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1 MR. GRABIEL: I like that. The good things
 2 flow --
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 The first item on the agenda, E-1.
 5 Mr. Ceballos, if you'd please read that into
 6 the record.
 7 MR. CEBALLOS: Item Number 22-4188, a
 8 Resolution of the City Commission of Coral
 9 Gables, Florida amending previously approved
 10 Resolution Number 2008-196, which amended
 11 Resolution Number 2005-231, pursuant to Zoning
 12 Code 14-203 to amend the condition regarding
 13 illumination on "Parcel 1" legally described as
 14 Lots 1-22 and Lots 39-48, Block 16, and "Parcel
 15 2," legally described as Lots 1-5 and west 24
 16 feet of Lot 5 and Lots 43-48, Block 17, Crafts
 17 Section, address 2701 and 2855 Le Jeune Road,
 18 Coral Gables, Florida; and the approval and all
 19 other conditions of approval contained in
 20 Resolution 2008-196 shall remain in effect, and
 21 providing for an effective date.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 MS. GARCIA: Jennifer Garcia, City Planner.
 24 Could I have the presentation please? I'm not
 25 the applicant, but I will be presenting. The

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1 allow exterior signage for Parcel 1, which is
 2 the Infinity Building, and we're here, in 2022,
 3 to allow limited illumination of the City
 4 National Bank, which is the south parcel.
 5 So this is what it looks like today, and
 6 that was when it was approved. The north
 7 parcel is the larger building, that had the
 8 most FAR, and the south parcel is the City
 9 National Bank. It's the terracotta color
 10 building on the right.
 11 So they are proposing to renovate the
 12 building to modify the exterior, and part of
 13 that request is to provide some illumination of
 14 some of the features that they're applying for.
 15 So part of that goes back to that original
 16 approval, back to that paragraph that talks
 17 about illumination. So, to be clear, they're
 18 striking through the sentence about, "No
 19 external illumination is allowed," and they're
 20 prohibiting no -- sorry, they're prohibiting
 21 direct view of lighting fixtures, as well as
 22 prohibiting any direct light onto Le Jeune
 23 Road.
 24 So the neighbors have been sent notices
 25 twice, posted once. It had a website posting

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1 applicant is here, if you have any questions
 2 for him, okay?
 3 So we're here to modify an existing Site
 4 Plan. Back in 2005, there was a project that
 5 was approved. It had two requests. It had a
 6 Special Location Map Site Plan approval, which
 7 basically is allowing Med Bonus to be granted
 8 to a property that's near Duplex and
 9 Single-Family, and the second request was a
 10 Conditional Use for the drive thru for the
 11 bank, and it consists of two parcels. The
 12 south parcel is Parcel 2, which is what the
 13 applicant is representing, and Parcel 1 was the
 14 north parcel, that you can see in this map to
 15 the left.
 16 And part of that approval back in 2005
 17 included a little paragraph about illumination
 18 and I'll get to that further once I go through
 19 here.
 20 So 2005 was the original approval, and we
 21 actually have some Board Members here that were
 22 here during that discussion back in 2005. So
 23 that was the original approval. It was amended
 24 in 2008 for removal of the security gates
 25 requirement. It was amended again in 2016, to

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1 once, as well as the newspaper ad for tonight's
 2 meeting.
 3 So Staff recommends approval, that complies
 4 with the findings of fact in the Staff Report.
 5 Do you have any questions?
 6 CHAIRMAN AIZENSTAT: Does the applicant
 7 wish to speak on this item, before we ask
 8 questions?
 9 MR. SCHWARTZ: No, not necessarily, unless
 10 you have a question.
 11 CHAIRMAN AIZENSTAT: Okay. If it's okay,
 12 I'd like to open it up for public comment
 13 first, see if there's anyone here, before we
 14 start asking questioning.
 15 Jill, do you have anybody for this item?
 16 MS. MENENDEZ: No, we don't.
 17 CHAIRMAN AIZENSTAT: Neither Zoom or phone
 18 platform or in Chambers; is that correct?
 19 MS. MENENDEZ: Correct. No, no speakers.
 20 CHAIRMAN AIZENSTAT: Okay. At this time,
 21 I'd like to go ahead and close the public
 22 comment, and open it up.
 23 Chip.
 24 MR. WITHERS: I have no issues, no problem
 25 with it.

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1 CHAIRMAN AIZENSTAT: Venny.
 2 MR. TORRE: I just need to understand a
 3 little bit. The proposed project removes the
 4 awning, and some of those lights that I see --
 5 I can't tell where these are happening, to be
 6 honest with you. I'm not sure if this is the
 7 ground floor. These are ground floor lights in
 8 that space -- this is basically not in that
 9 inset colonnade, this is above, facing --
 10 CHAIRMAN AIZENSTAT: If you don't mind, I'd
 11 like to ask you to come up to the microphone,
 12 so the court reporter, that way, could capture
 13 the conversation.
 14 MR. TORRE: I'm trying to light up that
 15 picture with your new design and I just want to
 16 make sure --
 17 CHAIRMAN AIZENSTAT: Could you state your
 18 name and address, please, for the record?
 19 MR. SCHWARTZ: Sure. My name is Josh
 20 Schwartz. I live at 2800 Kirk Street in
 21 Coconut Grove.
 22 MR. TORRE: And these just go around the
 23 windows and surround the windows? I'm trying
 24 to understand what --
 25 MR. SCHWARTZ: Yes. So the lights

