

1 MR. BEHAR: Yes.
2 THE SECRETARY: Alex Bucelo?
3 MR. BUCELO: Yes.
4 THE SECRETARY: Nestor Menendez?
5 MR. MENENDEZ: Yes.
6 MR. BEHAR: Thank you.
7 MR. COLLER: Mr. Chairman, there's one
8 issue before you leave.
9 Getting back to the Alice Bravo and the
10 Board voting on it, there's been changes to
11 attendance and there's -- I don't recall, I
12 have this in my head, that the Board doesn't
13 have the authority to waive her attendance,
14 although she has a very justified reason.
15 She's stuck on a plane. I tried to reach
16 Christina to see what the position is.
17 So I know the sentiment of the Board has
18 been expressed. I need to get back to
19 Christina on how the process works for things
20 of that nature. So I just want to advise the
21 Board that I'm looking into that.
22 MR. BEHAR: No problem.
23 MR. BUCELO: Thank you.
24 MR. BEHAR: Okay. At this time, again, I
25 will recuse myself. Mr. Bucelo, please.

1 MR. BUCELO: Thank you.
2 Mr. Coller, I guess, if we can have the
3 next item.
4 MR. COLLER: Okay. So I just want to make
5 sure, we're on --
6 THE SECRETARY: E-1.
7 MR. BUCELO: E-1.
8 MR. COLLER: E-1, right?
9 Okay. Item E-1, an Ordinance of the City
10 Commission of Coral Gables, Florida, approving
11 the vacation of a public alleyway pursuant to
12 Zoning Code Article 14, "Process," Section
13 14-211, "Abandonment and Vacations" and City
14 Code Chapter 62, Article 8 "Vacation,
15 abandonment and closure of streets, easements
16 and alleys by private owners and the city;
17 application process," providing for the
18 vacation of the forty-five foot wide alley
19 which is approximately one hundred twenty-five
20 feet in length lying between Tract A and Lots
21 27 through 31, Book (sic) 156, Riviera Section
22 Part 8 (1250 S. Dixie Highway), Coral Gables,
23 Florida; providing for a repealer provision,
24 severability clause, and providing for an
25 effective date.

1 E-1, public hearing.
2 MS. RUSSO: Good evening, Mr. Chairman,
3 Members of the Board. For the record, Laura
4 Russo, with offices at 2334 Ponce de Leon
5 Boulevard. I am here this evening representing
6 LCD Acquisitions, Inc., the contract purchaser
7 of the property that most of you will recognize
8 as the University Shopping Center, where
9 Fridays used to be located, and the Bagel
10 Emporium.
11 That property is bounded by US-1 on sort of
12 the northwest side, by Mariposa Court --
13 Mariposa Court, and on the south side by
14 Madruga. Madruga being a very narrow street,
15 that for many, many years most people were
16 convinced that Madruga was actually an alley
17 behind the building, but it's actually a
18 platted street.
19 We are here this evening requesting to
20 vacate the alley that is seventy-five feet wide
21 by a hundred -- no, forty-five feet wide by a
22 hundred and twenty-five feet deep, and that --
23 it actually starts right at one of the
24 entrances, access points, into the property,
25 and goes into the property about a hundred

1 twenty-five feet.
2 This mess all got created back in 1950.
3 The original Riviera Section 8 plat was
4 replatted to vacate the alley that bifurcated
5 this block, as it did in other blocks that
6 abutted US-1, the common scenario of an alley
7 bifurcating, and they replatted in 1950, and
8 they vacated what they thought was, I guess,
9 the whole alley, but there was a portion -- the
10 upper northwest corner of the property was not
11 included in that replat, and so the alley is
12 located just south of that portion that was not
13 part of the replat.
14 And so we are here, the shopping center was
15 built in the early 1950s. The alley has not
16 been used by the City for any public purpose,
17 and it actually is part of the access-way and
18 part of a landscaping median inside the
19 shopping center surface parking lot.
20 This property will be developed under the
21 new City's Rapid Transit Overlay Ordinance that
22 was created in order to combat the Rapid
23 Transit Zone of Miami-Dade County. So we are
24 here this evening requesting that this alley be
25 vacated. We meet all of the requirements of

1 Article 14, in terms of process, and I think,
2 if you've taken a look at Ms. Garcia's Staff
3 report, you will see that it's quite
4 comprehensive, and we meet all of the public
5 policy concerns in the Comprehensive Plan, and
6 all of the requirements of the Zoning Code.

