

1 wish everybody a good night and a safe drive
 2 back home.
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 MR. SALMAN: A dry drive home.
 5 CHAIRMAN AIZENSTAT: Let's take a
 6 five-minute recess and then we'll --
 7 (Short recess taken.)
 8 CHAIRMAN AIZENSTAT: Elvis is back in the
 9 building.
 10 All right. Let's go ahead and come back
 11 into session. The next item is E-4.
 12 Ma'am City Attorney.
 13 MS. SUAREZ: E-4 is an Ordinance of the
 14 City Commission of Coral Gables, Florida,
 15 providing for text amendments to the City of
 16 Coral Gables Official Zoning Code Article 15,
 17 "Notices," Section 15-102, "Notice," to require
 18 mailed notice of Board of Architects meetings
 19 to consider granting Mediterranean Style Bonus,
 20 providing for repealer provision, severability
 21 clause, codification, and providing for an
 22 effective date.
 23 CHAIRMAN AIZENSTAT: Thank you.
 24 MS. GARCIA: Good evening, Jennifer Garcia,
 25 Planning Official. I have one slide for this,

1 that shows the different mailing noticing
 2 requirements. If I could have the slide,
 3 please? If not, that's fine.
 4 So, right now, there's no -- perfect.
 5 All right. So if you look at the top row
 6 of Process, that's for a Conditional Use Site
 7 Plan Review for sites that are more than 20,000
 8 square feet, and that's the threshold, and the
 9 bottom one is showing smaller parcels that are
 10 just kind of Coral Gables by right, that would
 11 just go through the Board of Architects, to a
 12 building permit.
 13 So the mailing noticing processes get a
 14 little more stringent as you go through the
 15 process. So, at DRC, for example, is the
 16 first, I guess, public meeting that you have,
 17 and that's required to post the property and
 18 it's required mailed notice for right-of-way
 19 vacation, Then it proceeds to the Board of
 20 Architects.
 21 The Board of Architects, it's just posting
 22 the property, no matter if it's just
 23 preliminary review or if it's Med Bonus --
 24 granting Med Bonus by the Board of Architects.
 25 After that, depending on what the process

1 is, it goes to the Planning and Zoning, which
 2 has a full-fledged, you know, posting the
 3 property, mailed notice, e-mail, legal ad and
 4 then to the City Commission for those same
 5 requirements.
 6 So what's proposed before you today is to
 7 require mailed notice for those Med Bonus
 8 applications before the Board of Architects.
 9 This would be required for those properties
 10 that are greater than 20,000 square feet, that
 11 would be required to go to the City Commission
 12 for approval, but also the ones that are
 13 smaller, that go straight to building permit
 14 after they get their approval from the Board of
 15 Architects.
 16 So that's the change.
 17 CHAIRMAN AIZENSTAT: Thank you.
 18 Jill, do we have anybody in Chambers for
 19 this item?
 20 THE SECRETARY: No.
 21 CHAIRMAN AIZENSTAT: Chambers are empty,
 22 sorry.
 23 THE SECRETARY: On Zoom, no.
 24 CHAIRMAN AIZENSTAT: On Zoom? And on the
 25 phone platform?

1 THE SECRETARY: No.
 2 CHAIRMAN AIZENSTAT: I'll go ahead and
 3 close it for public comment.
 4 Sue.
 5 MS. KAWALERSKI: You know, like I said at
 6 the last meeting, the more we can notify
 7 residents of what's happening in their
 8 neighborhoods, the better. So I'm good with
 9 this.
 10 CHAIRMAN AIZENSTAT: Okay.
 11 Chip.
 12 MR. WITHERS: No, I'm good.
 13 CHAIRMAN AIZENSTAT: Felix.
 14 MR. PARDO: Yeah, I'm good.
 15 CHAIRMAN AIZENSTAT: Julio.
 16 MR. GRABIEL: I'm great.
 17 CHAIRMAN AIZENSTAT: Robert.
 18 MR. BEHAR: Let me tell you an experience
 19 I'm going through right now. I'm ready to
 20 submit to the Board of Architects a project,
 21 and we've been waiting almost six weeks to try
 22 to get the neighborhood to do a meeting, and we
 23 cannot get consensus from the neighborhood of
 24 when they would like to meet, and we cannot
 25 submit to the BOA, because unless you meet with

1 the residents, you can't submit, and we've been
2 going at it five, six weeks, and -- I think you
3 know, the 760 Ponce project.

