
 13 that through the years the original plat has  
 14 been modified a few times and the alley has  
 15 shifted towards the parking area, the existing  
 16 parking area. So if you look at the site  
 17 today, the alley is just a strip of land going  
 18 to through parking. That is the existing  
 19 condition. So it's not an alley as one would  
 20 understand it in most of the commercial areas  
 21 of the City.  
 22 That is the property, the way that it looks  
 23 today, the existing conditions, and as you  
 24 know, it's Zoned Commercial, and the Land Use  
 25 is also Commercial, Low-Rise Commercial, and

1 the development time line included the  
 2 Development Review Committee meeting in  
 3 January, Board of Architects in April, a  
 4 Neighborhood Meeting in June, and today's  
 5 Planning and Zoning Board meeting.  
 6 Letters were sent to property owners within  
 7 a thousand feet, as required by the Code, and  
 8 public notification was done for a Neighborhood  
 9 Meeting before the Applicant, then we have the  
 10 mailing, the property was posted, the newspaper  
 11 advertisement was also printed, and then the  
 12 public -- the Planning and Zoning meeting was  
 13 noticed.  
 14 The development project includes a grocery  
 15 store at the top, and parking, and also retail  
 16 downstairs, with an arcade along US-1. That is  
 17 just for your information, so you have an idea  
 18 of the context of what's going on.  
 19 That is the view from US-1, the front of  
 20 the proposed project. And the ground level, as  
 21 you can see, includes a paseo, includes some  
 22 enhancement of the pedestrian areas along US-1,  
 23 which is sorely needed -- as we all know, US-1  
 24 is not very pedestrian oriented -- some parking  
 25 and retail to activate that ground level.

1 So that's the big picture of what's going  
 2 on. If you look at the original plat, it  
 3 basically shows you what I described, the alley  
 4 has shifted to a different place.  
 5 And Staff's recommendation is approval,  
 6 with conditions, and the one of the  
 7 conditions -- there was a typo in the Staff  
 8 Report, the project has already gone through  
 9 the Board of Architects, so that was the  
 10 revision. It already happened in April. And  
 11 the typical conditions of approval for an  
 12 alley -- and the Director of Public Works is  
 13 here, if you have any particular questions  
 14 about it, in any detail -- are listed for you  
 15 to review.  
 16 So that is the presentation. The Applicant  
 17 is here. If you have any questions, they can  
 18 answer them.  
 19 MS. MENENDEZ: Okay. So, for our new  
 20 Members, typically we have Staff present it  
 21 first, and then we have the Applicant present  
 22 it, then we will take public hearing, and then  
 23 we can ask questions. That's how typically --  
 24 but sometimes we bounce around some.  
 25 Before you start, can I just quickly ask

1 Ramon something?  
 2 Ramon --  
 3 MR. TRIAS: Yes.  
 4 MS. MENENDEZ: -- this item before us  
 5 today, is it going to come back for any Zoning  
 6 or Land Use changes?  
 7 MR. TRIAS: No.  
 8 MS. MENENDEZ: Okay. So this is the only  
 9 time we're going to see it --  
 10 MR. TRIAS: Yes.  
 11 MS. MENENDEZ: -- because they're building  
 12 as of right? It's for the alley vacation; is  
 13 that correct?  
 14 MR. GARCIA-SERRA: Correct.  
 15 MS. MENENDEZ: Okay.  
 16 MR. TRIAS: It's a commercial project that  
 17 is going to request Mediterranean Bonus and  
 18 that's the only thing that has to be reviewed,  
 19 by the Board of Architects, not by the Planning  
 20 and Zoning.  
 21 MR. BELLIN: Ramon, I have a question.  
 22 There was a Site Specific -- there was a Site  
 23 Specific on this particular site with respect  
 24 to the setback.  
 25 MR. TRIAS: The Mediterranean Bonus