7 I'm happy to answer any questions you may
8 have.

9 MR. BUCELO: Thank you.

10 I guess we'll hear from City Staff.

11 MS. GARCIA: Thank you. I have a
12 PowerPoint. Thanks, guys.

13 So we all know where the property is, at
14 Mariposa and Madruga and US-1. The alley
15 actually sits, like Laura said before, on some
16 parking spaces and a drive aisle.

17 As you'll remember, this Board deferred the
18 previous application, which consisted of many
19 more requests. Today, we're looking at just
20 one of those requests, which is a vacation of
21 this alleyway.

22 As you can see here, the alley is just
23 forty-five feet in depth and a hundred
24 twenty-five feet wide. You can see the
25 overlaying in a survey. So you can see, it

53

1 mostly is parking, as well as a proper drive
2 aisle.

3 This was reviewed many years ago, starting
4 in the DRC, back in 2023. This Board deferred
5 this request, along with many other requests,
6 in April of 2024, and here we are again with
7 just the request of the alley vacation.

8 There has been four notices sent to the
9 property owners. The property was posted. The
10 website was posted. The newspaper
11 advertisement was also published. This is the
12 map that shows that one thousand feet radius
13 from the property. And Staff has reviewed this
14 and has Public Works here, as well, just to
15 talk and answer any questions basically about
16 the alley.

17 We do recommend approval, with
18 conditions -- two conditions, basically; one
19 linking this approval to a site plan, as
20 approved by the Commission at a future date.
21 The second condition would be that they would
22 have to start construction of the City
23 permitted project within two years of the site
24 plan approval.

25 That's it. Thank you.

54

1 MR. BUCELO: Thank you.

2 Any public comment here in the Chamber, Jill?

3 THE SECRETARY: Not for this item, sir.

4 MR. BUCELO: Any on Zoom?

5 THE SECRETARY: No.

6 MR. BUCELO: And any on the phone?

7 THE SECRETARY: No.

8 MR. BUCELO: All right. Let's close the
9 public comment.

10 Let's open it up to Board discussion.

11 Mr. Pardo, I'll start with you.

12 MR. PARDO: One question. Has the alley,
13 the area of the alley, ever paid taxes by the
14 percent owner of the --

15 MS. RUSSO: Yes. It's included in their
16 legal description, and they pay taxes on the
17 parcel.

18 MR. PARDO: Really?

19 MS. RUSSO: Yes.

20 MR. PARDO: Okay. That was it.

21 MR. ALVAREZ: No comments.

22 MR. BUCELO: Nestor?

23 MR. MENENDEZ: None from me, either.

24 MR. BUCELO: Gonzalo.

25 MR. SANABRIA: Nice to see you, Ms. Russo.

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1 MS. RUSSO: How are you?

2 MR. SANABRIA: And as the applicant's
3 attorney, you feel comfortable with this
4 agreement?

5 MS. RUSSO: Excuse me, do I feel
6 comfortable with --

7 MR. SANABRIA: The agreement that we're
8 doing?

9 MS. RUSSO: The two conditions? Yes, we've
10 agreed to the conditions.

11 MR. SANABRIA: Good. Well, it's nice to
12 have you agree, and nice to have you in Coral
13 Gables versus The County. So welcome home, Ms.
14 Russo. Thank you very much.

15 MS. RUSSO: Well, I had nothing to do with
16 the County project. I only work in this city,
17 as you know.

18 MR. SANABRIA: I know that. I know that.
19 But, anyway, I still welcome you and embrace
20 you here in the Gables, where you belong.

21 MS. RUSSO: Thank you.

22 MR. SANABRIA: So thank you, Ms. Russo.

23 MR. MENENDEZ: Through the Chairman, I have
24 just one question.

25 MR. BUCELO: Yes.

56

1 MR. MENENDEZ: Ms. Russo, what happens if
2 your client doesn't comply with one of the two?
3 I assume it reverts --

4 MS. RUSSO: If the application -- the
5 vacation becomes null and void, and that is if
6 construction is not started within two years
7 from the date this is approved. So this still
8 goes to the Commission for two readings. So
9 the approval then takes place like thirty days
10 after that.