4 MS. GARCIA: Yes.

5 MR. BEHAR: And I can't get a consensus to
6 meet with the residents. So you cannot submit
7 until you meet with them. And that could go on
8 for months.

9 MS. KAWALERSKI: But does that have
10 anything to do with this?

11 MR. BEHAR: Well, because this has notices,
12 and the further you put the notices -- this
13 went from -- what was the original diameter
14 that you had to notify, a thousand --

15 MS. GARCIA: That's not changing yet. It's
16 staying at the 1,000 for this.

17 MR. BEHAR: This is staying? I thought I
18 read 1,500. No?

19 MS. GARCIA: 1,500 -- as it's written in
20 the Code right now, 1,500, if it's a change of
21 Land Use, like you're changing the
22 Comprehensive Future Land Use Map, which is
23 what it is right now. This is only requiring
24 mailed notice for Board of Architects. There's
25 no change in the radius, no change in the

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1 to be read in public during that meeting.

2 Look, if residents are upset enough and
3 they show up, they should be heard. So I do
4 have that caveat to this --

5 MS. GARCIA: Yeah. So that's not what was
6 proposed today. That was the recommendation
7 from the Board of Architects. What is proposed
8 today is normal --

9 MS. SUAREZ: And there is a public comment
10 period during the Board of Architects meetings.
11 So, yes, there would be public comment.

12 MS. KAWALERSKI: Okay. But the way it's
13 written there, it says only e-mailed or --
14 e-mail or e-comments are allowed.

15 MS. SUAREZ: That wasn't Staff's proposal
16 or that's not the proposal that's before you
17 today. That was a comment or feedback from the
18 Board of Architects.

19 MS. KAWALERSKI: Okay. So that's not part
20 of this Resolution?

21 MS. SUAREZ: Correct.

22 MS. GARCIA: No, it's not.

23 MS. KAWALERSKI: Okay.

24 CHAIRMAN AIZENSTAT: Javier, do you have a
25 question?

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1 timing, no additional meetings. This is just,
2 in addition to posting the property, if someone
3 is requesting Mediterranean Bonus, they would
4 also do mailed notice.

5 MR. BEHAR: Which goes to the point -- you
6 know, the problem I'm going through now, is
7 that for the Board of Architects, you've got to
8 give the residents more notices. And if you
9 cannot -- I don't have a problem sending
10 notices. I have a problem with, you know,
11 until you meet with them, you cannot submit.
12 So the more notice that you're going to send,
13 the more difficult it becomes.

14 MS. KAWALERSKI: I disagree with that. I
15 just think that's a separate issue.

16 But, you know, I do have one caveat for
17 this, there is written in here that the Board
18 doesn't want any public comment during the
19 meetings. I totally disagree with that,
20 because just like we have e-mails here, no one
21 actually reads them into the record, and I'm
22 not so sure that other Board Members don't
23 actually read the e-mails, either. So I think
24 it has to be either -- you can allow public
25 comment or the e-mails that are submitted have

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1 MR. SALMAN: A small one. What's the cost
2 implication to the applicant?

3 MS. GARCIA: Oh, I forgot to bring that. I
4 think it was two or three thousand, average,
5 including all of the postage and all of the
6 work to be done, and that would be added, not
7 to the applicant -- it will be added to the
8 applicant through an increase of the Med Bonus
9 fee. The Staff is going to be the one -- per
10 the Commission, Staff is going to be the one
11 doing the mailing.

12 MR. SALMAN: Okay. That was my question.
13 Thank you.

14 CHAIRMAN AIZENSTAT: Any other comments?
15 I'm fine with the notice.

16 Just Madam City Attorney, I'm just curious,
17 and it does not have to do with what we're
18 looking at, as Sue says, but if Robert, for
19 example, or an architect, is trying to set up a
20 meeting, and for some reason, he can't get that
21 meeting, what's the procedure?

