

## 11 04 2009 Excerpts of PZB Meeting Minutes

(305) 358-2829

1 CITY OF CORAL GABLES  
 2 LOCAL PLANNING AGENCY (LPA)  
 3 PLANNING AND ZONING BOARD MEETING  
 4 VERBATIM TRANSCRIPT  
 5 CORAL GABLES CITY COMMISSION CHAMBERS  
 6 405 BILTMORE WAY, CORAL GABLES, FLORIDA  
 7 WEDNESDAY, NOVEMBER 4, 2009, 6:03 P.M.

## 5 Board Members Present:

6 Tom Korge, Chairman  
 7 Eibi Aizenstat, Vice-Chairman  
 8 Robert Behar  
 9 Jack Coe  
 10 Jeffrey Flanagan  
 11 Pat Keon  
 12 Javier Salman

## 13 City Staff:

14 Elizabeth M. Hernandez, City Attorney  
 15 Eric Riel, Jr., Planning Director  
 16 Walter Carlson, Assistant Planning Director  
 17 Jill Menendez-Duran, Administrative Assistant  
 18 Martha Salazar-Blanco, Zoning Official  
 19 Carlos Mindreau, City Architect  
 20 Scot Bolyard, Planner  
 21 Scarlet Tenen, Corradino Group  
 22 Jim Ray, Engineering Division Supervisor

## 23 Also Participating:

24 Felipe Calderon  
 25 Maricris Longo

## 1 THEREUPON:

2 (The following proceedings were had:)  
 3 THE CHAIRMAN: All right. The  
 4 meeting is called to order.

5 Can we take the roll, please?

6 MS. MENENDEZ: Eibi Aizenstat?

7 MR. AIZENSTAT: Here.

8 MS. MENENDEZ: Robert Behar?

9 MR. BEHAR: Here.

10 MS. MENENDEZ: Jack Coe?

11 MR. COE: Here.

12 MS. MENENDEZ: Jeff Flanagan?

13 MR. FLANAGAN: Here.

14 MS. MENENDEZ: Javier Salman?

15 MR. SALMAN: Here.

16 MS. MENENDEZ: Pat Keon?

17 Tom Korge?

18 THE CHAIRMAN: Here.

19 The first item on our agenda is  
 20 approval of the minutes of the meeting of  
 21 September 16th, 2009.

22 MR. COE: So moved.

23 MR. FLANAGAN: Second.

24 THE CHAIRMAN: You seconded it. Any  
 25 discussion or correction? Hearing none,

1 please call the roll on that motion.

2 MS. MENENDEZ: Robert Behar?

3 MR. BEHAR: Yes.

4 MS. MENENDEZ: Jack Coe?

5 MR. COE: Yes.

6 MS. MENENDEZ: Jeff Flanagan?

7 MR. FLANAGAN: Yes.

8 MS. MENENDEZ: Javier Salman?

9 MR. SALMAN: Yes.

10 MS. MENENDEZ: Tom Korge?

11 THE CHAIRMAN: Yes.

12 The first -- the next item is the

13 Zoning Code Text Amendment --

14 MR. AIZENSTAT: Did you forget --  
 15 excuse me, did you forget to call somebody?

16 I didn't hear my name called for that.

17 MS. MENENDEZ: I'm sorry. Eibi  
 18 Aizenstat?

19 MR. AIZENSTAT: That's okay. Yes.

20 THE CHAIRMAN: Okay.

21 MR. RIEL: We're moving too fast here.

22 THE CHAIRMAN: Yes. There's a  
 23 consensus to move along.

24 Zoning Code Text Amendment - Article  
 25 5, Division 20, "Telecommunications."

1 MR. RIEL: Thank you, Mr. Chair. What  
 2 this is, this is a -- an amendment --  
 3 further amendment to the Zoning Code.

4 If you'll recall, back in July of this  
 5 year, we brought miscellaneous code  
 6 amendments to the amateur radio antenna  
 7 provisions and they were adopted by the  
 8 Commission in August, and after that time,  
 9 we got some additional input from the  
 10 American Radio Relay League, in terms of  
 11 some additional changes they suggested, to  
 12 be more in compliance with, I guess,  
 13 standards -- telecommunications standards.

14 Basically, the provisions, as you see  
 15 before you, there's no changes in terms of  
 16 the provisions governing height, regulate  
 17 -- required reviews, the measurement of the  
 18 facilities, permitted locations,  
 19 dismantling, insulation, they're basically  
 20 the same provisions.

