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1 CHAIRMAN AIZENSTAT: So the entrance has
 2 not been shifted?
 3 MR. SCHWARTZ: No.
 4 CHAIRMAN AIZENSTAT: Okay. That was the
 5 only question I had.
 6 Any other comments from the Board? Anybody
 7 like to make a motion?
 8 MR. GRABIEL: I'd like to move for
 9 approval.
 10 MR. TORRE: I'll second it.
 11 MR. WITHERS: Approval --
 12 CHAIRMAN AIZENSTAT: I think Chip went
 13 ahead and -- Chip second.
 14 MR. WITHERS: I'll second it.
 15 MR. REVUELTA: It looks like it was at the
 16 same time, so I don't know who was first.
 17 CHAIRMAN AIZENSTAT: Any discussion? No?
 18 Having none, call the roll, please.
 19 THE SECRETARY: Julio Grabiell?
 20 MR. GRABIEL: Yes.
 21 THE SECRETARY: Luis Revuelta?
 22 MR. REVUELTA: Yes.
 23 THE SECRETARY: Venny Torre?
 24 MR. TORRE: Yes.
 25 THE SECRETARY: Chip Withers?

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1 perpetual access and utility easement, setting
 2 forth terms and conditions, providing for an
 3 effective date.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 Zeke. We'll go ahead and have the
 6 applicant make his presentation first.
 7 MR. GUILFORD: Good evening, Mr. Chair and
 8 Members of the Board. For the record, my name
 9 is Zeke Guilford, with offices at 400
 10 University Drive. I'm here on behalf --
 11 representing the abutting property owners of
 12 the alley.
 13 I wish I had some pretty pictures to show
 14 you, nice, that these architects have drawn,
 15 but this is a very kind of -- I want to say,
 16 very simple boring application.
 17 Actually, we're actually requesting the
 18 alley between Amalfi and Rosaro to be
 19 vacated --
 20 MR. REVUELTA: Zeke, do you want to move it
 21 a little bit?
 22 MR. GUILFORD: It was so they can see up there.
 23 MR. REVUELTA: Oh, I'm sorry.
 24 MS. GUILFORD: Trust me, I usually have
 25 them pointed towards you, too.

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1 MR. WITHERS: Yes.
 2 THE SECRETARY: Claudia Miro?
 3 MS. MIRO: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes. Thank you.
 6 MR. SCHWARTZ: Thank you so much. Thank
 7 you for your time.
 8 CHAIRMAN AIZENSTAT: Thank you for coming.
 9 Next item is Item E-2. Mr. Ceballos, if
 10 you'd please read that into the record.
 11 MR. CEBALLOS: File Number 22-4581, an
 12 Ordinance of the City Commission of Coral
 13 Gables approving the vacation of a public
 14 alleyway pursuant to Zoning Code Article 14,
 15 "Process," Section 14-211, "Abandonment and
 16 Vacations" and City Code Chapter 62, Article 8,
 17 "Vacation, Abandonment and Closure of Streets,
 18 Easements and Alleys by Private Owners and the
 19 City; Application Process," providing for the
 20 vacation of the north-south public alleyway
 21 lying between lots 9-16 and lots 8 & 17, Block
 22 97, Coral Gables Riviera Section #2, according
 23 to the plat thereof recorded in Plat Book 28,
 24 Page 18 of the Public Records of Miami-Dade
 25 County, Florida; providing for substitute

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1 What is interesting here is that if you,
 2 again, you look at the actual map from
 3 Merrick --
 4 CHAIRMAN AIZENSTAT: Zeke, if you could
 5 talk into the microphone -- there we go -- for
 6 the court reporter.
 7 MR. GUILFORD: Right. If you actually look
 8 at the map from Merrick, this is the block
 9 here. You have three blocks that are green.
 10 Those three blocks are -- actually were
 11 supposed to be Commercial designated. Over
 12 time, they've -- well, the second block -- let
 13 me go back -- the second block is now a medical
 14 office complex and they vacated the alley in
 15 1961. So, really, the only alley you have is
 16 here.
 17 The alley in this block has never been used
 18 by Public Works. It is grass and landscaping.
 19 It has been maintained over the years by the
 20 abutting property owners, and Staff has
 21 recommended approval. I believe Staff is in
 22 agreement and Hermes is in agreement with
 23 Condition C, which we're going to add to that
 24 sentence, "Unless approved by the Board of
 25 Architects." Oh, the Public Works Director,