1 The project complies with its existing  
 2 Zoning and is actually well below the maximum  
 3 floor area permitted today as of right. We're  
 4 permitted a maximum floor area of 224,000  
 5 square feet and are proposing 74,340 square  
 6 feet. So less than a third of what is  
 7 permitted.  
 8 As was mentioned in the Staff presentation,  
 9 the only approval which we are seeking is the  
 10 vacation of a platted alley, which has  
 11 historically never served an alley purpose.  
 12 I'll take out a survey indicating where that  
 13 alley is located.  
 14 As you can see, the platted alley is  
 15 highlighted in yellow on the survey that we  
 16 have of the property, bisects the property in  
 17 two, but it does not bisect it evenly. For  
 18 some reason, it leaves this narrow strip of  
 19 land on the south side. This has been the  
 20 condition since 1964.  
 21 As Ramon mentioned, the original plat had  
 22 the alley going down the center of the  
 23 property. I don't think anybody knows the  
 24 reason why it was moved. It was moved for some  
 25 reason, but, as he mentioned, never really

1 process allows for the setback relief, as you  
 2 know.  
 3 MR. BELLIN: Okay. Yes. Okay.  
 4 MS. MENENDEZ: Okay. Go ahead, please.  
 5 MR. GARCIA-SERRA: Good evening, Madam  
 6 Chair, Members of the Board. Mario  
 7 Garcia-Serra, with offices at 600 Brickell  
 8 Avenue, representing Riviera Plaza Holdings, a  
 9 limited partnership, the owner of the Riviera  
 10 Plaza Shopping Center located at 1542 South  
 11 Dixie Highway, indicated on this aerial  
 12 photograph there outlined in red. I'll point  
 13 to it now. This property here.  
 14 I'm joined today by Seth Gadinsky and Rey  
 15 Melendi, principals of the ownership entity,  
 16 Javier Font, our project architect, and Tim  
 17 Plummer, our traffic consultant.  
 18 The project -- excuse me, the property is  
 19 about 64,000 square feet in size, which is  
 20 equivalent to about an acre and a half. We are  
 21 proposing to demolish to existing retail center  
 22 and to build a new four-story retail center,  
 23 which will be anchored by a supermarket on the  
 24 fourth floor, with additional retail spaces on  
 25 the ground floor and parking on Levels 2 and 3.

1 utilized as an alley. Many of us have already  
 2 been in this parking lot many times over the  
 3 years. It really just serves as part of the  
 4 parking area of the property. There's no  
 5 distinction between alley, parking aisles and  
 6 parking spaces, when you're in that parking lot  
 7 right now. For that reason, it really doesn't  
 8 serve any of the purposes originally intended  
 9 for alleys, and Staff has found that it's  
 10 consistent with the Comprehensive Plan and the  
 11 applicable criteria in the Zoning Code for it  
 12 to be vacated.  
 13 Once it's vacated, the property is  
 14 consolidated, we would then develop on the  
 15 newly consolidated property all of the purposes  
 16 that are traditionally served by the alley,  
 17 such as servicing the property, utilities will  
 18 be arranged for either by the internal loading  
 19 and parking and driveway areas that there are  
 20 in the building or by alternative easements  
 21 that are going to be offered to the utilities.  
 22 With that said, I'm going to ask Javier  
 23 Font, our project architect, to now just walk  
 24 you through the plans and the renderings of the  
 25 project and give a little further explanation,

1 but not too long or too detailed, either.  
 2 MR. FONT: I'll make it quick.  
 3 Good evening, Javier Font, Behar Font &  
 4 Partners, architects for the project.  
 5 As Mario and Ramon pointed out, we've been  
 6 able to achieve an as of right project under  
 7 the Mediterranean Bonuses. Basically, it is a  
 8 four-story building. On the ground floor, it  
 9 is mostly retail, with a small amount of  
 10 parking. On the top of the plan here is US-1.  
 11 And if you're familiar with the site today,  
 12 there's a curb cut on US-1, that then comes out  
 13 on Yumuri.  
 14 So we've done away with the curb cut on  
 15 US-1, to sort of alleviate that traffic  
 16 concern, and we've got an arcade that runs the  
 17 entire length of US-1. We've also pulled back  
 18 the exit onto Yumuri, which is a little  
 19 difficult right now, because it is so close to  
 20 US-1, and people come around when there are  
 21 people trying to pull out. So we moved that  
 22 sort of mid block.  
 23 So, from a pedestrian point of view, the  
 24 building is slightly set back from US-1 to  
 25 allow for landscaping, and there's an arcade

