

1 THE SECRETARY: Julio Grabiell?  
 2 MR. GRABIEL: Yes.  
 3 THE SECRETARY: Maria Velez?  
 4 MS. VELEZ: Yes.  
 5 THE SECRETARY: Eibi Aizenstat?  
 6 CHAIRMAN AIZENSTAT: Yes.  
 7 And the last item --  
 8 MR. TRIAS: The last item will be presented  
 9 by Dona Spain, the Historic Preservation  
 10 Officer.  
 11 CHAIRMAN AIZENSTAT: Okay. Craig, would  
 12 you like to read it into the record?  
 13 MR. COLLER: Yes.  
 14 Item Number 11, an Ordinance of the City  
 15 Commission of Coral Gables, Florida providing  
 16 for text amendments to the City of Coral Gables  
 17 Official Zoning Code, Article 3, "Development  
 18 Review," Division 11, "Historic Preservation:  
 19 Designation and Certificates of  
 20 Appropriateness," Section 3-1104, "Designations  
 21 Procedures;" providing procedures for  
 22 designation of the City Plan, notice of  
 23 hearing, and amendments to the Plan, providing  
 24 for repealer provision, severability clause,  
 25 codification and providing for an effective

1 date. Item Number 11, public hearing.  
 2 CHAIRMAN AIZENSTAT: Thank you.  
 3 MS. SPAIN: Thank you.  
 4 For the record, Dona Spain, Historical  
 5 Resources and Cultural Arts Director. This is  
 6 a Zoning Code text amendment, and in August of  
 7 2017, the City Commission passed a Resolution,  
 8 which I think you have in your packet about  
 9 this.  
 10 Craig Leen was the City Attorney then, and  
 11 he spoke with the Commission about why he  
 12 wanted the City plan to be designated as  
 13 historic. This is generated from the City  
 14 Attorney's Office.  
 15 Because what Craig said at the time was,  
 16 there's a Wireless Communication Bill that's in  
 17 effect that allows wireless companies to put  
 18 cabinetry, potential poles, attachments to  
 19 poles, excavate in the right-of-way, and, in  
 20 that Bill, there is an expressed provision that  
 21 municipalities can say no to those companies,  
 22 if, in fact, the City Plan is designated as  
 23 historic. And so that's why the City Attorney  
 24 asked the City Commission to direct Staff to  
 25 work on this.

1 So what's before you is a text amendment  
 2 for the procedure. It's not to designate the  
 3 plan now, but it's to put in place a procedure  
 4 for noticing and also for -- the procedures if  
 5 someone comes forward with an amendment.  
 6 I'm happy to go over that. I can answer  
 7 any questions that you might have.  
 8 MR. GRABIEL: When you describe it as the  
 9 City Plan, it's for the whole City of Coral  
 10 Gables?  
 11 MS. SPAIN: It's the Historic City Plan.  
 12 We're working on the designation report now,  
 13 going over, you know, whether or not to put the  
 14 annexed areas in, and what would qualify.  
 15 A lot of municipalities, cities throughout  
 16 the United States, have that and they've dealt  
 17 with annexations in different ways. The City  
 18 of Washington, DC is designated as historic.  
 19 New Haven, Connecticut is designated, Savannah.  
 20 So we're going through that now, but this is  
 21 about the process.  
 22 The notice process, right now we noticed a  
 23 thousand feet, and all of the properties that  
 24 would be affected -- well, so this just  
 25 provides us to put notice in the newspaper.

1 MR. COLLER: Just a question to Dona, if I  
 2 might, through The Chair. This also would  
 3 impact, would it not, though, if there's a  
 4 proposed change in the configuration of streets  
 5 by developments?  
 6 MS. SPAIN: Yes. Yes.  
 7 MR. COLLER: So it doesn't just impact the  
 8 telecommunications issue.  
 9 MS. SPAIN: No, that's true.  
 10 MR. COLLER: So I wanted the Board to be  
 11 aware that there are other --  
 12 MS. SPAIN: And this would be a  
 13 recommendation to the City Commission, which is  
 14 also different from what is now in place, when  
 15 you're designating other properties in the  
 16 City.  
 17 MR. TRIAS: Now, the way I understand it,  
 18 that includes alleys also?  
 19 MS. SPAIN: Yes.  
 20 MS. VELEZ: Vacations of alleys.  
 21 MS. SPAIN: Vacations of alleys, and it  
 22 would be a recommendation from the Historic  
 23 Preservation Board to the City Commission on  
 24 those items.  
 25 CHAIRMAN AIZENSTAT: So, then, if somebody

1 was to vacate an alley, they would have to go  
2 now through the Historic Preservation?

