

Planning and Zoning Board Meeting

The City of Coral Gables

4/13/2022

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1           **MR. ROBERT BEHAR:** To me -- listen, I will  
 2 give you an example. If we could get, you know, an  
 3 architect -- Robert Stern.  
 4           **MR. RAMON TRIAS:** He's knocking at the door  
 5 trying to join us, yes.  
 6           **MR. ROBERT BEHAR:** To come to -- you know,  
 7 let's -- that, you know, he wants to participate in  
 8 the Gables because he resides in South Florida, you  
 9 know, on the winter times, and he wants to sit on  
 10 the Board, I think that could be an asset. So to  
 11 me, I don't want to limit to specifically -- what  
 12 do you think --  
 13           **MR. RAMON TRIAS:** This is a weekly Board. I  
 14 mean, for four hours every week. And we don't have  
 15 that many --  
 16           **MR. CHIP WITHERS:** I understand. As I said  
 17 the last time, I have no opinion on this. And I'm  
 18 deferring totally to someone --  
 19           **MR. EIBI AIZENSTAT:** I think the concern that  
 20 I heard Chip say is specifically on one, position,  
 21 which would be the chair for the optics. And in a  
 22 way, to me, that kind of makes sense. But I'm open  
 23 either way.  
 24           **MR. RAMON TRIAS:** We could forward those  
 25 comments to the comission and see what they --

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1 make a move for approval.  
 2           **MR. ROBERT BEHAR:** I will second it.  
 3           **MR. EIBI AIZENSTAT:** We have a motion to  
 4 approve, we had a second. As recommended?  
 5           **MR. RAMON TRIAS:** Yes.  
 6           **MR. EIBI AIZENSTAT:** Any discussion?  
 7           Call the roll, please.  
 8           **MS. JILL MENENDEZ:** Robert Behar?  
 9           **MR. ROBERT BEHAR:** Yes.  
 10           **MS. JILL MENENDEZ:** Venny Torre.  
 11           **MR. VENNY TORRE:** Yes.  
 12           **MS. JILL MENENDEZ:** Chip Withers?  
 13           **MR. CHIP WITHERS:** Yes.  
 14           **MS. JILL MENENDEZ:** Eibi Aizenstat?  
 15           **MR. EIBI AIZENSTAT:** Yes.  
 16           Okay. The next item, E-3.  
 17           **MR. CRAIG COLLER:** Item E-3, an Ordinance of  
 18 the City Commission of Coral Gables, Florida  
 19 providing for a text amendment to the City of Coral  
 20 Gables Official Zoning Code by amending Article 14,  
 21 "Process," Section 14-204, "Transfer of Development  
 22 Rights (TDRs)" to allow the City Commission to  
 23 designate a TDR receiving site when located in a  
 24 Planned Area Development (PAD) and zoned MX2 or  
 25 MX3; providing for severability, repealer,

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1           **MR. EIBI AIZENSTAT:** Just as a comment, and to  
 2 be clear, there doesn't have to be fifty percent  
 3 resident architects sitting at a time. It's just  
 4 the makeup of the Board --  
 5           **MR. RAMON TRIAS:** Yes, sir.  
 6           **MR. EIBI AIZENSTAT:** I just want to --  
 7           **MR. RAMON TRIAS:** Yes, sir.  
 8           **MR. EIBI AIZENSTAT:** -- be clear on that.  
 9           **MR. VENNY TORRE:** To follow up, how does the  
 10 chairman get elected to that?  
 11           **MR. RAMON TRIAS:** Well, a vote --  
 12           **MR. VENNY TORRE:** By the Board.  
 13           **MR. RAMON TRIAS:** -- by the Board, yeah.  
 14           **MR. VENNY TORRE:** Oh, yeah, that's the chair  
 15 right there, I guess.  
 16           **MR. ROBERT BEHAR:** I mean, the chairperson  
 17 could be -- it's not a --  
 18           **MR. RAMON TRIAS:** Yeah, I wouldn't over think  
 19 it. I think it's a good idea to open it up. It  
 20 gives us a chance to appoint. It gives the city  
 21 manager a chance to appoint --  
 22           **MR. ROBERT BEHAR:** I think -- to me, that's a  
 23 fundamental reason that this is good, because it  
 24 really is going to open up to a lot more.  
 25           **MR. VENNY TORRE:** Are there any discussion? I

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1 codification, and an effective date. Item E-3 of  
 2 the public hearing.  
 3           Just to check on Item E-2, I don't think  
 4 there was anybody on Zoom or --  
 5           **MR. EIBI AIZENSTAT:** Yeah, I did not ask.  
 6           **MR. CRAIG COLLER:** Maybe before we move on, we  
 7 just want to double check --  
 8           **MR. EIBI AIZENSTAT:** Thank you.  
 9           **MR. ROBERT BEHAR:** -- on that.  
 10           **MR. EIBI AIZENSTAT:** Jill, did we have anybody  
 11 on Zoom platform that wanted to speak on Item E-2?  
 12           **MS. JILL MENENDEZ:** No. No request was made.  
 13           **MR. CRAIG COLLER:** Let the record reflect  
 14 that.  
 15           **MR. EIBI AIZENSTAT:** Right.  
 16           **MR. CRAIG COLLER:** Okay. Item E-3 public  
 17 hearing.  
 18           **MR. RAMON TRIAS:** So Mr. Chairman, this is  
 19 exactly what the city attorney said, there's just  
 20 one sentence. And it adds the entity as long as  
 21 it's zoned MX2 or MX3, meaning in which it's only  
 22 (unintelligible) as I was saying for TDRs. That's  
 23 all it is. It's one more option for the city.  
 24           **MR. ROBERT BEHAR:** I don't have any comments.  
 25 If not, I'll make a motion to --