1 parking spaces there, and all parking is taken  
 2 up, you still have an internal access to go up  
 3 the ramp to go up to the parking on the second  
 4 and third floors. There's elevators there,  
 5 also, on the south side of the property, a  
 6 loading area on the southwest corner for the  
 7 project.  
 8 Alfredo, if you could just -- there we go.  
 9 That's the second level. Exclusively parking,  
 10 with the exception of the elevator, lobby, and  
 11 some minor back of house.  
 12 Next one is -- the next level is the fourth  
 13 floor. The plan that you saw before is  
 14 representative of both, the second and the  
 15 third floors. There's a total of 298 parking  
 16 spaces in the project.  
 17 This is where the anchor supermarket space  
 18 would be, on the fourth floor. It's very  
 19 similar to sort of other modern types of  
 20 supermarkets you see in other areas, such as  
 21 South Beach and Brickell, where the retail area  
 22 is elevated, you park in a structured parking  
 23 area, and you go up an escalator elevator to  
 24 the shopping area.  
 25 Now, if we go on to the renderings, here's

1 that runs the entire length of the property,  
 2 and a paseo that runs through the property.  
 3 So a pedestrian can come all along US-1  
 4 covered, and then turn on Yumuri, and then, at  
 5 mid block, like I said --  
 6 MR. LEEN: Please, stop.  
 7 Our Code -- you cannot present under our  
 8 Code, because you're an associate of Behar  
 9 Font. So what you can do, though, is you can  
 10 answer questions that are asked to you as a  
 11 fact witness. You just can't present.  
 12 MR. FONT: Okay.  
 13 MR. LEEN: So I've let Mr. Garcia-Serra  
 14 know. So he'll be doing the presentation.  
 15 MR. FONT: Sounds good. He will probably  
 16 do a better job than me.  
 17 MR. GARCIA-SERRA: I'll make some overtime  
 18 pay and also work as a project architect right  
 19 now.  
 20 So here we have the ground floor plan,  
 21 indicating the three different retail spaces  
 22 that are proposed for the ground floor.  
 23 There's about 26 some parking spaces there  
 24 behind the retail spaces, which could be  
 25 accessed from Yumuri. If you access those

1 a rendering of the project from the south side,  
 2 so from Madruga. You can see there, there's an  
 3 arcade that wraps around the entire building,  
 4 providing a covered area for pedestrians.  
 5 There will be access, of course, to retail and  
 6 the elevator lobby to the supermarket from this  
 7 side, and here we have the elevation from South  
 8 Dixie Highway, similar to the one on Madruga.  
 9 You'll notice that right in the middle of  
 10 the facade, there's going to be a space there  
 11 where we are contemplating potentially  
 12 incorporating the public art along the facade  
 13 of the building there, right under that middle  
 14 architectural feature. The arcade continues  
 15 around here, transparent storefronts there  
 16 along South Dixie Highway and along the arcade.  
 17 And that is, I think, the conclusion of the  
 18 architectural presentation.  
 19 MS. MENENDEZ: Okay. Thank you.  
 20 MR. GARCIA-SERRA: I'll just sum it up with  
 21 a few other words. Staff is recommending  
 22 approval with certain conditions. Those  
 23 conditions are acceptable to us, noting, of  
 24 course, the correction that was already made on  
 25 the record, that the project was already

1 approved by the Board of Architects back in  
2 April.

3 You know, there's a bit of nostalgia for me  
4 here talking about this property, because like  
5 many of you, it was a property where I spent  
6 many times going to the movies, eating pizza,  
7 eating ice cream and eating cupcakes over the  
8 years. So, you know, it's a place of fond  
9 memories, but, at the same time, it's time to  
10 move forward. It's a project, that's up right  
11 now, that is somewhat dated. It's time for  
12 something new, which will also be serving the  
13 local neighborhood and the public, and with  
14 many of those same tenants staying there and  
15 providing the same services that we  
16 historically have gotten from that center over  
17 the years.

18 With that said, I'll reserve some time for  
19 rebuttal, if necessary.

20 We did have a Neighborhood Meeting. It was  
21 fairly well attended. Once the neighbors saw  
22 the presentation and the project, they seemed  
23 to be positive about it and responded well. I  
24 think some of them are here in the audience,  
25 and will probably provide some comments, but so

1 far that is the input that we've received from  
2 the neighborhood.