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1 I'm sorry. I already cut him out.
 2 Other than that, we accept Staff's
 3 recommendation of approval and we ask that you
 4 recommend approval, as well. Thank you.
 5 CHAIRMAN AIZENSTAT: Thank you.
 6 Jennifer.
 7 Thank you, Zeke.
 8 MR. GUILFORD: You're welcome.
 9 MR. REVUELTA: Can I have a request? Is
 10 there a way that on the screen we can have
 11 blown up the property?
 12 MS. GARCIA: Yeah. I'll show it with the
 13 PowerPoint. You can see that.
 14 MR. REVUELTA: Okay.
 15 MS. GARCIA: All right. So you can see
 16 here that Rosaro is the north street, Amalfi is
 17 the south street, and there's Le Jeune going
 18 north and south. You can see that there's
 19 eight platted lots, even though there's only, I
 20 think, three houses that are facing Le Jeune.
 21 And here's an aerial looking at the area. You
 22 can see, I'm sorry, four houses on the Le Jeune
 23 part, and two houses on the west side.
 24 So this is that -- the red rectangle is
 25 showing that alley space, and those are the

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1 Chambers?
 2 MS. MENENDEZ: No.
 3 CHAIRMAN AIZENSTAT: Do we have anybody on
 4 Zoom for this item?
 5 MS. MENENDEZ: No one.
 6 CHAIRMAN AIZENSTAT: How about on phone
 7 platform? No?
 8 At this time, I'd like to go ahead and
 9 close it for public comment.
 10 Claudia, I'll let you go first.
 11 MS. MIRO: Actually, go ahead and skip me.
 12 I'm still reading through it.
 13 CHAIRMAN AIZENSTAT: Chip.
 14 MS. GARCIA: Sorry, Eibi, just to interrupt
 15 really quick.
 16 CHAIRMAN AIZENSTAT: Go ahead, please.
 17 MS. GARCIA: There was a letter that was
 18 sent from the Historic Preservation
 19 Association.
 20 CHAIRMAN AIZENSTAT: Correct. Do we need
 21 to read that into the record?
 22 MS. GARCIA: I just want to make sure the
 23 record makes that clear, that it was sent. I
 24 think it was forwarded to all of the Board
 25 Members and we have a copy of that here.

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1 five houses that basically would split the
 2 alley, once it's vacated.
 3 And, then, zooming into that even further,
 4 you can see that it's a 4,000 square feet, so a
 5 20 feet by 200-foot long alley north-south.
 6 So they've gone to DRC in May, they had a
 7 neighborhood meeting in August, and here were
 8 are in the Planning & Zoning.
 9 CHAIRMAN AIZENSTAT: That's a sign.
 10 MR. GRABIEL: Either for approval or not.
 11 MR. WITHERS: I guess we know where he
 12 stands.
 13 MS. GARCIA: So letters have been sent to
 14 property owners twice, the posting for the
 15 property has been twice, as well, for DRC and
 16 for Planning & Zoning, as well as website
 17 posting, as well as for tonight's meeting.
 18 This is the area that was notified by mail.
 19 Staff recommends approval with conditions,
 20 with the condition of that last one, to add in
 21 Public Works to allow an encroachment, as
 22 needed, and that's it.
 23 CHAIRMAN AIZENSTAT: Thank you.
 24 I would like to open it up first to public
 25 comment. Do we have anybody for this item in

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1 CHAIRMAN AIZENSTAT: Did all Board Members
 2 receive that?
 3 MS. GARCIA: Yes.
 4 CHAIRMAN AIZENSTAT: Do we need to -- Gus,
 5 do we need to read that into the record?
 6 MR. CEBALLOS: No. You can request that it
 7 be read into the record, but if all of the
 8 Board Members received that letter, you do not
 9 need to read it into the record.
 10 CHAIRMAN AIZENSTAT: Okay. Thank you.
 11 Thank you, Jennifer.
 12 MR. WITHERS: So maybe Mr. Guilford is
 13 going to answer this or maybe you can, so
 14 what's the intent of closing the alley? Is
 15 there a Site Plan? Because normally we get a
 16 Site Plan with something like this, don't we?
 17 MS. GARCIA: No. There's no Site Plan.
 18 There's no new construction, as far as a house
 19 goes. This will be split between those five
 20 residences.
 21 MR. GUILFORD: The basis of what is
 22 happening, they've been maintaining it for all
 23 of these years. It's only been grass. It's
 24 not a paved alley. So they said, "Listen, if
 25 we're going to take care of it, we might as

1 well have it," and to be honest with you, it
2 really doesn't do much to the homeowners or for
3 the homeowners, because essentially what we're
4 doing is, we're now granting back that alley as
5 a utility easement, because we have telephone
6 lines, we also have a water line going through
7 there.