3 MS. SPAIN: Yes. Either the Preservation  
4 Department or the Historic Preservation Board.

5 CHAIRMAN AIZENSTAT: And would that be an  
6 administrative decision or would that have to  
7 go before a Board?

8 MS. SPAIN: Well, it all depends.

9 MR. COLLIER: Well, as I understand it, the  
10 way this process is envisioned to work, and  
11 correct me if I'm wrong, but there's going to  
12 be a recommendation from the Historic  
13 Preservation Board to the City Commission.

14 MS. SPAIN: That's right.

15 MR. COLLIER: Which would go in tandem with  
16 the development that would be ultimately  
17 reviewed by the City Commission. Is that  
18 correct?

19 MS. SPAIN: That's correct. Yes.

20 MR. COLLIER: So you would have that  
21 recommendation as part of the kit on a  
22 particular development.

23 MR. BEHAR: But you'd have to go through  
24 the Historic Board and all to get approval? If  
25 a project comes in, and I'm going to use the --

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1 look at that and see.

2 MS. VELEZ: Right, because we have some  
3 that are coming up for replat, where there are  
4 alleys involved.

5 MS. SPAIN: Well, if it's a replat and it  
6 doesn't involve the alley, it wouldn't go to  
7 the Historic Board. If it involved the  
8 alley -- you know, we need to look at the  
9 alleys. I haven't had that discussion.

10 MR. TRIAS: I think that there are two  
11 possible scenarios. The alley is the obvious  
12 one, that happens all of the time. Once in a  
13 while, I've seen some individuals trying to  
14 change some of the geometry of the streets that  
15 is historic.

16 MS. SPAIN: Well, that's a concern.

17 MR. TRIAS: And that I believe makes sense.

18 MR. BEHAR: I agree. I don't have a  
19 problem with the streets.

20 MS. SPAIN: I'll tell you, Robert, the  
21 issues that sometimes comes up with -- not so  
22 much developments, but with traffic engineers,  
23 is the plan of the City of Coral Gables, as you  
24 know, is very rectilinear and it has the  
25 streets north and south. There's a definite

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1 CHAIRMAN AIZENSTAT: The one we just had.

2 MR. BEHAR: Yeah.

3 Not even that one, the Collection  
4 Residences, whatever that was, that vacated the  
5 alley. That project would have go through  
6 Historic to get that alley vacated?

7 MR. COLLIER: Well, I apologize for  
8 interrupting, but I think the difference here  
9 is that ordinarily the Historic Preservation  
10 Board would be making a decision, but in this  
11 case, the Historic Preservation Board is making  
12 a recommendation when it comes --

13 MR. BEHAR: But you have to go through the  
14 process.

15 MR. COLLIER: You have to go through them, yes.

16 MR. BEHAR: On a project like that, you  
17 know, that has obviously no historical  
18 significance, we're imposing one more --

19 MS. SPAIN: You know, honestly, my view is,  
20 it's mainly about the streets, it's not about  
21 the alleys, although I think we would weigh in  
22 on alleys, also.

23 MR. TRIAS: Okay. That was my question,  
24 and I think that we could clarify that.

25 MS. SPAIN: Yeah, we could. We need to

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1 grid.

2 MS. VELEZ: The grid.

3 MS. SPAIN: But Merrick's designers, when  
4 they originally did that, they put these  
5 diagonals in. Biltmore Way is one. University  
6 Drive is one. Alhambra becomes one. And those  
7 have leftover pieces of the grid, that are  
8 these wonderful green spaces throughout the  
9 City.

10 Sometimes someone comes in and wants to  
11 square those off. That would go to the  
12 Historic Preservation Board. Those are the  
13 types of things that would go to the Historic  
14 Preservation Board.

15 MR. BEHAR: That I'm okay with. I don't  
16 have a problem --

17 MS. SPAIN: I'm not sure about the alleys,  
18 to tell --

19 MR. COLLIER: Can I ask a question on the  
20 alleys? Since this is really the procedure to  
21 designate the City Plan, would the alleys --  
22 and whether that would be part of this historic  
23 designation or how the alleys would be  
24 addressed, would that be done in -- that would  
25 be part of the designation?