3 Thank you very much.

4 MS. MENENDEZ: Thank you.

5 Okay. At this time, we're going to hear  
6 from the public. Jill, can you call our first  
7 speaker, please?

8 THE SECRETARY: Debra Register.

9 MS. REGISTER: Hello. Thank you for  
10 letting me speak today. My name is Debra  
11 Register, and I reside at 1240 Placetas Avenue,  
12 but we also have our office in the Santana  
13 Corners building, which is a block from this  
14 project.

15 I met -- I was one of the individuals that  
16 met with the developers, the attorneys and the  
17 leasing companies -- and I'm also a member of  
18 the Riviera Neighborhood Association.

19 This project, we back. They have come back  
20 with something that we can live with. It's  
21 within the as of right. One question I asked  
22 them, "Do you plan to build on top," and their  
23 answer was, "No."

24 So, with that, we approve for the vacating  
25 of the alley, because right now it's not an

1 alley, it's parking spots, and we hope that you  
2 will approve this project.

3 Thank you very much.

4 MS. MENENDEZ: Thank you.

5 THE SECRETARY: Sue Kawalerski.

6 MS. MENENDEZ: Gosh. That's for you.

7 MS. KAWALERSKI: Wow. What an intro. My  
8 name is Sue Kawalerski. I reside at --

9 MS. SUAREZ: Excuse me. Have you been  
10 sworn in?

11 (Thereupon, Sue Kawalerski was sworn.)

12 MS. KAWALERSKI: I do.

13 I'm Sue Kawalerski. I reside at 6830  
14 Grecian Street, and I'm the president of the  
15 Riviera Neighborhood Association, and  
16 representing that association here.

17 We are absolutely all for this project,  
18 including the vacation of the alley. This is  
19 one project and a developer who abides by the  
20 current City Zoning and Land Use development --  
21 Land Use designation, and we're totally for it.

22 We love it. So please approve it.

23 MS. MENENDEZ: Thank you.

24 THE SECRETARY: Sandra Levinson.

25 MS. SUAREZ: Excuse me, ma'am, have you

1 been sworn in?

2 Okay. She'll swear you in.

3 (Thereupon, Sandra Levinson was sworn in.)

4 MS. LEVINSON: Yes, I do.

5 Hello. My name is Sandra Levinson. I  
6 reside at 918 Alfonso Avenue, and many times  
7 when I've been here, we've been here to  
8 complain about fifteen-story buildings going in  
9 a property that's zoned for four. This  
10 building is zoned for four and Publix is wise  
11 enough to build what should be built, that's  
12 compatible with the neighborhood.

13 And I think this should be an example to  
14 the Board of what the neighborhood wants. We  
15 don't want a fifteen-story hotel, which we're  
16 having, a fifteen-story apartment building,  
17 which we're having, and any time something will  
18 come up like that, that is so far out of scale,  
19 I, personally, and my personal involvement with  
20 the Riviera Neighborhood Association since  
21 early 2000, it's a pleasure to come here  
22 tonight and to see that -- what's going on  
23 there. That's all.

24 MS. MENENDEZ: Thank you.

25 THE SECRETARY: No more speakers.

1 MS. MENENDEZ: No more speakers.  
 2 Okay. Did you want to say anything, Mario,  
 3 or are you okay? I imagine you're okay.  
 4 MR. GARCIA-SERRA: Yes. No need for  
 5 rebuttal. That will close our presentation.  
 6 MS. MENENDEZ: Okay.  
 7 MR. GRABIEL: I have a question for Staff.  
 8 MR. TRIAS: Yes, sir.  
 9 MR. GRABIEL: We're requesting every time  
 10 there is raise parking for all the residential  
 11 projects to screen the parking. Is that the  
 12 case with this project, also, where we do not  
 13 have lights shinning through the --  
 14 MR. TRIAS: The review by the Board of  
 15 Architects includes discussion on that.  
 16 Certainly, if you want to make a  
 17 recommendation, you can, in this point. In  
 18 theory, you can make a condition, although I  
 19 don't know if it's related to the request for  
 20 the --  
 21 MR. GRABIEL: Well, there's residential  
 22 around it and US-1, a lot of people drive  
 23 through it.  
 24 MR. TRIAS: Absolutely.  
 25 MR. GRABIEL: Okay.