8 So, essentially, let's just say they had a
9 ten-foot setback in their original house, they
10 can now go to their property line, but they
11 can't encroach into what was the alley.

12 MR. WITHERS: So it's not being done for
13 re-development or anything like that?

14 MR. GUILFORD: No, absolutely not.

15 MR. WITHERS: Okay.

16 CHAIRMAN AIZENSTAT: And, Zeke, your
17 clients are the four property owners?

18 MR. GUILFORD: The five property owners,
19 yes, sir.

20 CHAIRMAN AIZENSTAT: The five property
21 owners.

22 MR. GUILFORD: Yes.

23 CHAIRMAN AIZENSTAT: Chip, did you have --

24 MR. WITHERS: That's it. I just wanted to
25 get that on the record.

1 standard Merrick easement, which is a five, six
2 or seven feet, but it's not an uncommon
3 condition throughout the City to have this
4 condition.

5 MR. TORRE: So maybe you could put fences,
6 but not a wall or something to that effect,
7 something like that maybe?

8 MR. DIAZ: It depends on the utilities,
9 what are there. So, for example, if it's just
10 overhead, it's not a big deal. If you have a
11 water line, then you've got to be careful. You
12 know, all of that would be sorted out through
13 the design, whenever it comes. So it's no
14 different than you have your easement in the
15 back and you have all sorts of stuff back
16 there. Those easements were originally done
17 for the purpose of water, sewer and overhead
18 utilities.

19 MR. GUILFORD: What's actually interesting
20 here on this alley -- I'm not going to say
21 interesting -- is you have the powerlines
22 running on the east side of the alley, not in
23 the middle, and you have the water line running
24 on the west side of the alley, and not in the
25 middle. So, basically, you really can't do

1 CHAIRMAN AIZENSTAT: Okay. Venny?

2 MR. TORRE: So I understand it, your
3 property will be given half and half to both,
4 east and west residences?

5 MR. GUILFORD: Correct.

6 MR. TORRE: And will these be allowed to
7 move their fences and so forth, if they so
8 wish?

9 MR. GUILFORD: If it's approved by Public
10 Works.

11 MR. DIAZ: Yes, subject to the proper
12 review and approval. I mean, we have utility
13 easements like this throughout, the Merrick
14 easements. This easement will just be bigger,
15 but we do have this condition throughout the
16 City, where utilities are on the rear or on the
17 side.

18 MS. MIRO: I'm sorry, I couldn't understand
19 what you're saying.

20 MR. DIAZ: I'm sorry about that. We have
21 these conditions throughout the City, where you
22 have utility easements on the rear and on the
23 side. In this particular case, the easement
24 will be buried. It will be the full ten-foot
25 of the former alley, as opposed to your

1 anything, on either side, other than, you know,
2 where you had a ten-foot setback, you're now
3 going to your property line, and it gives
4 you -- I think you can add -- a 50 by 100 foot
5 lot, you can build an extra 300 feet than what
6 you could build previously.

7 MR. TORRE: So just for my education, so
8 you get a new survey for each lot, and then the
9 tax man reassesses and everybody gets a new --
10 you know, the property records change?

11 MR. GUILFORD: Correct. Right, yes.

12 MR. TORRE: Okay. That's all. Thank you.
13 CHAIRMAN AIZENSTAT: Claudia?

14 MS. MIRO: Yes. I have a question for the
15 Public Works Director. So in the case the
16 applicant was saying that the dividing property
17 owners have been maintaining the land all of
18 this time. What happens when, for a lack of a
19 better word, the City overlooks pieces of land
20 and they're not caring for them as they should?
21 Because what he indicated and I understood was
22 that that's a grassy area, that, I guess, was
23 overgrowing and the abutting property owners
24 had to actually step in and care for it.