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1 MS. SPAIN: That's right --  
2 MR. COLLIER: This is just the procedure to  
3 designate it. It doesn't -- it's not really  
4 directing what gets designated.

5 MS. SPAIN: But I appreciate you bringing  
6 that up, because that's something we need to  
7 look at. That's a very good point, but this is  
8 the process to put it in place.

9 MR. BEHAR: This is just the process.  
10 We're not --

11 MS. SPAIN: Just the process.

12 MS. VELEZ: I'll go ahead and move it.

13 CHAIRMAN AIZENSTAT: I'm sorry?

14 MS. VELEZ: I'm ready to move on this.

15 CHAIRMAN AIZENSTAT: Well, let's see if  
16 there's anybody from the public that would like  
17 to speak on this item.

18 Having none, would you like to make a  
19 motion?

20 MR. BELLIN: I'll second it.

21 MS. VELEZ: I'll go ahead and move for  
22 consideration of this and go forward.

23 CHAIRMAN AIZENSTAT: What about looking at  
24 the question based on the alleys that Robert --

25 MS. VELEZ: There's a lot of things to be

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1 looked at. This is just to begin the process,  
2 to look at streets, to look at alleys.

3 CHAIRMAN AIZENSTAT: Okay. It's just the  
4 beginning process?

5 MS. VELEZ: Uh-huh.

6 MR. BEHAR: Okay.

7 MS. VELEZ: You can amend it.

8 MR. BEHAR: No. No. I'm going to make a  
9 second, you know, motion to approve, with the  
10 condition that the concerns that we have  
11 expressed are addressed before this goes for  
12 final resolution.

13 MS. SPAIN: Absolutely. Absolutely. And  
14 we'll definitely put something in the  
15 Designation Report concerning that. I  
16 appreciate it.

17 CHAIRMAN AIZENSTAT: We have a first. We  
18 have a second, with some additional  
19 recommendations. Any comments?

20 Call the roll, please.

21 THE SECRETARY: Marshall Bellin?

22 MR. BELLIN: Yes.

23 THE SECRETARY: Julio Grabiell?

24 MR. GRABIEL: Yes.

25 THE SECRETARY: Maria Velez?

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1 MS. VELEZ: Yes.

2 THE SECRETARY: Robert Behar?

3 MR. BEHAR: Yes.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Yes.

6 Before we conclude, Maria has asked if we  
7 can change the April meeting --

8 MS. VELEZ: Maria Jimenez.

9 CHAIRMAN AIZENSTAT: Jimenez. Sorry about  
10 that, Maria -- to April 12th, which is a -- is  
11 that a Thursday or a Tuesday?

12 THE SECRETARY: Thursday.

13 CHAIRMAN AIZENSTAT: It's a Thursday.

14 She's taking some classes. That's one of the  
15 reasons why she's unable to attend tonight.  
16 And I don't see an issue with it myself. The  
17 room is available. To me, you know, that would  
18 be an issue, if we had the room, which is  
19 available.

20 I don't know how the rest of the Board  
21 feels.

22 MR. BEHAR: I don't have a problem. I will  
23 not be here. I will be out of the country that  
24 day, so the 12th sounds good.

25 CHAIRMAN AIZENSTAT: I'm okay with it.

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1 MS. VELEZ: I'm available.

2 CHAIRMAN AIZENSTAT: Everybody else is  
3 available?

4 MR. BELLIN: Yeah. I think we responded to  
5 you.

6 MS. VELEZ: Yes.

7 CHAIRMAN AIZENSTAT: I just wanted to make  
8 it official, if it was okay, because we had the  
9 dates before.

10 Okay. So please go ahead and change that  
11 date.

12 MR. BEHAR: Unless you want to have your  
13 meeting in Istanbul.

14 CHAIRMAN AIZENSTAT: All right. With that  
15 said, is there a motion to adjourn?

16 MR. BEHAR: Motion to adjourn.

17 MR. BELLIN: Second.

18 CHAIRMAN AIZENSTAT: Thank you very much  
19 for your service.

20 (Thereupon, the meeting was adjourned at  
21 8:20 p.m.)

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