1 MR. TRIAS: No, or you could even ask --  
 2 the architect can answer questions, if you have  
 3 a question about the specifics of what he's  
 4 proposing in terms of the screen.  
 5 MR. GRABIEL: Okay. Can the architect  
 6 describe it?  
 7 MR. FONT: Absolutely.  
 8 MR. TRIAS: If you could phrase it as a  
 9 question to the architect, then he can answer.  
 10 MR. GRABIEL: Okay. I'm interested to  
 11 know, since we're asking any time in Coral  
 12 Gables that we have a parking above ground,  
 13 that, at night, when the lights are on, you  
 14 don't see into it, nor does the light from the  
 15 parking go outside to the neighborhoods, so I  
 16 was wondering if that's what you have here?  
 17 MR. FONT: That's exactly what we've done.  
 18 If you look at the facade, we've overemphasized  
 19 the scale of the arcade up-front, from an  
 20 architectural point of view, so it actually  
 21 covers not only the ground floor, but the first  
 22 level of parking. So the first level of  
 23 parking happens behind these canopies that  
 24 are --  
 25 MR. GRABIEL: And the grill on the third

1 floor, are those also screened so the light  
 2 will not shine through it?  
 3 MR. FONT: That is correct. The third  
 4 floor is completely enclosed with either block  
 5 walls or grills around the whole perimeter of  
 6 the property.  
 7 MR. GRABIEL: Okay. Thank you.  
 8 MS. MENENDEZ: Does anybody have comments?  
 9 Go ahead.  
 10 MR. AIZENSTAT: I have a couple of  
 11 questions. This alley goes into where the  
 12 Chase Bank is; am I correct?  
 13 MR. TRIAS: Yeah.  
 14 MR. AIZENSTAT: In other words, the alley  
 15 ends on the property of where Chase Bank is?  
 16 MR. TRIAS: Right. Right. It doesn't go  
 17 through Chase Bank, yes.  
 18 MR. AIZENSTAT: Right. So can I assume  
 19 that the property where Chase Bank is does not  
 20 have any alley at all that's private property?  
 21 MR. TRIAS: I don't recall how that was  
 22 approved in detail, but in terms of -- does  
 23 your question have to do with the functionality  
 24 of the alley?  
 25 MR. AIZENSTAT: Well, with the

1 functionality and the legality, because are  
 2 you -- does this alley continue into -- any  
 3 part into Chase Bank or not?  
 4 MR. GARCIA-SERRA: It does. I can give you  
 5 some background on that.  
 6 MR. AIZENSTAT: Please.  
 7 MR. GARCIA-SERRA: Basically, you see the  
 8 highlighted portion of the alley there on our  
 9 property. It continues onto the Chase Bank  
 10 property. When it gets behind the property  
 11 where the Swensen's and Crown Liquors is, it  
 12 starts making a U sort of formation. I don't  
 13 know why, but it does. It then dead ends at  
 14 the parcel which we know as the Wendy's parcel.  
 15 It dead ends there.  
 16 Since Chase is still going to have that  
 17 platted alley technically in the rear of their  
 18 property, what we're proposing to do is provide  
 19 an alternative access easement --  
 20 MR. AIZENSTAT: Okay.  
 21 MR. GARCIA-SERRA: Javier is pointing that  
 22 out there on the plan. Basically you would  
 23 still be able -- if you're going down the alley  
 24 from Chase Bank, you would still be able to  
 25 access our property and get out.

1 MR. AIZENSTAT: Okay.

2 MR. GARCIA-SERRA: And here it is sort of

3 highlighted on a survey, indicating -- that

4 highlighted yellow area is where we'd be

5 drafting -- proffering the easement for public

6 access from there, so that Chase could continue

7 to use that alley to whatever extent they use

8 it now.

9 MR. AIZENSTAT: Has anybody contacted Chase

10 to see if they wanted to vacate their portion,

11 also, so you could do it as an entirety?