25 So what is the normal process, if there's a

1 tract of land that the City should be caring
 2 for and the burden has been falling on the
 3 homeowners to now have to go through a process?
 4 So how does Public Works handle that? What is
 5 the process available to homeowners?
 6 MR. DIAZ: So, according to our Code,
 7 actually, the landscape maintenance of grass,
 8 even on alleys, all of the way to the center
 9 line of the alley, per se, it is already the
 10 responsibility of the property owners. In this
 11 property's case, the Public Works Department
 12 has really no interest to this alley, as far as
 13 for access for service. So we don't have any
 14 objection with the vacation.
 15 But as far as maintenance, the owners would
 16 be responsible for the maintenance regardless
 17 of whether the alley was vacated or not.
 18 MS. MIRO: So to be clear, it's not that
 19 it's an added -- it's a responsibility, per the
 20 Code, of the abutting landowners?
 21 MR. DIAZ: Correct. Absolutely, yes.
 22 MS. MIRO: So it's not like they're doing
 23 the City a favor in doing this?
 24 MR. DIAZ: No. No. We'll be collecting
 25 taxes from that land, which right now we're

1 normally you have the set easements in the back
 2 of a whole bunch of properties, but alleys,
 3 I've never seen an alley through --
 4 MR. DIAZ: There's a handful and I believe
 5 the original intent was for that area to be
 6 Commercial, right? Yeah. And it just never
 7 materialized. So, on a Commercial area, having
 8 an alley in the rear for access and services,
 9 it makes sense.
 10 MR. REVUELTA: Who is setting the width of
 11 the easement?
 12 MR. DIAZ: It's the width of the alley.
 13 MR. REVUELTA: And the owners are fine with
 14 that? If it was me, I would like it to be the
 15 center, five foot easement, just because it
 16 makes a difference whether you can build in
 17 five feet or not, and the easement at ten feet
 18 -- this is none of my business --
 19 MR. GUILFORD: To be honest with you, this
 20 is actually better for the owners, because
 21 where the water line sits, they could --
 22 potentially they are giving part of their
 23 property now to the utility company, versus
 24 just keeping it at the alley.
 25 MR. REVUELTA: So if they're fine --

1 collecting none. So that is, I guess, the most
 2 direct benefit that the City will get.
 3 MS. MIRO: That we collect taxes on that
 4 land.
 5 MR. DIAZ: We don't right now. It's an
 6 alley. But we will.
 7 MS. MIRO: We will, yes?
 8 MR. DIAZ: We will, if the vacation occurs.
 9 MS. MIRO: If the vacation occurs.
 10 MR. DIAZ: Correct.
 11 MS. MIRO: Yeah. Okay. Nothing else.
 12 CHAIRMAN AIZENSTAT: Thank you.
 13 Luis?
 14 MR. REVUELTA: Zeke said this was going to
 15 be a boring application and we have devine
 16 intervention.
 17 A question, the alley was never connected
 18 to the street?
 19 MR. DIAZ: We don't have any records
 20 indicating that that alley was ever built up,
 21 not as far -- whether there was something there
 22 50, 60, 70 years ago, I really can't tell, but
 23 at least as far back as we can go, there's no
 24 evidence that the alley was ever made.
 25 MR. REVUELTA: Interesting, because

1 MR. DIAZ: Not only that, I mean, we
 2 wouldn't necessarily subject to an alley,
 3 subject to everybody -- the needs of an
 4 individual (Unintelligible) and so the owner
 5 would have to go through the relocation. So
 6 it's probably --
 7 (Simultaneous speaking.)
 8 CHAIRMAN AIZENSTAT: Thank you, Luis.
 9 Julio.
 10 MR. GRABIEL: No.
 11 MS. MIRO: I have a question.
 12 CHAIRMAN AIZENSTAT: Okay.
 13 MS. MIRO: The other question that just
 14 came to mind is, I know that the applicant
 15 had -- and also the City Staff said that there
 16 is no plans on selling the property in the
 17 future. Wouldn't the alley pose an impediment
 18 or some sort of an obstacle for
 19 (unintelligible) all five properties together?
 20 Let's say a developer came and said, "I
 21 want to buy all five of these properties,"
 22 would not having that alley vacated be a
 23 problem?
 24 MS. GARCIA: Not when it's Zoned
 25 Single-Family. If it's Zoned Multi-Family,

1 then --

2 MS. MIRO: But if the Zoning were to change

3 in the future?

