

Page 33

1 MS. MENENDEZ: -- south of the alley?  
 2 MR. GARCIA-SERRA: Right.  
 3 MS. MENENDEZ: Wow. Okay. I understand  
 4 that then.  
 5 And then I wanted to ask you, what is the  
 6 importance of Ordinance 228 that you mentioned  
 7 in your letter, if that Ordinance really refers  
 8 to an alley that's west, north of it? I'm not  
 9 sure why you mentioned that.  
 10 MR. GARCIA-SERRA: Let me take a look.  
 11 MS. MENENDEZ: It's on your letter dated  
 12 October 19 to our Public Works Director, and  
 13 it's in the last paragraph. You mentioned that  
 14 Ordinance, but I don't see what's the -- how  
 15 it --  
 16 MR. GARCIA-SERRA: Oh, that basically --  
 17 the reason I bring it up, that was the  
 18 Ordinance, if I remember correctly, that  
 19 vacated the alley on the -- further south, in  
 20 the Wendy's property, and basically what's  
 21 happening and what has happened over time is  
 22 that alley, which previously bisected the whole  
 23 block -- so from what we know today as Wendy's,  
 24 down to our property, has been moved over the  
 25 years, closed at that end, and so the overall

Page 34

1 purpose of the alley, which historically alleys  
 2 in Coral Gables really traditionally serve to  
 3 bisect a block in two, essentially, and be able  
 4 to access both, the north and the south --  
 5 MS. MENENDEZ: So you just mentioned it for  
 6 the purpose of bringing out the fact that it's  
 7 been --  
 8 MR. GARCIA-SERRA: Right, in context --  
 9 MS. MENENDEZ: All right.  
 10 MR. GARCIA-SERRA: -- how the alley has  
 11 been either closed or relocated and so forth  
 12 since the original Merrick plan in the '20s.  
 13 MS. MENENDEZ: Okay. All right. Any other  
 14 questions from our Board Members? No?  
 15 Do I have a motion?  
 16 MR. BELLIN: I'll make a motion to approve.  
 17 MR. GRABIEL: I'll second it.  
 18 MS. MENENDEZ: Okay. Jill, can you call  
 19 the roll, please?  
 20 THE SECRETARY: Julio Grabiél?  
 21 MR. GRABIEL: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 MR. AIZENSTAT: Yes.

Page 35

1 THE SECRETARY: Jolie Balido-Hart?  
 2 MS. BALIDO-HART: Yes.  
 3 THE SECRETARY: Marshall Bellin?  
 4 MR. BELLIN: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 MS. MENENDEZ: Yes.  
 7 MR. GARCIA-SERRA: Thank you very much.  
 8 Have a good night.  
 9 MS. MENENDEZ: Thank you.  
 10 Where is Ramon? Oh.  
 11 MR. TRIAS: I'm right here.  
 12 MS. MENENDEZ: Ramon, can you read the next  
 13 item on the agenda, please?  
 14 MR. AIZENSTAT: Can we call Robert back in?  
 15 MS. MENENDEZ: Of course.  
 16 MR. TRIAS: I'm going to ask the City  
 17 Attorney to read the --  
 18 MS. MENENDEZ: Of course.  
 19 MR. TRIAS: Thank you.  
 20 MS. SUAREZ: Has someone called Mr. Behar  
 21 back in?  
 22 Ramon, can you call Mr. Behar back in?  
 23 MR. TRIAS: Yeah.  
 24 MS. SUAREZ: I see him coming.  
 25 MS. MENENDEZ: Thank you.

Page 36

1 MR. AIZENSTAT: Here he comes. He's  
 2 walking in.  
 3 MS. MENENDEZ: You're delaying our meeting.  
 4 MS. SUAREZ: The next item is Number 7, an  
 5 Ordinance of the City Commission of Coral  
 6 Gables, Florida providing for a text amendment  
 7 to the City of Coral Gables Official Zoning  
 8 Code by amending Article 4, "Zoning Districts,"  
 9 Division 3, "Nonresidential Districts," Section  
 10 4-301, "Commercial Limited District" requiring  
 11 conditional use review for medical clinics  
 12 located within a Commercial Limited zoning  
 13 district; providing for repealer provision,  
 14 severability clause, codification, and  
 15 providing for an effective date.  
 16 Thank you.  
 17 MR. AIZENSTAT: If we can just note for the  
 18 record that Mr. Behar is back on the dais.  
 19 MR. TRIAS: May I have the PowerPoint,  
 20 please?  
 21 Madam Chair, this is a very, very straight  
 22 forward amendment. Basically, currently, in  
 23 the Commercial Limited District, medical  
 24 clinics are allowed, but if they happen to be  
 25 over 10,500 square feet, they have to be a

