

1 CITY OF CORAL GABLES
2 LOCAL PLANNING AGENCY (LPA)/
3 PLANNING AND ZONING BOARD MEETING
4 VERBATIM TRANSCRIPT
5 CORAL GABLES CITY HALL
6 405 BILTMORE WAY, COMMISSION CHAMBERS
7 CORAL GABLES, FLORIDA
8 WEDNESDAY, APRIL 9, 2014, COMMENCING AT 6:04 P.M.

9 Board Members Present:
10 Eibi Aizenstat, Chairperson
11 Jeffrey Flanagan, Vice-Chairperson
12 Marshall Bellin
13 Anthony Bello
14 Julio Grabiell
15 Maria Alberro Menendez
16 Alberto Perez

17 City Staff and Consultants:

18 Ramon Trias, Planning & Zoning Director
19 Walter Carlson, Assistant City Planner
20 Craig E. Leen, City Attorney
21 Jane Tompkins, Development Services Director
22 Charles Wu, Assistant Development Services Director
23 Jill Menendez, Planning Administrative Assistant
24 Scot Bolyard, Principal Planner
25 Susan Lanelle Trevarthen, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske
Special Counsel to the City
Charles L. Siemon, Esq.
Siemon & Larsen
Special Counsel to the City

Public Speakers:

Items 5 and 6:
Stetson Glines
Waldo Paez

Item 7:
Sonia Blair
Carl Bentulan
Javier Salman
Benny Torre

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1 THEREUPON:

2 The following proceedings were had:

3 CHAIRMAN AIZENSTAT: Okay, let's go ahead
4 and get started, please. Will you call the
5 roll?

6 MS. MENENDEZ: Marshall Bellin?

7 MR. BELLIN: Here.

8 MS. MENENDEZ: Anthony Bello?

9 MR. BELLO: Here.

10 MS. MENENDEZ: Jeff Flanagan?

11 MR. FLANAGAN: Here.

12 MS. MENENDEZ: Julio Grabiell?

13 MR. GRABIEL: Here.

14 MS. MENENDEZ: Maria Menendez.

15 MS. ALBERRO MENENDEZ: Here.

16 MS. MENENDEZ: Alberto Perez?

17 MR. PEREZ: Here.

18 MS. MENENDEZ: Eibi Aizenstat?

19 CHAIRMAN AIZENSTAT: Here.

20 First we have the approval of the minutes
21 from our last meeting. Did everybody go ahead
22 and get to read them? Is there a motion?

23 MR. BELLO: Moved.

24 MR. GRABIEL: Second.

25 CHAIRMAN AIZENSTAT: We have a second. Any

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2 Public Speakers (Continued):

3 Items 8, 9 and 10:
4 Jeffrey S. Bass, Esq.,
5 Shubin & Bass
6 On behalf of the University of Miami.
7 Janet Gavarrete, Associate Vice President of Campus
8 Planning and Development, University of Miami
9 Maria Cruz
10 Ted Rickel
11 Luis Suarez
12 Gina Anderhub
13 Item 11:
14 Thad Adams
15 Perry Adair
16 Larry Rentz

1 comments or discussions? No?

2 Call the motion, please.

3 MS. MENENDEZ: Anthony Bello?

4 MR. BELLO: Yes.

5 MS. MENENDEZ: Jeff Flanagan?

6 MR. FLANAGAN: Yes.

7 MS. MENENDEZ: Julio Grabiell?

8 MR. GRABIEL: Yes.

9 MS. MENENDEZ: Maria Menendez?

10 MS. ALBERRO MENENDEZ: Yes.

11 MS. MENENDEZ: Alberto Perez?

12 MR. PEREZ: Yes.

13 MS. MENENDEZ: Marshall Bellin?

14 MR. BELLIN: Yes.

15 MS. MENENDEZ: Eibi Aizenstat?

16 CHAIRMAN AIZENSTAT: Yes.

17 Sitting up here with us today, we have
18 Charles Wu, the Assistant from the Development
19 Services -- the Assistant to the Development
20 Services Director, and he'll be making the
21 presentations for City Staff.