4 MS. GARCIA: Yeah.

5 MR. DIAZ: If a developer would buy all

6 that, then they would have to probably come

7 back and part of the process was to remove

8 what --

9 MR. REVUELTA: They need to change the

10 Zoning and the Land Use Map.

11 MR. DIAZ: Yes.

12 MR. REVUELTA: It's a very tedious process.

13 MR. GUILFORD: Right.

14 MS. MIRO: Okay. Thank you.

15 CHAIRMAN AIZENSTAT: Is there any

16 property -- any of these properties that are

17 5,000 square feet or under, of the five

18 properties that are there? Do you know the

19 average size of one of the properties?

20 MR. GUILFORD: No, but the two main lots, I

21 believe --

22 MR. DIAZ: The original, the platted lot

23 lines, are 25 by a hundred, at least the ones

24 that are facing Le Jeune. However, I think I

25 think you have houses sitting on multiple lots.

1 MR. DIAZ: And your setback changes, too,

2 your property line changes. So even though you

3 cannot build in the alley, per se, you can

4 build closer --

5 MR. REVUELTA: If they want to build a

6 pool, they probably can.

7 MR. DIAZ: Your pool just got bigger.

8 CHAIRMAN AIZENSTAT: Now, are they marked

9 for any utilities currently? Do we know what

10 utilities are running behind in that easement?

11 MR. DIAZ: We know for a fact that we have

12 powerlines, we have water, we have sewer -- no,

13 they're on septic tank.

14 CHAIRMAN AIZENSTAT: They're on septic, I

15 think, in that area, right? So there's no --

16 MR. DIAZ: Right.

17 MR. REVUELTA: The water line is an active

18 line or --

19 MR. DIAZ: Yes, it is.

20 CHAIRMAN AIZENSTAT: And so this property,

21 is -- there's a mini market. So that's on the

22 other side of the street. There's a mini

23 market, I think, that comes in.

24 MR. GUILFORD: No. It's on the same side.

25 It's the same side.

1 MR. GUILFORD: Right, because there's three

2 houses along Le Jeune. So you've got at least

3 50 by a hundred.

4 CHAIRMAN AIZENSTAT: So that's 5,000 square

5 feet.

6 MR. GUILFORD: About 5,000 square feet.

7 CHAIRMAN AIZENSTAT: The reason I ask that

8 question is because the minimum biddable lot is

9 5,000 square feet. So if you've got a property

10 without this at 4,930, you wouldn't be able to

11 re-build. By doing this, that would afford or

12 allow that individual or that property owner to

13 build.

14 MR. GUILFORD: Sure.

15 CHAIRMAN AIZENSTAT: And as he said, on

16 average, you're saying that they're getting

17 about another 350 square feet.

18 MR. GUILFORD: Yeah. If you have a 50 by a

19 hundred, just figuring 35 percent, then you can

20 build another 350 feet.

21 CHAIRMAN AIZENSTAT: To me, I like the fact

22 that you have -- you know, somebody that has a

23 5,000 square foot lot, now they're going to

24 have a bigger lot, so you don't have an issue

25 with the City.

1 CHAIRMAN AIZENSTAT: Right. On the other

2 side, because there's an alley that's driveable

3 behind that mini market. I just want to be

4 clear that this doesn't go through or won't

5 impede later --

6 MR. GUILFORD: You're talking about this

7 lot right here?

8 CHAIRMAN AIZENSTAT: That is correct.

9 MR. GUILFORD: You've got, I think, what

10 is, Don Pan, and right behind, you have like

11 the convenience store.

12 CHAIRMAN AIZENSTAT: Correct.

13 MR. GUILFORD: And, again, this block here,

14 the alley has already been vacated, so you

15 don't need to have through alleys.

16 CHAIRMAN AIZENSTAT: Okay. But behind that

17 convenient store, there is an alley.

18 MR. GUILFORD: Which makes sense. If

19 you're going to have a Commercial piece of

20 property, you put your garbage behind and

21 everything else. So now that it's Residential,

22 it doesn't make any sense to have the alley.