21 Basically, what it is is a change in  
 22 terminology, as to how these items are  
 23 described, in terms of -- rather than  
 24 calling them amateur radio antennas,  
 25 calling them antenna support structures,

5

1 personal radio services, and, probably, I  
 2 would say, the major portion is the fact  
 3 that we've actually defined those terms.

4 The gentleman is here, who helped us.  
 5 If you look at Attachment A,  
 6 Mr. Calderon --

7 MR. CALDERON: Yes.

8 MR. RIEL: -- helped us greatly, and  
 9 worked, actually, in association with the  
 10 City Attorney's Office and outside legal  
 11 counsel in re-writing these regulations.

12 Mr. Calderon's more than welcomed to  
 13 come up and make some comments. Staff  
 14 recommends approval and this will then  
 15 proceed to the Commission.

16 MR. BEHAR: Eric, a question. The  
 17 height -- all the requirements stay the  
 18 same?

19 MR. RIEL: Yes.

20 MR. BEHAR: Still go through all --  
 21 the Board of Architects for approval and  
 22 everything?

23 MR. RIEL: Yes.

24 MR. BEHAR: Motion to approve.

25 MR. COE: Second.

6

1 MR. FLANAGAN: Second.

2 THE CHAIRMAN: A motion and a second.  
 3 Do we have any input from the public? If  
 4 there's no discussion, we'll just bring it  
 5 to a vote.

6 If you'd like to come up --

7 MR. RIEL: Just come up and introduce  
 8 yourself.

9 THE CHAIRMAN: But make them -- please  
 10 make them very brief.

11 MR. CALDERON: I'll make it very brief.

12 THE CHAIRMAN: So we can approve this,  
 13 presumably.

14 MR. CALDERON: Very briefly. Just to  
 15 explain to you who the ARL are. They are  
 16 the organization that covers all amateur  
 17 radio operators in the US. It's  
 18 approximately -- out of the 700,000, they  
 19 cover 260,000 and, here, in Coral Gables,  
 20 members of the ARL, we're 168. That's all.

21 And, basically, it's that -- the  
 22 approval, we're in favor of it, because  
 23 it's for the safety of the City and the  
 24 participants.

25 THE CHAIRMAN: Thank you very much.

7

1 MR. COE: Move the question, Mr. Chairman.

2 THE CHAIRMAN: Motion and a second to  
 3 approve the Zoning Code Text Amendment to  
 4 Article 5, Division 20. No -- hearing no  
 5 discussion, let's call the vote, please.

6 MS. MENENDEZ: Jack Coe?

7 MR. COE: Yes.

8 MS. MENENDEZ: Jeff Flanagan?

9 MR. FLANAGAN: Yes.

10 MS. MENENDEZ: Javier Salman?

11 MR. SALMAN: Yes.

12 MS. MENENDEZ: Eibi Aizenstat?

13 MR. AIZENSTAT: Yes.

14 MS. MENENDEZ: Robert Behar?

15 MR. BEHAR: Yes.

16 MS. MENENDEZ: Tom Korge?

17 THE CHAIRMAN: Yes.

18 Next Item is the Zoning Code Text

19 Amendment - Article 5, Division 16,  
 20 entitled "Roofs."

21 MR. RIEL: Again, this is an amendment  
 22 to the Zoning Code. It doesn't have to do  
 23 with metal roofs, I can tell you that.

24 Let me go ahead and turn it over to  
 25 Carlos Mindreau, the City Architect. This

8

1 is -- the next two items on the agenda were  
 2 items that were requested by the Building  
 3 and Zoning Department.

4 THE CHAIRMAN: For the record, just  
 5 note that Pat Keon has arrived.

6 MR. MINDREAU: This text amendment --  
 7 this text amendment contains the addition  
 8 of a paragraph to Article -- Section 51602,  
 9 and subsequently, in addition, Paragraphs A  
 10 and B of Section 51603.

11 And, in essence, without reading it  
 12 for you, because you're capable of doing  
 13 that, but Paragraph G would expand Section  
 14 51602, to include buildings in the area --  
 15 particularly in the areas that are in the  
 16 flood zone district, in which the heights  
 17 of buildings is 39 feet, it would allow  
 18 them -- the Code currently allows for a  
 19 rooftop terrace over the first floor  
 20 portion of a two-story building.

21 This simply would allow a rooftop  
 22 terrace over the two-story portion of  
 23 two-story buildings, in the areas of the  
 24 flood zone, which are typically ocean --  
 25 have the capability to view the ocean from