1 Conditional Use.  
 2 Now, that has created some issues, because  
 3 Commercial Limited tends to be next to Single  
 4 Family or Residential areas and so on, and the  
 5 way that the medical clinic business has  
 6 evolved through the years, it has a lot of  
 7 traffic, and the impacts are very significant.  
 8 So what we are recommending is to strike  
 9 through all of the dimensional qualities that  
 10 we have in the Zoning Code, and simply make the  
 11 medical clinic a Conditional Use. Simple as  
 12 that.  
 13 MR. GRABIEL: Any and all.  
 14 MR. TRIAS: Yeah, in the Commercial Limited  
 15 Zoning District. That is the request, and  
 16 Staff recommends approval.  
 17 MS. MENENDEZ: Can I just ask, how did this  
 18 come up?  
 19 MR. TRIAS: This came up within the context  
 20 of the discussion of some of the buildings  
 21 north of Eighth Street, along Ponce de Leon,  
 22 760 Ponce de Leon, 747 Ponce de Leon, and  
 23 another one. I forget exactly the address.  
 24 What happened there is that the buildings,  
 25 through the years -- and these are buildings

1 that date back to the '60s and before --  
 2 through the years, there has been more and more  
 3 activity going on, and the neighbors are  
 4 concerned about traffic and the general impact  
 5 of the activity in the neighborhood.  
 6 MS. MENENDEZ: So based on those samples,  
 7 we decided to modify the Code to restrict --  
 8 MR. TRIAS: Yeah.  
 9 MS. MENENDEZ: Okay.  
 10 MR. TRIAS: And it makes some sense,  
 11 because this is for Commercial Limited, which  
 12 is not that common in the City. It's only in  
 13 areas that are next to Single Family and  
 14 Residential areas.  
 15 So what happens is that, in our view, it  
 16 works better as a Conditional Use, because then  
 17 the Commission is able to make conditions  
 18 related to parking, related to traffic, related  
 19 to the impacts that it may have on the  
 20 neighborhood.  
 21 MS. MENENDEZ: Okay. Do we have -- I'm  
 22 sorry.  
 23 MR. BELLIN: I have a question. This is  
 24 with respect just to CL --  
 25 MR. TRIAS: Yes.

1 MR. BELLIN: -- Commercial Limited?  
 2 MR. TRIAS: Just CL. And like I said, CL  
 3 already allows a medical clinic and already  
 4 allows it as a Conditional Use, if it's over  
 5 10,500 square feet. So the only change we're  
 6 making is to say, okay, fine, it's only going  
 7 to be allowed as a Conditional Use.  
 8 MS. MENENDEZ: So it's more restrictive, is  
 9 what you're saying?  
 10 MR. TRIAS: Yes. Yes.  
 11 MR. BELLIN: Does it have any effect with  
 12 respect to a C Zone?  
 13 MR. TRIAS: With respect to, what?  
 14 MR. BELLIN: To a Commercial Zone, not a  
 15 CL.  
 16 MR. TRIAS: No. Only CL. Only CL. C Zone  
 17 is not affected.  
 18 MR. BELLIN: So what happens if you have a  
 19 C Zone and residential across the street? I  
 20 know it's not very common, but what if you have  
 21 that kind of situation?  
 22 MR. TRIAS: It will be reviewed according  
 23 to the rules for C, for Commercial.  
 24 MR. BELLIN: Okay.  
 25 MS. MENENDEZ: Did we have any public

1 wanting to speak on this item? Any public?  
 2 No?  
 3 Okay. Any other comments or questions to  
 4 Staff? No?  
 5 Do I have a motion?  
 6 MR. BELLIN: I'll make a motion to approve.  
 7 MS. MENENDEZ: Okay. Do I have a second?  
 8 MS. VELEZ: I'll second. I'll second.  
 9 MS. MENENDEZ: Okay. Jill, can you call  
 10 the roll, please?  
 11 THE SECRETARY: Maria Velez?  
 12 MS. VELEZ: Yes.  
 13 THE SECRETARY: Eibi Aizenstat?  
 14 MR. AIZENSTAT: Yes.  
 15 THE SECRETARY: Jolie Balido-Hart?  
 16 MS. BALIDO-HART: Yes.  
 17 THE SECRETARY: Robert Behar?  
 18 MR. BEHAR: Yes.  
 19 THE SECRETARY: Marshall Bellin?  
 20 MR. BELLIN: Yes.  
 21 THE SECRETARY: Julio Grabiell?  
 22 MR. GRABIEL: Yes.  
 23 THE SECRETARY: Maria Menendez?  
 24 MS. MENENDEZ: Yes.  
 25 Next item, Madam City Attorney.