23 CHAIRMAN AIZENSTAT: Any other --

24 MR. TORRE: I have a question, Mr. Chair.

25 It may not matter, but just to ask the

1 question.
 2 So the tenants are now maintaining the
 3 alley. So once this happens, somebody may move
 4 a fence. Is there going to be some cohesive
 5 way of how this goes forwarded in terms of the
 6 alley? Does somebody plant grass, somebody not
 7 like it? Is there something here that goes
 8 together or does everybody just kind of do it
 9 on their own?
 10 MR. DIAZ: It will be up to the individual
 11 property owners to pull a permit and build a
 12 fence.
 13 MR. TORRE: And if they don't, then
 14 everybody maintains their --
 15 MR. DIAZ: Yes, they have to maintain --
 16 MR. TORRE: So that sort of space now
 17 becomes that person's --
 18 MR. DIAZ: They will -- there's a
 19 commitment that says, well, we're not doing
 20 this unless you want to move your fence, but
 21 ultimately they'll have to pull a permit and do
 22 whatever they need to do to make that happen.
 23 CHAIRMAN AIZENSTAT: Has there been any
 24 comment from the property owners behind? In
 25 other words, if one person moves the fence, has

1 here will get ten feet. So this is the one on
 2 the other side. Here is LeJeune down there.
 3 So these people get ten feet. These people get
 4 ten feet.
 5 CHAIRMAN AIZENSTAT: Oh, okay. That wasn't
 6 clear to me.
 7 MR. GUILFORD: Yeah. I'm sorry. It goes
 8 to the center line of the road. Each property
 9 goes to that center line.
 10 CHAIRMAN AIZENSTAT: That's perfect.
 11 MR. DIAZ: And that division is per the
 12 original rights of the original underlying plat
 13 lines. So there's no question about that
 14 division.
 15 CHAIRMAN AIZENSTAT: Just, in my mind, it
 16 was, the five properties were getting that
 17 alley.
 18 MR. GUILFORD: Right. Well, remember, the
 19 five is three on Le Jeune and then the two on
 20 the other side of the alley.
 21 CHAIRMAN AIZENSTAT: Okay. Any other --
 22 MR. REVUELTA: Yes. For my own education,
 23 do the properties have to be replatted?
 24 MR. DIAZ: No.
 25 MR. GUILFORD: No. The face of the legal

1 anybody talked to those property owners that
 2 are behind on the other side of the alley?
 3 MR. GUILFORD: I'm not following you.
 4 CHAIRMAN AIZENSTAT: On the other side of
 5 the alley, there's homes.
 6 MR. GUILFORD: Okay. On the other side of
 7 where those two houses are?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 MR. GUILFORD: We did a neighborhood
 10 meeting, only one person showed up, and they
 11 lived on Riviera, in a condo on Riviera, so --
 12 CHAIRMAN AIZENSTAT: So none of those
 13 property owners said, you know, I want a part
 14 of that alley?
 15 MR. GUILFORD: No.
 16 MR. TORRE: He's thinking the two houses on
 17 the other side of the alley.
 18 CHAIRMAN AIZENSTAT: Correct.
 19 MR. TORRE: Isn't that going 50/50?
 20 MR. GUILFORD: Yes.
 21 CHAIRMAN AIZENSTAT: I was wondering if any
 22 of those owners would say, you know what, if
 23 you're giving away some property, maybe I want
 24 a piece of that, so I can expand.
 25 MR. GUILFORD: Right. Well, this owner

1 will be, Block, let's say, 5 and 6, and ten
 2 feet of the vacated alley.
 3 MR. REVUELTA: They don't have to be
 4 replatted, they don't have to be re-surveyed
 5 and the City will just adjust the plat?
 6 MR. DIAZ: What they should probably do is
 7 submit --
 8 MR. GUILFORD: Like a Quitclaim Deed.
 9 MR. DIAZ: It's a Quitclaim Deed to be the
 10 report of the County, with eventually when this
 11 passes, as a backup, and have that report at
 12 the County and the Property Appraiser's Office
 13 will pick that up automatically.
 14 CHAIRMAN AIZENSTAT: Any other comments?
 15 MR. REVUELTA: No.
 16 CHAIRMAN AIZENSTAT: No? Would anybody
 17 like to make a motion?
 18 MR. WITHERS: I'll move it.
 19 MR. REVUELTA: Second.
 20 CHAIRMAN AIZENSTAT: We have a second. Any
 21 comments? No?
 22 Call the roll, please.
 23 THE SECRETARY: Luis Revuelta?
 24 MR. REVUELTA: Yes.
 25 THE SECRETARY: Venny Torre?