5 (Pages 14 to 17)

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1 MR. EIBI AIZENSTAT: Well, let me just -- is
2 there anybody from the public, Jill, on the Zoom?
3 MS. JILL MENENDEZ: No.
4 MR. EIBI AIZENSTAT: Go ahead, Robert. I'm
5 sorry.
6 MR. ROBERT BEHAR: If there's no -- I don't
7 have any comments on this. If there's nobody from
8 on the Board, I will make a motion to approve.
9 MR. EIBI AIZENSTAT: We have a motion. Is
10 there a second?
11 MR. VENNY TORRE: I'm not against it. I guess
12 I just want to make sure I understand it. This is
13 changing the receiving sites to have more --
14 MR. RAMON TRIAS: Yes.
15 MR. VENNY TORRE: Before it was only the CBD
16 that receive it?
17 MR. RAMON TRIAS: And a few other places like
18 the Ponce de Leon and --
19 MR. VENNY TORRE: Oh, now, for example, you're
20 -- you're just focusing TDRs if that commission
21 approves?
22 MR. RAMON TRIAS: As long as it's MX2 or MX3.
23 MR. VENNY TORRE: If the commission approves.
24 MR. RAMON TRIAS: Yes.
25 MR. CRAIG COLLER: And of course it needs to

1 be FDAP.
2 MR. EIBI AIZENSTAT: We have a motion. Is
3 there a second?
4 MR. VENNY TORRE: I will second.
5 MR. EIBI AIZENSTAT: We have a second. Any
6 comments? Chip?
7 MR. CHIP WITHERS: No.
8 MR. EIBI AIZENSTAT: No. Call the roll,
9 please.
10 MS. JILL MENENDEZ: Venny Torre?
11 MR. VENNY TORRE: Yes.
12 MS. JILL MENENDEZ: Chip Withers?
13 MR. CHIP WITHERS: Yes.
14 MS. JILL MENENDEZ: Robert Behar?
15 MR. ROBERT BEHAR: Yes.
16 MS. JILL MENENDEZ: Eibi Aizenstat?
17 MR. EIBI AIZENSTAT: Yes. Item E-4, an
18 Ordinance of the City Commission of Coral Gables,
19 Florida providing for a text amendment to the City
20 of Coral Gables Official Zoning Code by striking
21 Appendix E "Business Improvement Overlay District,"
22 Section B-1, Business District (BIOD)," Subsection
23 B(1)(D) ' Temporary Window Signs/Wraps", and
24 creating Article 11, "Signs", Section 11-101
25 "Purpose and Applicability", Subsection C(9)

1 "Temporary Window Wraps", to uniformly regulate
2 temporary window wraps within the City; providing
3 for severability, repealer, codification, and
4 effective date. Item E-4 public hearing. Thank
5 you.
6 MR. RAMON TRIAS: Ladies and gentlemen, what
7 this amendment does is that it moves the regulation
8 to the sign section of the code, the regulation of
9 temporary wraps, which as you know, is what people
10 do when they're doing construction. And enhances
11 the aesthetics of the wraps and the purpose of the
12 presentation.
13 MS. BELKYS PEREZ: All right. Good evening,
14 everyone. Belkys Perez, the economic assistant
15 director of the economic development department.
16 If you could pull up the -- thank you so
17 much. So we just wanted to give you a visual of
18 the changes that are happening in the code.
19 So this is what we're seeing in the city.
20 This is a type of wrap. Sometimes there is white
21 paper, there's brown paper, and sometimes even
22 trash bags.
23 This is another example of what we're
24 seeing in the city. The designs are very
25 (inaudible) as you can see. And so we're

1 questioning what exactly is part of the zoning code
2 and what is adequate to achieve the aesthetic look
3 that we're going for in the commercial district,
4 especially with our newly remodeled streetscape
5 area.
6 So we found language -- as Mr. Trias was
7 saying, that we found language in the city code and
8 we found language in the zoning code. So it made
9 it a little bit difficult for a business owner or a
10 property owner to go and really understand what
11 they were allowed to do.
12 So we're consolidating the language and
13 putting it all in the zoning code. And it's
14 providing uniform and standard that can be applied
15 across the board. And what is important to note
16 here is that we're not regulating the wording.
17 We're just regulating the design and the aesthetic
18 look.
19 So as such, we created basically a style
20 guide to help our businesses and our property
21 owners. We started off with a color palette that
22 is currently the secondary color palette for the
23 City of Coral Gables. We have -- obviously
24 everyone knows, the beige, green, and orange. This
25 is the secondary palette. And then we created