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1 Please be advised that this Board is a
 2 quasi-judicial board and the items on the
 3 agenda are quasi-judicial in nature, which
 4 requires Board Members to disclose all ex parte
 5 communications and site visits.
 6 An ex parte communication is defined as any
 7 contact, communication, conversation,
 8 correspondence, memorandum or other written or
 9 verbal communication that takes place outside a
 10 public hearing between a member of the public
 11 and a member of a quasi-judicial board
 12 regarding matters to be heard by the board.
 13 If anyone made any contact with a Board
 14 Member regarding an issue before the Board, the
 15 Board Member must state on the record the
 16 existence of the ex parte communication and the
 17 party who originated the communication.
 18 Also, if the Board Member conducted a site
 19 visit specifically related to the case before
 20 the Board, the Board Member must also disclose
 21 such visit. In either case, the Board Member
 22 must state on the record whether the ex parte
 23 communication and/or site visit will affect the
 24 Board Member's ability to impartially consider
 25 the evidence to be presented regarding the

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1 THE SECRETARY: Maria Menendez?
 2 MS. MENENDEZ: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Rhonda Anderson?
 6 MS. ANDERSON: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 What I'd like to do at this item is bring
 10 Item E-2 first, which is the vacating of the
 11 alleyway, and then we'll go ahead with Item
 12 E-1, and so forth.
 13 MR. TRIAS: Mr. Chairman, the Applicant for
 14 this request is the City. The project is the
 15 Public Safety Building, and part of the site is
 16 currently an alley. The request is to vacate
 17 the alley. It's a fairly logical and routine
 18 request, from my perspective. It was --
 19 MR. COLLER: Could I just read in --
 20 CHAIRMAN AIZENSTAT: Sorry.
 21 MR. COLLER: Do you want me to read in the
 22 title first?
 23 CHAIRMAN AIZENSTAT: Yes. Thank you very
 24 much.
 25 MR. COLLER: Okay. Item E-2, an Ordinance

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1 matter. The Board Member should also state
 2 that his or her decision will be based on
 3 substantial competent evidence and testimony
 4 presented on the record today.
 5 Does any Member of the Board have such a
 6 communication or a site visit to disclose at
 7 this time?
 8 MR. GRABIEL: No.
 9 CHAIRMAN AIZENSTAT: No?
 10 Everybody that will be speaking tonight, if
 11 they can please stand up to be sworn in. Thank
 12 you.
 13 (Thereupon, the participants were sworn.)
 14 CHAIRMAN AIZENSTAT: Thank you.
 15 First let's go ahead and approve the
 16 minutes. Has everybody gone ahead and had a
 17 chance to look over those?
 18 MR. GRABIEL: Move for approval.
 19 CHAIRMAN AIZENSTAT: Move for approval.
 20 MS. VELEZ: Second.
 21 CHAIRMAN AIZENSTAT: Second.
 22 Any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Julio Grabiell?
 25 MR. GRABIEL: Yes.

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1 of the City Commission of Coral Gables, Florida
 2 requesting vacation of a public alleyway
 3 pursuant to Zoning Code Article 3, Division 12,
 4 "Abandonment and Vacations" and City Code
 5 Chapter 62, Article 8, "Vacation, Abandonment
 6 and Closure of Streets, Easements and Alleys by
 7 Private Owners and the City; Application
 8 Process," providing for the vacation of the
 9 twenty foot wide alley which is two-hundred and
 10 seventy feet in length between Lots 38-48, 1-10
 11 and a portion of Lot 11, and the dedication of
 12 a substitute perpetual access and utility
 13 easement on Lot 38 in Block 20, Coral Gables
 14 Section "K" Coral Gables, Florida; providing
 15 for an effective date.
 16 Item E-2 public hearing.
 17 CHAIRMAN AIZENSTAT: Thank you very much.
 18 MR. COLLER: No problem.
 19 MR. TRIAS: So, Mr. Chairman, the last
 20 time, the item was continued because there were
 21 some issues that had to be resolved with the
 22 County. I understand that they have been
 23 resolved. The Director of Public Works is
 24 here, if you have any questions, and Staff
 25 recommends approval.