22 Welcome.

23 MR. WU: Thank you.

24 CHAIRMAN AIZENSTAT: Our first item on the
25 agenda is a Resolution of the City Commission

<p style="text-align: right;">Page 5</p> <p>1 of Coral Gables, providing (sic) the Final Plat 2 entitled "Riviera-Maggiore Subdivision," 3 pursuant to Zoning Code Article 3, Division 9, 4 "Platting/Subdivision," being a replat of an 5 approximately 0.35 acre property into two 6 platted lots for residential, single-family use 7 on property assigned Single-Family Residential, 8 which is known as SFR zoning, on the property 9 legally described as the west 73 feet of Lots 10 1-2 and 27-28 of Block 122, Riviera Section 11 Part 10, whose street address is 6009 Maggiore 12 Street, Coral Gables, Florida, providing for an 13 effective date. 14 Is the applicant here? 15 MR. WU: Mr. Chair, we can make a 16 presentation. 17 CHAIRMAN AIZENSTAT: Usually we have the 18 applicant make their presentation first. 19 MR. WU: Okay. 20 CHAIRMAN AIZENSTAT: Would you -- Do you 21 feel more comfortable -- Would you like to make 22 a presentation first? 23 MR. WU: We would like to try that for a 24 change. 25 CHAIRMAN AIZENSTAT: Do you want to try</p>	<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN AIZENSTAT: As to both, okay. 2 MR. LEEN: And then you can do separate 3 votes as to each, and I'm sure his presentation 4 will be as to both. 5 MR. WU: Yes. 6 CHAIRMAN AIZENSTAT: Okay, perfect. 7 The next item is an Ordinance of the City 8 Commission of Coral Gables, Florida, providing 9 for a text amendment to the City of Coral 10 Gables Official Zoning Code Appendix A, 11 "Site-specific Regulations," by adding Section 12 A-71.1 (sic), "Riviera-Maggiore Subdivision," 13 to indicate Lots 1 and 2 are separate building 14 sites; providing for severability, repealer, 15 codification, and an effective date. 16 MR. LEEN: And that's A-77.1. A-77.1. 17 CHAIRMAN AIZENSTAT: A-77.1. 18 MR. LEEN: Yeah. I had heard 71.1. 19 CHAIRMAN AIZENSTAT: I apologize. 20 MR. LEEN: Maybe I'm -- It could have been 21 my mistake, but -- 22 CHAIRMAN AIZENSTAT: Thank you. 23 MR. LEEN: -- we both agree, it's 77.1. 24 MR. WU: Thank you, Mr. Chair. Just a 25 brief history. On October 9th, last year, the</p>
<p style="text-align: right;">Page 6</p> <p>1 that? 2 Would you mind? 3 MR. WU: I think it will dispense -- 4 MR. GLINES: I don't really have much to 5 say. The (inaudible) pretty much speak for 6 themselves, but I'd be happy to address any 7 questions you have. 8 CHAIRMAN AIZENSTAT: Thank you. 9 Go ahead, please. 10 MR. WU: Thank you. This is a companion, 11 between Case 5 and Case 6, so I don't know if 12 you want to read the Ordinance title for Case 13 Number 6, the Item Number 6. They're companion 14 cases. 15 CHAIRMAN AIZENSTAT: I can't hear you, I'm 16 sorry. It's very hard to hear. 17 MR. WU: The companion case is Item 5 and 18 6. 19 CHAIRMAN AIZENSTAT: So do you want to 20 read -- Craig? 21 MR. LEEN: Did you read the -- 22 CHAIRMAN AIZENSTAT: I did not read the 23 Ordinance on Number 6. 24 MR. LEEN: Mr. Chair, yeah, read Number 6, 25 and then the public hearing will be as to both.</p>	<p style="text-align: right;">Page 8</p> <p>1 P & Z heard a conditional use for a building 2 site determination to create two separate lots, 3 single-family, located at 6009 Maggiore Street. 4 That's between Savona and Caligula. The 5 current residence was built in 1923, which is 6 now demolished. The City Commission -- I'm 7 sorry, the Planning and Zoning heard the motion 8 to approve fail on a two-to-three vote. The 9 same case went before the City Commission, two 10 months later, and the Commission approved that 11 on December 10th. They had five conditions. 12 One was, both homes had to face Maggiore. The 13 second is, the homes have to be built and 14 designed unique to each other. The third is, 15 there shall be no variances required. The 16 fourth one is, a landscape plan is required. 17 And the fifth, that's why we are here today, to 18 require the application to be replatted. 19 Now, had the application gone for replat 20 originally in October 9th and it went before 21 the City Commission, you would not have that 22 case before you today, because the Commission 23 would have heard both cases, the conditional 24 use and replat concurrently. The applicant 25 chose to have two separate applications.</p>

1 That's why the replat is coming back before you
2 after the Commission approved the conditional
3 use permit. This is a formality, since the
4 decision whether the lot should be split was
5 decided in December of last year. Staff
6 believes that the application meets Section
7 3-901 through 904 of the Zoning Code and would
8 recommend approval of both the plat and the
9 ordinance before you tonight. That concludes
10 Staff's presentation.