11 But in the meantime, the applicant is
12 working with City Staff and the site plan is
13 being reviewed by City Staff, and we'll go
14 before the City Commission. So I'm very
15 hopeful that won't come up.

16 MR. MENENDEZ: I'm sure your client --

17 MR. BUCELO: I have no comment. So let's
18 close the Board discussion.

19 Is there a motion?

20 MR. PARDO: I'd like to make a motion to
21 approve Staff recommendation.

22 MR. COLLER: Did we indicate, was there
23 anybody in the room that's --

24 THE SECRETARY: Yes.

25 MR. COLLER: We did?

1 Commission of Coral Gables, Florida approving
2 amendments to the text and maps of the City of
3 Coral Gables Comprehensive Plan pursuant to
4 small-scale amendment procedures (Section
5 163.3187, Florida Statutes), and Zoning Code
6 Article 14, "Process," Section 14-213,
7 "Comprehensive Plan Text and Map Amendments,"
8 to 1) modify the required Multi-Family
9 densities and height to allow higher intensity
10 within the "University Station Rapid Transit
11 District Overlay," and to allow Multi-Family
12 High Density within the Mixed-Use Overlay
13 Districts located within the "University
14 Station Rapid Transit District Overlay," 2)
15 include additional properties (6100 Caballero
16 Blvd) within the "University Station Rapid
17 Transit District Overlay" on the Mixed-Use
18 Overlay District Map, and 3) amend the Future
19 Land Use Map from "Commercial Low-Rise
20 Intensity" to "Multi Family High Density" for
21 Lots 1&2, Block 5 and Lots 1 thru 3, Block 6,
22 Riviera Waterways Section, Track "K", Addition
23 to Riviera Waterways Section, and Lot 8, Block
24 208, Riviera Section 14; from "Multi Family Low
25 Density" to "Multi Family High Density" for

1 THE SECRETARY: There was no one.

2 MR. BUCELO: Thank you.

3 MR. MENENDEZ: I'll second.

4 MR. BUCELO: Jill, call the roll, please.

5 THE SECRETARY: Gonzalo Sanabria?

6 MR. SANABRIA: Yes.

7 THE SECRETARY: Ignacio Alvarez?

8 MR. ALVAREZ: Yes.

9 THE SECRETARY: Nestor Menendez?

10 MR. MENENDEZ: Yes.

11 THE SECRETARY: Felix Pardo?

12 MR. PARDO: Yes.

13 THE SECRETARY: Alex Bucelo?

14 MR. BUCELO: Yes.

15 Thank you so much.

16 MS. RUSSO: Thank you very much.

17 MR. BUCELO: Mr. Coller, can we have the
18 last item, I think?

19 MR. COLLER: Mr. Chairman, I believe that
20 Item E-3 and E-4 are related. I just want to
21 confirm that with -- so I'm going to read them
22 both in, but I want everybody to relax, because
23 it's going to take me some time to read these.
24 So bear with me.

25 Item E-3, an Ordinance of the City

1 Lots 3&4, Block 5, Riviera Waterways Section;
2 from "Multi Family Duplex Density" to "Multi
3 Family Low Density" for Lot 5, Block 5 and the
4 southern portion of Lot 5, Block 6, Singer
5 Subdivision; from "Commercial Low-Rise
6 Intensity" to "Multi Family Medium Density" for
7 Lot 4, Block 6, Riviera Waterways Section; and
8 from "Multi Family Duplex Density" to "Multi
9 Family Medium Density" for Lot 5-A and the
10 northern portion of Lot 5, Block 6, Singer
11 Subdivision; providing for a repealer
12 provision, providing for a severability clause,
13 and providing for an effective date.

14 Item E-4, an Ordinance of the City
15 Commission of Coral Gables, Florida providing
16 for map and text amendments to the City of
17 Coral Gables Official Zoning Code pursuant to
18 Zoning Code Article 14, "Process," Section
19 14-212, "Zoning Code Text and Map Amendments,"
20 by 1) amending Article 2, "Zoning Districts,"
21 Section 2-408, "University Station Rapid
22 Transit District Overlay" to a) include
23 requirements for multi-family development and
24 provide regulations for modification and
25 development agreements within the district; b)