12 MR. GARCIA-SERRA: One of the

13 representatives of the property owner -- it's

14 not Chase Bank. Chase leases the property --

15 was at our Neighborhood Meeting, and we brought

16 up that idea. We had thought about it all

17 through the, you know, sort of project

18 development stage. You know, it was a bit of a

19 lift, considering that you'd need to get not

20 only their cooperation, but probably,

21 realistically, if you're going to do that, you

22 may as well do the whole alley and get the

23 other property owners, and so because of the

24 difficulty of coordination, we didn't pursue

25 it. They do know it's an option. You know,

1 they do know it's an option.

2 MR. AIZENSTAT: Okay. And the other

3 question which I had is, the alley is roughly

4 about 6,000 square feet that's being vacated.

5 MR. GARCIA-SERRA: Correct.

6 MR. AIZENSTAT: As it stands now, I assume,

7 since it's a dedicated alley, there is no tax

8 consequence to the City.

9 MR. GARCIA-SERRA: Correct.

10 MR. AIZENSTAT: Once the alley is vacated,

11 it now becomes taxable to the property owner?

12 MR. GARCIA-SERRA: It will. It will be

13 subject to taxation.

14 MR. AIZENSTAT: So it's a benefit to the

15 City and the County.

16 MR. GARCIA-SERRA: Sure.

17 MR. AIZENSTAT: Okay. Thank you.

18 MS. MENENDEZ: Anybody else have questions?

19 I have a couple.

20 Ramon, on Page 9, your recommendation is a

21 little confusing. It says -- well, actually,

22 where it says, "The summary of the basis for

23 approval," is that a mistake? It's addressing

24 a walk-up counter.

25 MR. TRIAS: Yeah, that's a typo. I

1 apologize for that.

2 MS. MENENDEZ: Okay. So everything -- this

3 whole thing, I think, is incorrect, right?

4 It's Page 9, your last page, where you signed.

5 The first paragraph, under Summary of Basis for

6 approval.

7 MS. VELEZ: No, that should be struck.

8 MR. TRIAS: Yes.

9 MS. MENENDEZ: Okay. So I wanted to just

10 make that, for the record.

11 The access easement, Mario --

12 MR. AIZENSTAT: Good catch.

13 MS. MENENDEZ: The access easement, will

14 that be dedicated to the City?

15 MR. GARCIA-SERRA: It will be an easement

16 in favor of the City.

17 MS. MENENDEZ: Why would you -- why don't

18 you just vacate the portion that does not

19 affect the entrance and exit to the existing

20 alley? In other words, why are you vacating

21 the entire alley, if, in fact, you need that

22 portion there to be able to access the alley

23 next to it?

24 MR. GARCIA-SERRA: Well, you would still --

25 the thing is that you're no longer utilizing

1 the rest of the alley as it exists to the east,

2 and in order to sort of do the access that

3 we're looking for, you still need some of our

4 property. So, as you can see, right here is

5 this former alley, but there is not --

6 MS. MENENDEZ: But that's the right-of-way.

7 MR. GARCIA-SERRA: No. That's actually our

8 property.

9 MS. MENENDEZ: Your property goes all of

10 the way to the curb?

11 MR. GARCIA-SERRA: Madrugá.

12 MS. MENENDEZ: Oh, really.

13 MR. GARCIA-SERRA: It does.

14 MS. MENENDEZ: Oh, wow.

15 MR. GARCIA-SERRA: Yeah. It's a weird -- I

16 don't know why they ever configured it that

17 way, but indeed it left this area here under

18 our ownership.

19 MS. MENENDEZ: I see. I didn't realize

20 that. So your property goes -- the outer line

21 is your property?