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1 MR. TORRE: Yes.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Yes.

4 THE SECRETARY: Claudia Miro?

5 MS. MIRO: I just wanted to make a comment

6 before. I wanted to say that I did read the

7 letter from the Prehistoric (sic) Board, and

8 while I don't, as a rule, just generally favor

9 vacating alleys, I think that listening to the

10 applicant and listening to Public Works, I

11 think that, in this case, you know, the

12 Preservation says, oh, it's public land, but

13 there's water lines there. It's not like we

14 could use it as a park. And I really like the

15 idea that we can make money off of this land

16 now and collect taxes. So, yes.

17 THE SECRETARY: Julio Grabiél?

18 MR. GRABIEL: Yes.

19 THE SECRETARY: Eibi Aizenstat?

20 CHAIRMAN AIZENSTAT: Yes.

21 MR. GUILFORD: Thank you very much.

22 CHAIRMAN AIZENSTAT: Thank you, Zeke. Nice

23 seeing you again.

24 MR. GUILFORD: Likewise.

25 CHAIRMAN AIZENSTAT: The next item on the

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1 by using smaller height trees, more natives,

2 more flowering trees, more interest. Being

3 that unusual trees come in smaller sizes in

4 nurseries, it's very difficult to find them

5 sometimes 15 to 16 feet tall. So this just

6 gives people variety, greater variety, easier

7 to find them in nurseries. It will create

8 diversity and more interest in the swales.

9 CHAIRMAN AIZENSTAT: Thank you.

10 Do we have -- Jennifer, would you like to

11 make any comments? Thank you.

12 Do we have anybody from the public, Jill?

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Zoom?

15 THE SECRETARY: No.

16 CHAIRMAN AIZENSTAT: Phone platform?

17 THE SECRETARY: No. We just got back,

18 actually. Zoom was down, but it's back on and

19 we don't have any speakers.

20 CHAIRMAN AIZENSTAT: Zoom was down, but we

21 are back on. Okay. But we have nobody, right?

22 THE SECRETARY: Correct.

23 CHAIRMAN AIZENSTAT: Okay. At this time,

24 I'd like to go ahead and close it for public

25 comment. Claudia?

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1 agenda is E-3. Mr. Ceballos.

2 MR. CEBALLOS: File ID 22-4426, an

3 Ordinance of City Commission amending the City

4 of Coral Gables Zoning Code, Article 6

5 "Landscape," Section 6-104 "Landscape

6 Requirements for Public Right-of-Way; to amend

7 planting height and various other provisions

8 providing for a repeater provision,

9 severability clause, codification, and

10 providing for an effective date.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MS. BELL-LLEWELLYN: Good evening,

13 everyone. I'm Deena Bell-Llewellyn, Assistant

14 Director of Public Works for Green Space

15 Management.

16 So this is very simple. Right now, the

17 Zoning Code requires trees in public

18 right-of-way swales, when they're planted new,

19 to be 15 to 16 feet tall at the time of

20 planting. So we have a dense urban forest in

21 Coral Gables with a lot of large trees, and

22 what this does is provides residents, as well

23 as City Staff, when we're doing tree plantings,

24 to add more -- is that a yes? I think that's a

25 yes -- add more diversity to the urban forest

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1 MS. MIRO: No comments. I think she was

2 very clear.

3 CHAIRMAN AIZENSTAT: She was clear.

4 MS. MIRO: I mean -- thank you.

5 CHAIRMAN AIZENSTAT: Luis?

6 MR. REVUELTA: No comment.

7 CHAIRMAN AIZENSTAT: Venny?

8 MR. TORRE: I do have a couple of

9 questions. So I understand what you're trying

10 to do with the variety and so on. So, for

11 example, a small tree, an Orange Geiger, let's

12 pretend, that would be okay and something like

13 that could actually be the one that you kind of

14 want to put in there, like maybe go -- tops 15,

15 16 when it's fully grown?

16 MS. BELL-LLEWELLYN: Uh-huh.

17 MR. TORRE: So that sort of small tree

18 could be the one that you kind of want to put

19 in there?

20 MS. BELL-LLEWELLYN: Yes, trying to

21 establish a medium high canopy, below very

22 large trees, so we get a layering effect in the

23 urban forest, right, and then we're going to

24 get a greater species variety. Of course,

25 we'll make sure they're not in conflict with