22 MS. SUAREZ: So I'm not aware -- I haven't
23 heard before of having this issue of, you know,
24 trouble coordinating the meeting. These
25 meetings, I believe, are coordinated by the

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1 developer, right, Jennifer?
 2 MS. GARCIA: Correct. Yes.
 3 MS. SUAREZ: So, you know, I think that
 4 they have to just set a date and a location
 5 that's within proximity of their proposed
 6 project and then they mail out the notice. So,
 7 perhaps, I don't know his particular case, but
 8 perhaps there's a unique situation or some
 9 particularly vocal residents that are not
 10 available, I'm not sure, but it's a matter of
 11 scheduling a date, choosing a date within the
 12 time frames, and providing the mailed notice.
 13 MR. PARDO: Robert, up in that area, a lot
 14 of it is City of Miami.
 15 MR. BEHAR: Well, and that's the other
 16 thing, you've got to notify the City of Miami
 17 and you've got to notify -- not only Coral
 18 Gables, because it says, if you're abutting
 19 another municipality, you have to do that, too.
 20 MS. SUAREZ: I think it's 500 feet.
 21 MR. BEHAR: In my case, yes, you're
 22 absolutely right, we've got to notify the City
 23 of Miami.
 24 CHAIRMAN AIZENSTAT: All right. So would
 25 anybody like to make a motion, on the item

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1 before us right now, on E-4?
 2 MR. PARDO: I'd like to move it.
 3 MR. WITHERS: Second.
 4 CHAIRMAN AIZENSTAT: We have Felix. We
 5 have Chip on a second. Any comments?
 6 MS. SUAREZ: Just it's a motion to
 7 recommend.
 8 MR. PARDO: Right. Sorry.
 9 CHAIRMAN AIZENSTAT: No comments? Call the
 10 roll, please.
 11 THE SECRETARY: Robert Behar?
 12 MR. BEHAR: No.
 13 THE SECRETARY: Julio Grabiell?
 14 MR. GRABIELL: Yes.
 15 THE SECRETARY: Sue Kawalerski?
 16 MS. KAWALERSKI: Yes.
 17 THE SECRETARY: Felix Pardo?
 18 MR. PARDO: Yes.
 19 THE SECRETARY: Javier Salman?
 20 MR. SALMAN: Yes.
 21 THE SECRETARY: Chip Withers?
 22 MR. WITHERS: Yes.
 23 THE SECRETARY: Eibi Aizenstat?
 24 CHAIRMAN AIZENSTAT: Yes.
 25 MR. WITHERS: Robert.

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1 CHAIRMAN AIZENSTAT: All right. The last
 2 item on the agenda, Madam City Attorney, E-5.
 3 MS. SUAREZ: So E-5 is an Ordinance of the
 4 City Commission providing for a text amendment
 5 to the City of Coral Gables Official Zoning
 6 Code, amending Section 14-202.6 "Building Site
 7 Determination" to facilitate building site
 8 determination applications; providing for
 9 severability, repealer, codification, and for
 10 an effective date.
 11 MR. WITHERS: Wow. That was like one of
 12 those informercials.
 13 MS. REDILA: Good evening. Arceli Redila,
 14 Zoning Administrator.
 15 The last item for tonight, so the proposed
 16 item before you tonight is regarding a building
 17 site determination, Section 14.202.6 of the
 18 Zoning Code.
 19 So, as you may all know -- can I, please,
 20 have the presentation? Okay.
 21 As you may all know, a building site
 22 determination is required for a single-family
 23 dwelling and duplex building, to go through a
 24 building site determination, that is required
 25 prior to a permit issuance. Now, that is to

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1 ensure that there is a buildable site.
 2 So the process is that, an applicant will
 3 submit an application for a building site
 4 determination, and then that would be reviewed
 5 by the DRO. In this case, the DRO is me. I am
 6 the one that reviews and processes this
 7 application.
 8 If the DRO determines that the site is
 9 buildable, a letter will be issued to the
 10 applicant, and then they go through the
 11 building permit process. If the DRO denies the
 12 application, because it does not meet those
 13 criteria, the applicant may have the option to
 14 submit for a Conditional Use process, asking
 15 the City Commission eventually. So there's --
 16 so if they move forward with what they are
 17 proposing, they go through the DRC, they go to
 18 the Board of Architects, before you for a
 19 recommendation, and then ultimately to the City
 20 Commission.
 21 Now, with that, when you are recommending
 22 an approval, when you're considering this,
 23 there's criteria, and this criteria, the
 24 application must satisfy three of the four
 25 criteria below, which is that the building

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