

1 Plan to be friendly with our neighbors and to
 2 notify them of current development.
 3 CHAIRMAN AIZENSTAT: So we're not changing
 4 anything that has to do with the residents?
 5 MS. GARCIA: Right. Exactly, this is only
 6 to clarify what the radius would be for outside
 7 the City.
 8 CHAIRMAN AIZENSTAT: Okay. Venny?
 9 MR. TORRE: No.
 10 CHAIRMAN AIZENSTAT: No? Luis?
 11 MR. REVUELTA: No.
 12 CHAIRMAN AIZENSTAT: Julio?
 13 MR. GRABIEL: No. I'm fine.
 14 CHAIRMAN AIZENSTAT: Anybody that would
 15 like to make a motion?
 16 MR. GRABIEL: I'll make the motion to
 17 approve it.
 18 CHAIRMAN AIZENSTAT: Julio made a motion of
 19 approval. Second, anybody?
 20 MR. TORRE: I'll second it.
 21 CHAIRMAN AIZENSTAT: Venny second.
 22 Any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Julio Grabiell?
 25 MR. GRABIEL: Yes.

1 way.
 2 So this item is just striking through
 3 certain language that's in the Duplex Section
 4 of our Zoning Code. It's the same language as
 5 a Single-Family house, which is causing issues,
 6 as far as small lots for duplexes. So we're
 7 striking through the language that requires
 8 that the facade not be wider than a third of
 9 the width of a Duplex facade, because that's
 10 very difficult to do for these narrow lots, as
 11 well as we're striking through the language of
 12 limiting how many curb cuts they can have
 13 within a hundred feet, because, again, they
 14 need probably two curb cuts, but the design --
 15 it adds more flexibility as far as what you
 16 could design. So those basically are the two
 17 changes.
 18 CHAIRMAN AIZENSTAT: Do you have some
 19 examples that you can show us?
 20 MS. GARCIA: I do not have examples.
 21 MR. WITHERS: Defer it.
 22 MS. REDILA: Arceli Redila, Zoning
 23 Administrator.
 24 Perhaps I can relay a story. Say, for
 25 example, if you have -- the minimum Building

1 THE SECRETARY: Luis Revuelta?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Venny Torre?
 4 MR. TORRE: Yes.
 5 THE SECRETARY: Chip Withers?
 6 MR. WITHERS: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 Item E-6.
 10 MR. CEBALLOS: File 22-4482, an Ordinance
 11 of the City Commission of -- let me repeat
 12 that, File ID 22-4582, an Ordinance of the City
 13 Commission of Coral Gables, Florida providing
 14 for a text amendment to the City of Coral
 15 Gables Official Zoning Code by amending Article
 16 2, "Zoning Districts," Section 2-102,
 17 "Multi-Family 1 Duplex District," MF1 Districts
 18 to modify and clarify provisions related to
 19 garages and driveways; providing for a repeater
 20 provision, severability clause, codification,
 21 and providing for an effective date.
 22 Are you going to be doing both items at the
 23 same time?
 24 MS. GARCIA: I can do one at a time.
 25 That's fine. I think it might be clearer that

1 Site requirements for duplexes is 5,000 width,
 2 with a 50-foot wide street frontage. Now you
 3 are required to have a setback of five feet on
 4 each side. You're left 40 feet with your
 5 facade.
 6 Now, if you say that the garage is no more
 7 than one-third of the 40, a car would not fit.
 8 So that's why we are striking the language.
 9 CHAIRMAN AIZENSTAT: So you're doing a one
 10 car garage?
 11 MS. REDILA: Right now you can't even do a
 12 one car garage. So we're giving flexibility
 13 for those people --
 14 CHAIRMAN AIZENSTAT: So now you're going to
 15 be able to do a one car garage?
 16 MS. REDILA: It would be up to the
 17 architect to be able to design it. We're
 18 giving them that flexibility, yes.
 19 CHAIRMAN AIZENSTAT: Okay. Jill, do we
 20 have anybody for this item anywhere?
 21 THE SECRETARY: No?
 22 CHAIRMAN AIZENSTAT: No?
 23 THE SECRETARY: No.
 24 CHAIRMAN AIZENSTAT: Not in Chambers, for
 25 the record, not on Zoom and not on the phone?