22 MR. GARCIA-SERRA: Right.

23 MS. MENENDEZ: So, in other words, it's the

24 alley, then you have a strip of property --

25 MR. GARCIA-SERRA: Correct.

1 MS. MENENDEZ: -- south of the alley?  
 2 MR. GARCIA-SERRA: Right.  
 3 MS. MENENDEZ: Wow. Okay. I understand  
 4 that then.  
 5 And then I wanted to ask you, what is the  
 6 importance of Ordinance 228 that you mentioned  
 7 in your letter, if that Ordinance really refers  
 8 to an alley that's west, north of it? I'm not  
 9 sure why you mentioned that.  
 10 MR. GARCIA-SERRA: Let me take a look.  
 11 MS. MENENDEZ: It's on your letter dated  
 12 October 19 to our Public Works Director, and  
 13 it's in the last paragraph. You mentioned that  
 14 Ordinance, but I don't see what's the -- how  
 15 it --  
 16 MR. GARCIA-SERRA: Oh, that basically --  
 17 the reason I bring it up, that was the  
 18 Ordinance, if I remember correctly, that  
 19 vacated the alley on the -- further south, in  
 20 the Wendy's property, and basically what's  
 21 happening and what has happened over time is  
 22 that alley, which previously bisected the whole  
 23 block -- so from what we know today as Wendy's,  
 24 down to our property, has been moved over the  
 25 years, closed at that end, and so the overall

1 purpose of the alley, which historically alleys  
 2 in Coral Gables really traditionally serve to  
 3 bisect a block in two, essentially, and be able  
 4 to access both, the north and the south --  
 5 MS. MENENDEZ: So you just mentioned it for  
 6 the purpose of bringing out the fact that it's  
 7 been --  
 8 MR. GARCIA-SERRA: Right, in context --  
 9 MS. MENENDEZ: All right.  
 10 MR. GARCIA-SERRA: -- how the alley has  
 11 been either closed or relocated and so forth  
 12 since the original Merrick plan in the '20s.  
 13 MS. MENENDEZ: Okay. All right. Any other  
 14 questions from our Board Members? No?  
 15 Do I have a motion?  
 16 MR. BELLIN: I'll make a motion to approve.  
 17 MR. GRABIEL: I'll second it.  
 18 MS. MENENDEZ: Okay. Jill, can you call  
 19 the roll, please?  
 20 THE SECRETARY: Julio Grabiél?  
 21 MR. GRABIEL: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 MR. AIZENSTAT: Yes.

1 THE SECRETARY: Jolie Balido-Hart?  
 2 MS. BALIDO-HART: Yes.  
 3 THE SECRETARY: Marshall Bellin?  
 4 MR. BELLIN: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 MS. MENENDEZ: Yes.  
 7 MR. GARCIA-SERRA: Thank you very much.  
 8 Have a good night.  
 9 MS. MENENDEZ: Thank you.  
 10 Where is Ramon? Oh.  
 11 MR. TRIAS: I'm right here.  
 12 MS. MENENDEZ: Ramon, can you read the next  
 13 item on the agenda, please?  
 14 MR. AIZENSTAT: Can we call Robert back in?  
 15 MS. MENENDEZ: Of course.  
 16 MR. TRIAS: I'm going to ask the City  
 17 Attorney to read the --  
 18 MS. MENENDEZ: Of course.  
 19 MR. TRIAS: Thank you.  
 20 MS. SUAREZ: Has someone called Mr. Behar  
 21 back in?  
 22 Ramon, can you call Mr. Behar back in?  
 23 MR. TRIAS: Yeah.  
 24 MS. SUAREZ: I see him coming.  
 25 MS. MENENDEZ: Thank you.

1 MR. AIZENSTAT: Here he comes. He's  
 2 walking in.  
 3 MS. MENENDEZ: You're delaying our meeting.  
 4 MS. SUAREZ: The next item is Number 7, an  
 5 Ordinance of the City Commission of Coral  
 6 Gables, Florida providing for a text amendment  
 7 to the City of Coral Gables Official Zoning  
 8 Code by amending Article 4, "Zoning Districts,"  
 9 Division 3, "Nonresidential Districts," Section  
 10 4-301, "Commercial Limited District" requiring  
 11 conditional use review for medical clinics  
 12 located within a Commercial Limited zoning  
 13 district; providing for repealer provision,  
 14 severability clause, codification, and  
 15 providing for an effective date.  
 16 Thank you.  
 17 MR. AIZENSTAT: If we can just note for the  
 18 record that Mr. Behar is back on the dais.  
 19 MR. TRIAS: May I have the PowerPoint,  
 20 please?  
 21 Madam Chair, this is a very, very straight  
 22 forward amendment. Basically, currently, in  
 23 the Commercial Limited District, medical  
 24 clinics are allowed, but if they happen to be  
 25 over 10,500 square feet, they have to be a