11 CHAIRMAN AIZENSTAT: Okay. Would the
12 applicant like to make a presentation or say
13 any words?

14 MR. GLINES: Members of the Board, I think
15 you have before you --

16 CHAIRMAN AIZENSTAT: If you could state
17 your name and address, please.

18 MR. GLINES: My name is Stetson Glines. I
19 reside at 536 Hardee Road, Coral Gables,
20 Florida. We're literally two blocks from this
21 property, and our intent in subdividing it is
22 to build two homes, occupy one and sell the
23 other. We've already sold our home in the
24 French Country Village, so we're beginning the
25 process of trying to downsize our lives, and

1 this is a part of that process.

2 The booklet that each of you, I think,
3 received as a matter of this application
4 outlines what we want to do. Basically, we
5 have a piece of property that's 210 feet long
6 and 73 feet wide, and we want to inscribe a
7 line right down the middle and divide it into
8 two parcels. We've had approval from the
9 Commission for that lot split, so this, as you
10 point out, is a formality of making sure that
11 all the technicalities associated with the
12 tentative plat are met. I think the booklet
13 will clearly outline that we have addressed all
14 those concerns, but if there are any questions,
15 again, my civil engineer is here. We'd be
16 happy to answer them.

17 CHAIRMAN AIZENSTAT: Okay, thank you.

18 Mr. Wu, just one question for you. On Page
19 2 of your report, it reads here, an existing
20 single-family residence and garage structure is
21 located in approximately the center of the
22 property.

23 MR. WU: Yes, sir.

24 CHAIRMAN AIZENSTAT: That has been --
25 That's no longer there, that's been demolished?

1 MR. WU: No, it's recently been demolished.

2 CHAIRMAN AIZENSTAT: It has been
3 demolished?

4 MR. GLINES: Yes, it was demolished last
5 year.

6 CHAIRMAN AIZENSTAT: So that would be
7 incorrect at this point?

8 MR. WU: We would like to correct that on
9 the record.

10 CHAIRMAN AIZENSTAT: Okay. That's just a
11 typo that --

12 MR. WU: Yes. It was carried forth from
13 the old report.

14 CHAIRMAN AIZENSTAT: Okay, I just wanted to
15 make sure on that, because the report reflects
16 that.

17 MR. GLINES: It was a hazard. The
18 neighbors begged me to pull it down, and it
19 would have probably pulled itself down pretty
20 quickly thereafter.

21 CHAIRMAN AIZENSTAT: Okay, thank you.

22 Are there any public comments on this item?

23 MS. MENENDEZ: Waldo Paez?

24 MR. PAEZ: We agree with the applicant.

25 MS. MENENDEZ: No further.

1 CHAIRMAN AIZENSTAT: Would you like to say
2 something or you're good?

3 MR. PAEZ: I have nothing further to say.

4 CHAIRMAN AIZENSTAT: Thank you.

5 I'll go ahead at this time -- go ahead and
6 close the floor, open it up to the Board for
7 discussion.

8 Maria?

9 MS. ALBERRO MENENDEZ: No, I'm ready to
10 make a motion, unless someone has any comments.

11 MR. WU: Can you be specific on the
12 resolution and separately to the ordinance, if
13 you're ready to make a motion?

14 MS. ALBERRO MENENDEZ: Okay.

15 MR. BELLO: Mr. Chairman?

16 CHAIRMAN AIZENSTAT: Yes.

17 MR. BELLO: I'm curious to know, because I
18 think you said it came before the Commission
19 one time and was rejected?