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1 Thank you.

2 At this point, we'll go ahead and close it

3 for public comment.

4 Any discussion, Chip? Any comment?

5 MR. WITHERS: No.

6 CHAIRMAN AIZENSTAT: Venny?

7 MR. TORRE: No.

8 CHAIRMAN AIZENSTAT: Julio and Luis? The

9 architects have no comments?

10 Anybody that would like to make a motion?

11 MR. REVUELTA: I'll make a motion to

12 approve.

13 CHAIRMAN AIZENSTAT: Luis made the motion

14 to approve. Is there a second?

15 MR. WITHERS: Second.

16 CHAIRMAN AIZENSTAT: Chip second. Any

17 discussion? No?

18 Call the roll, please.

19 THE SECRETARY: Luis Revuelta?

20 MR. GRABIEL: Yes.

21 THE SECRETARY: Venny Torre?

22 MR. TORRE: Yes.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY: Julio Grabiél?

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1 that's it.

2 CHAIRMAN AIZENSTAT: Okay. Jill, do we

3 have anybody in the Chambers?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: No?

6 THE SECRETARY: No.

7 CHAIRMAN AIZENSTAT: Zoom platform?

8 THE SECRETARY: No.

9 CHAIRMAN AIZENSTAT: And phone platform?

10 THE SECRETARY: No.

11 CHAIRMAN AIZENSTAT: At this point, I will

12 go ahead and close it for public comment. Any

13 discussion?

14 MR. GRABIEL: I move for approval.

15 CHAIRMAN AIZENSTAT: Julio goes ahead and

16 moves for approval. Is there a second?

17 MR. REVUELTA: Second.

18 CHAIRMAN AIZENSTAT: Luis second.

19 Any discussion? No?

20 Call the roll, please.

21 THE SECRETARY: Venny Torre?

22 MR. TORRE: Yes.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY: Julio Grabiél?

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1 MR. GRABIEL: Yes.

2 THE SECRETARY: Eibi Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes.

4 The last item, E-7.

5 MR. CEBALLOS: File ID 22-4583, an

6 Ordinance of the City Commission of Coral

7 Gables, Florida providing for a text amendment

8 to the City of Coral Gables Official Zoning

9 Code by amending Article 10, "Parking and

10 Access," Section 10-106, "Visibility Triangle"

11 to modify and clarify provisions related to

12 convex mirrors, providing for a repeater

13 provision, severability clause, codification,

14 and providing for an effective date.

15 MS. GARCIA: This was a request from the

16 Public Works Department. This is just a

17 clarification. So right now the Zoning Code

18 allows that the Building and Zoning Director

19 can review a proposed convex mirror for a

20 visibility issue, but it's not clear that

21 that's only within the private property and not

22 in the right-of-way. So this is just

23 clarifying that this would only be allowed and

24 approved in a case by case basis, on a private

25 property, not on the public right-of-way, and

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1 MR. GRABIEL: Yes.

2 THE SECRETARY: Luis Revuelta?

3 MR. REVUELTA: Yes.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Yes.

6 Is there a motion to adjourn?

7 MS. GARCIA: We do have one more item to

8 discuss, the scheduling for the November

9 meeting for Planning and Zoning. The

10 Commission has changed their date, to be on our

11 day, so we don't want to have both meetings, in

12 case they run a little bit late.

13 MR. GRABIEL: We have priority.

14 MS. GARCIA: I'll let them know.

15 CHAIRMAN AIZENSTAT: And on that note --

16 MS. GARCIA: So we have some dates, if Jill

17 wants to read those into the record.

18 THE SECRETARY: The options are November

19 1st, November 3rd, November 8th, November 10th.

20 MR. WITHERS: So a meeting on each of those

21 dates?

22 MS. GARCIA: No, it's which day would work

23 best for you.

24 MR. TORRE: I won't be here for the 8th or

25 the 10th.