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1 CHAIRMAN AIZENSTAT: Okay.

2 MR. SANTAMARIA: Good evening. For the

3 record, Ed Santamaria, Director of Public

4 Works. I'm here to answer any questions you

5 may have in connection to this item. Thank you

6 very much for indulging us and allowing us to

7 go first on the agenda.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Any questions from anybody on the Board?

10 I do want to open it back up to the public.

11 Is there anybody here that would like to speak

12 on this item? No?

13 Having none, I'll close the floor.

14 MS. ANDERSON: With regard to the lot

15 shape -- now it's on? Oh, now you can hear me.

16 It has nothing to do with the issue before

17 us tonight, but it's been noted with the

18 Commission that we wanted more shade. Instead

19 of palm trees, things that would provide shade

20 for the pedestrians. So I'll just make that

21 note to you and request that we follow through.

22 MR. SANTAMARIA: I will take that to our

23 design team and also discuss it with Ramon.

24 Ramon has been involved with the design

25 deliberations, which have involved a lot of

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1 avoiding a dead end alley condition by doing

2 that.

3 MS. VELEZ: Excellent. Thank you.

4 CHAIRMAN AIZENSTAT: Go ahead.

5 MR. GRABIEL: Nothing to do with the

6 easement, but one of the pet peeves of this

7 Board is that once the garage is built higher

8 than the ground -- hello, okay -- that

9 absolutely no visible light from that parking

10 garage at night can come out to the sidewalk or

11 to the people who live around it.

12 Typically when the building comes here, we

13 include that in some of our requirements.

14 Since this building has not come for that, I

15 would like for you to request the architect to

16 make sure that all screening on the parking

17 garage is designed in such a way that no light

18 from the parking garage can be seen from the

19 outside at night.

20 MR. SANTAMARIA: Mr. Grabiell, I'm happy to

21 convey that to the design team. The design

22 team is very experienced. It's ACOM. They

23 deliver on --

24 MR. GRABIEL: I know ACOM well.

25 MR. SANTAMARIA: They deliver on numerous

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1 participation from Staff and we will take that

2 as a consideration.

3 MS. ANDERSON: Yes.

4 MR. TRIAS: And, Ms. Anderson, that request

5 has already been made multiple times to the

6 design team. The problem is that they haven't

7 designed the sidewalk yet. They've been

8 working on the building. But they are aware of

9 that, that shade trees are preferable.

10 MS. ANDERSON: Okay. We appreciate that.

11 Thank you.

12 MS. VELEZ: My only question has to do with

13 the alternative easement. Does that easement

14 service the remaining part of the alley?

15 MR. SANTAMARIA: Yes.

16 MS. VELEZ: East of this --

17 MR. SANTAMARIA: Well, the remaining part

18 of the alley that is east feeds into a similar

19 arrangement on the other side, which is under

20 the Regions Bank building, where there is a

21 perpetual public access easement that has the

22 same identical condition.

23 So what we have created is an alley that

24 is, on one side -- that is basically book ended

25 by two perpetual access easements and we're

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1 public safety facilities, and there's also

2 going to be a parking garage that's associated

3 with this, that will be a part. It's a

4 different project.

5 MR. GRABIEL: So the building and the

6 parking -- the parking garage within the

7 building and the parking garage which is

8 separate, the screen has to be designed in such

9 a way that at night no light from that parking

10 garage is visible at all, at any elevation,

11 from the ground floor all of the way through to

12 the top. MR. SANTAMARIA: I'm happy to

13 convey that.