20 MR. WU: No, the Commission approved it.

21 MR. BELLO: Oh, it came before them once
22 and it was approved?

23 MR. WU: It came before them once and it
24 was approved.

25 MR. LEEN: The lot split, in terms of the

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<p>1 building site determination, came before the</p> <p>2 Commission, and they approved it. But there</p> <p>3 still needed to be a replat, which is what's</p> <p>4 coming before you today. That was one of the</p> <p>5 instructions they gave in their approval.</p> <p>6 There were a number of conditions. One of them</p> <p>7 was that they had to go through this process.</p> <p>8 MR. WU: It's a two-step process,</p> <p>9 conditional use, to approve splitting the lot,</p> <p>10 and to replat it.</p> <p>11 MR. BELLO: Okay.</p> <p>12 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>13 Maria?</p> <p>14 MS. ALBERRO MENENDEZ: I'd like to go ahead</p> <p>15 and make the motion to approve the resolution.</p> <p>16 Should I do the ordinance first, or it doesn't</p> <p>17 really matter?</p> <p>18 MR. LEEN: Either way.</p> <p>19 MS. ALBERRO MENENDEZ: Either way? To</p> <p>20 approve the resolution.</p> <p>21 MR. PEREZ: I'll second.</p> <p>22 CHAIRMAN AIZENSTAT: And that is as noted</p> <p>23 on our sheets?</p> <p>24 MS. ALBERRO MENENDEZ: Yes, sir.</p> <p>25 CHAIRMAN AIZENSTAT: Any other comments?</p>	<p>1 MR. BELLIN: I'll second.</p> <p>2 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>3 Go ahead call the roll, please.</p> <p>4 MS. MENENDEZ: Julio Grabiell?</p> <p>5 MR. GRABIEL: Yes.</p> <p>6 MS. MENENDEZ: Maria Menendez?</p> <p>7 MS. ALBERRO MENENDEZ: Yes.</p> <p>8 MS. MENENDEZ: Alberto Perez?</p> <p>9 MR. PEREZ: Yes.</p> <p>10 MS. MENENDEZ: Marshall Bellin?</p> <p>11 MR. BELLIN: Yes.</p> <p>12 MS. MENENDEZ: Anthony Bello?</p> <p>13 MR. BELLO: Yes.</p> <p>14 MS. MENENDEZ: Jeff Flanagan?</p> <p>15 MR. FLANAGAN: Yes.</p> <p>16 MS. MENENDEZ: Eibi Aizenstat?</p> <p>17 CHAIRMAN AIZENSTAT: Yes.</p> <p>18 The next item is an Ordinance of the City</p> <p>19 Commission of Coral Gables, Florida, providing</p> <p>20 for text amendments to the City of Coral Gables</p> <p>21 Zoning Code -- Official Zoning Code, Article 4,</p> <p>22 "Zoning Districts," Division 1, "Residential</p> <p>23 Districts," Section 4-102, "Multi-Family 1</p> <p>24 Duplex," known as MF1, by adding townhouses/row</p> <p>25 houses as a conditional use within an MF1 zoned</p>
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<p>1 No? Call the roll, please.</p> <p>2 MS. MENENDEZ: Jeff Flanagan?</p> <p>3 MR. FLANAGAN: Yes -- excuse me. Yes.</p> <p>4 MS. MENENDEZ: Julio Grabiell?</p> <p>5 MR. GRABIEL: Yes.</p> <p>6 MS. MENENDEZ: Maria Menendez?</p> <p>7 MS. ALBERRO MENENDEZ: Yes.</p> <p>8 MS. MENENDEZ: Alberto Perez?</p> <p>9 MR. PEREZ: Yes.</p> <p>10 MS. MENENDEZ: Marshall Bellin?</p> <p>11 MR. BELLIN: Yes.</p> <p>12 MS. MENENDEZ: Anthony Bello?</p> <p>13 MR. BELLO: Yes.</p> <p>14 MS. MENENDEZ: Eibi Aizenstat?</p> <p>15 CHAIRMAN AIZENSTAT: Yes. Thank you.</p> <p>16 The next item on the agenda is an</p> <p>17 Ordinance --</p> <p>18 MR. WU: I'm sorry, you need a motion for</p> <p>19 the Ordinance.</p> <p>20 CHAIRMAN AIZENSTAT: Oh, we're going to do</p> <p>21 both. Sorry about that.</p> <p>22 MR. WU: Yes.</p> <p>23 CHAIRMAN AIZENSTAT: I thought we did both.</p> <p>24 MS. ALBERRO MENENDEZ: I can do the same.</p> <p>25 I'll move to approve the ordinance as written.</p>	<p>1 district and establishing developmental</p> <p>2 standards for such MF1 uses, and requiring such</p> <p>3 MF1 uses to be constructed in accordance with</p> <p>4 the requirements and performance standards for</p> <p>5 townhouse/row house development specified in</p> <p>6 Section 4-104, Multi-Family Special Area, known</p> <p>7 as MFSA District; providing for severability,</p> <p>8 repealer, codification, and an effective date.</p> <p>9 MR. WU: Thank you, Mr. Chair. If I can</p> <p>10 wait for the TV to bring up our PowerPoint. We</p> <p>11 do have a brief PowerPoint presentation for</p> <p>12 you.</p> <p>13 Thank you.</p> <p>14 I will run down with you our Code change</p> <p>15 purpose, to allow townhome/row house. For the</p> <p>16 purpose of this presentation, I will combine it</p> <p>17 as a row house -- a townhouse product within</p> <p>18 the MF1 zoning district.</p> <p>19 For your information, a townhouse is</p> <p>20 allowed in MF2 and the MFSA, which is</p> <p>21 Multi-Family Special Area.</p> <p>22 MF1, which is what we are discussing today,</p> <p>23 currently allows single-family, duplexes, but</p> <p>24 not townhouses. An MF1 typically -- I have a</p> <p>25 map showing you where they reside in the City,</p>