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1 a couple of windows and a metal roof, which I
 2 believe is your concern.
 3 MR. TORRE: That's the problem.
 4 CHAIRMAN AIZENSTAT: Julio, any comments?
 5 MR. GRABIEL: I love metal roofs. Not in a
 6 Mediterranean house, obviously, but if the
 7 style is correct, I think --
 8 CHAIRMAN AIZENSTAT: And that will be up to
 9 the Board of Architects, which is the last
 10 item, which has to go, so it makes sense.
 11 Chip?
 12 MR. WITHERS: Long overdue.
 13 CHAIRMAN AIZENSTAT: Long overdue.
 14 MR. REVUELTA: Yes.
 15 CHAIRMAN AIZENSTAT: Anybody that would
 16 like to make a motion?
 17 MR. GRABIEL: Let Chip make the motion.
 18 MR. WITHERS: I'll move it.
 19 MR. REVUELTA: Can I have the pleasure of
 20 seconding it?
 21 CHAIRMAN AIZENSTAT: We have a second.
 22 Luis, any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Chip Withers?
 25 MR. WITHERS: Yes.

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1 MS. GARCIA: Okay. So if you go to Page 2
 2 of your Staff report, this kind of just lays it
 3 out. If you have a property that's next to the
 4 City boundary, City limits, that's next to the
 5 City of Miami or Unincorporated Miami-Dade or
 6 South Miami, instead of requiring them to mail
 7 a thousand foot or 1,500 foot radius, to
 8 include lots of properties outside that City,
 9 this text amendment is just clarifying that
 10 that would only be a 500-foot radius. So it
 11 wouldn't include the whole 1,500 foot radius.
 12 Because right now the Zoning Code is very
 13 unclear of how to treat properties outside of
 14 the City. This is the attempt to clarify that.
 15 MR. TORRE: Why do we have to give notice
 16 to other jurisdictions?
 17 MR. WITHERS: So they -- I mean, it always
 18 had been the fact of not trying to build a bit
 19 of a wall between municipalities, we share with
 20 them what they're doing -- what we're doing to
 21 them and they should share --
 22 MR. TORRE: So if somebody from Dade County
 23 comes over -- or a group of them come over and
 24 object to a project, you have to take it into
 25 account as a neighbor?

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1 THE SECRETARY: Claudia Miro?
 2 Julio Grabiel?
 3 MR. GRABIEL: Yes.
 4 THE SECRETARY: Luis Revuelta?
 5 MR. REVUELTA: Yes.
 6 THE SECRETARY: Venny Torre?
 7 MR. TORRE: Yeah.
 8 THE SECRETARY: Eibi Aizenstat?
 9 CHAIRMAN AIZENSTAT: Yes.
 10 Next we have Item E-5. Mr. Ceballos,
 11 please.
 12 MR. CEBALLOS: File ID 22-4331, an
 13 Ordinance of the City Commission of Coral
 14 Gables, Florida, providing for a text amendment
 15 to the City of Coral Gables Official Zoning
 16 Code by revising Article 15, "Notices," Section
 17 15-102 "Notice", Subsection C "Mail Notices"
 18 providing that when a notice radius extends
 19 outside of the City limits, notice shall be
 20 mailed outside of the City limits only to
 21 addresses that are within a 500-foot radius of
 22 the property that is subject of the
 23 application, providing for severability,
 24 repeater, codification, and an effective date.
 25 CHAIRMAN AIZENSTAT: Thank you.

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1 MR. WITHERS: Well, it started -- I don't
 2 know when it started, but when the Bakery
 3 Center was first built, there was a big issue
 4 with the City really not knowing what was
 5 happening in South Miami, when we're literally
 6 right across the street.
 7 CHAIRMAN AIZENSTAT: I remember that.
 8 MR. WITHERS: So it was just a reach out.
 9 Do we have to notify other municipalities
 10 of what we're doing or do we just notify the
 11 neighbors?
 12 MS. GARCIA: The neighbors, property owners.
 13 CHAIRMAN AIZENSTAT: Before we continue,
 14 Jill we don't have anybody in Chambers. So,
 15 no. Anybody on Zoom?
 16 THE SECRETARY: No.
 17 CHAIRMAN AIZENSTAT: Phone platform? No?
 18 I'll go ahead and close the public comment.
 19 Chip?
 20 MR. WITHERS: Do I have to repeat exactly
 21 what I said?
 22 CHAIRMAN AIZENSTAT: No. No. No. It's on
 23 the record.
 24 MS. GARCIA: And to your point, there's
 25 actually policies and objectives in the Comp

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?