14 MR. GRABIEL: Okay. Thank you.

15 MR. SANTAMARIA: You're welcome.

16 CHAIRMAN AIZENSTAT: Any other comments?

17 Is there a motion?

18 MS. MENENDEZ: I move it.

19 MR. GRABIEL: I second it.

20 CHAIRMAN AIZENSTAT: Motion and a second.

21 Any discussion?

22 MS. ANDERSON: No.

23 CHAIRMAN AIZENSTAT: Call the roll, please.

24 THE SECRETARY: Julio Grabiell?

25 MR. GRABIEL: Yes.

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1 THE SECRETARY: Maria Menendez?
 2 MS. MENENDEZ: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Rhonda Anderson?
 6 MS. ANDERSON: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 Thank you.
 10 Mr. Coller, if you'll please read Item E-1
 11 into the record.
 12 MR. COLLER: Yes.
 13 Item E-1, an Ordinance of the City
 14 Commission of Coral Gables, Florida providing
 15 for text amendments to the City of Coral Gables
 16 Official Zoning Code, Article 3, "Development
 17 Review," Division 10, "Transfer of Development
 18 Rights," expanding the receiver sites for the
 19 use of transfer of development rights to
 20 include Blocks 1, 2, 3, 4, 6, 7, 8 and 10 in
 21 the Biltmore Section, providing for a repealer
 22 provision, providing for a severability clause,
 23 codification, and providing for an effective
 24 date.
 25 Item E-1, public hearing.

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1 CHAIRMAN AIZENSTAT: Go ahead, Maria.
 2 MS. MENENDEZ: Is that a summary? Like one
 3 thing -- I had difficulty with this item,
 4 because I couldn't remember what we had asked
 5 you to do.
 6 MR. TRIAS: Yeah, you wanted more
 7 information as far as what kind of parcels
 8 could benefit from this program, and we tried
 9 to map it a little bit and give you some idea
 10 of the square footage of -- actually, I may
 11 want to -- I do have a PowerPoint on this.
 12 Yeah. If you want, I'll show the
 13 PowerPoint.
 14 CHAIRMAN AIZENSTAT: Please.
 15 MS. MENENDEZ: I think it's important.
 16 MS. ANDERSON: It is.
 17 MR. TRIAS: All right. That's not the
 18 PowerPoint. Can you check if you have the
 19 other PowerPoint?
 20 Maybe not.
 21 CHAIRMAN AIZENSTAT: No. No. They went to
 22 check on it.
 23 MR. TRIAS: Okay. If you want, you can
 24 have the public speak and then -- or we could
 25 wait.

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1 CHAIRMAN AIZENSTAT: Thank you.
 2 Mr. Trias.
 3 MR. TRIAS: Mr. Chairman, you requested
 4 some additional information as far as
 5 possibilities for application of this request.
 6 That's reflected in the updated Staff Report.
 7 As with any of these types of programs,
 8 it's very difficult to predict the impact, so
 9 let's keep that in mind when we have that
 10 discussion, but I think there are some citizens
 11 that want to express their opinion, and we also
 12 received a few e-mails that we have forwarded
 13 to you, and, hopefully, that will be helpful in
 14 the discussion.
 15 CHAIRMAN AIZENSTAT: Do you have any
 16 updated presentation?
 17 MR. TRIAS: It's only included in the Staff
 18 Report, which has the map. This is basically
 19 the main update, and we could discuss it after
 20 the public input, if you would like.
 21 CHAIRMAN AIZENSTAT: Okay. That's the only
 22 update to your presentation?
 23 MR. TRIAS: That's the most significant
 24 update. The rest of it is minor stuff.
 25 MS. MENENDEZ: Is that -- I'm sorry.

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1 MS. ANDERSON: Yeah, I do have a few
 2 questions for you.
 3 MR. TRIAS: Yeah.
 4 MS. ANDERSON: With regard to the notice to
 5 the property owners, is it just the property
 6 owners that would be affected by the TDRs, in
 7 other words, their property only, or did it
 8 include the adjacent properties? And if so,
 9 what was the radius?
 10 MR. TRIAS: First of all, the notice is not
 11 a requirement of the Code. It's sent out as a
 12 courtesy. And we sent the notices within the
 13 areas that are affected as receiving areas.
 14 And that was the mail notice for last meeting.
 15 And, then, because this meeting was
 16 continued, we did not send notices for this
 17 meeting. We will send notices for the next
 18 Commission Meeting, should this item proceed to
 19 that point.
 20 MS. ANDERSON: Okay. In the Biltmore
 21 Section, the corner of Hernando and Biltmore
 22 Way, you've included some properties that
 23 include specimen oak trees and other green
 24 areas --
 25 MR. TRIAS: Yeah.