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1 MR. TORRE: Do you know why it was so
 2 severe that there was no illumination before?
 3 I mean, I understand across the street -- it
 4 was pretty severe.
 5 MS. GARCIA: I researched this. I dug
 6 through the Minutes of Planning & Zoning,
 7 through Commission, it was there from the Staff
 8 report that it is recommended a Condition of
 9 Approval. So some conversation must have
 10 happened before in the Planning and Zoning. I
 11 don't have any record of why that was.
 12 Speaking with people, it seemed like it was
 13 more of a concern of the signage, illumination
 14 of the signage, but --
 15 MR. TORRE: I'm done.
 16 CHAIRMAN AIZENSTAT: Let me go ahead and
 17 call on Julio.
 18 MR. GRABIEL: You answered the question. I
 19 was just wondering why it had been not approved
 20 with lighting originally, but I don't have any
 21 problem with that.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 Claudia.
 24 MS. MIRO: No questions or concern.
 25 CHAIRMAN AIZENSTAT: Luis.

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1 basically will try to depict some of the
 2 architectural features that we're going to be
 3 adding to the building. So 99 percent of it is
 4 all indirect lighting. So none of the lights
 5 protrude out towards Le Jeune Road.
 6 MR. TORRE: Is the intent for all of the
 7 windows to have that around?
 8 MR. SCHWARTZ: I think what you're seeing
 9 is probably the light dispersing across. So
 10 there aren't lights above the window.
 11 MR. TORRE: Yeah, these are -- one, two,
 12 three -- I'm really having trouble
 13 understanding if this is -- every window gets
 14 one of these or not. That's what I don't quite
 15 understand.
 16 MR. SCHWARTZ: You're just seeing different
 17 views. So you really only see the reflection.
 18 MR. TORRE: I have no other questions.
 19 MS. GARCIA: I believe they're proposing to
 20 have panels over the openings of the parking
 21 garages, not that you're seeing that light,
 22 that looks like it's going around a window, but
 23 it's really not. It's just illuminating behind
 24 that panel, to hide both, the parking,
 25 obviously, and the lighting fixtures.

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1 MR. REVUELTA: No questions -- oh, one
 2 question. The canopies are projecting over the
 3 sidewalk or over the setback?
 4 MS. GARCIA: I believe they're projecting
 5 over the sidewalk. I don't think I have a Site
 6 Plan that shows that.
 7 MR. SCHWARTZ: So the canopies today are
 8 pretty much over the setback. They don't go
 9 over the sidewalk.
 10 MS. GARCIA: The building is set back a
 11 little bit from the sidewalk?
 12 MR. SCHWARTZ: Correct.
 13 MS. GARCIA: Okay.
 14 MR. REVUELTA: So they don't go over the
 15 public realm of the sidewalk, they end at the
 16 property line there, behind the sidewalk?
 17 MR. SCHWARTZ: Correct.
 18 MR. REVUELTA: I'm done.
 19 CHAIRMAN AIZENSTAT: The question that I
 20 had for you is, I noticed on the renderings
 21 that the signage is on the corner for City
 22 National Bank. To be clear, the address is not
 23 changing or anything, or your front entrance is
 24 still where it exists today?
 25 MR. SCHWARTZ: That's correct.

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1 CHAIRMAN AIZENSTAT: So the entrance has
 2 not been shifted?
 3 MR. SCHWARTZ: No.
 4 CHAIRMAN AIZENSTAT: Okay. That was the
 5 only question I had.
 6 Any other comments from the Board? Anybody
 7 like to make a motion?
 8 MR. GRABIEL: I'd like to move for
 9 approval.
 10 MR. TORRE: I'll second it.
 11 MR. WITHERS: Approval --
 12 CHAIRMAN AIZENSTAT: I think Chip went
 13 ahead and -- Chip second.
 14 MR. WITHERS: I'll second it.
 15 MR. REVUELTA: It looks like it was at the
 16 same time, so I don't know who was first.
 17 CHAIRMAN AIZENSTAT: Any discussion? No?
 18 Having none, call the roll, please.
 19 THE SECRETARY: Julio Grabiell?
 20 MR. GRABIEL: Yes.
 21 THE SECRETARY: Luis Revuelta?
 22 MR. REVUELTA: Yes.
 23 THE SECRETARY: Venny Torre?
 24 MR. TORRE: Yes.
 25 THE SECRETARY: Chip Withers?

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1 perpetual access and utility easement, setting
 2 forth terms and conditions, providing for an
 3 effective date.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 Zeke. We'll go ahead and have the
 6 applicant make his presentation first.
 7 MR. GUILFORD: Good evening, Mr. Chair and
 8 Members of the Board. For the record, my name
 9 is Zeke Guilford, with offices at 400
 10 University Drive. I'm here on behalf --
 11 representing the abutting property owners of
 12 the alley.
 13 I wish I had some pretty pictures to show
 14 you, nice, that these architects have drawn,
 15 but this is a very kind of -- I want to say,
 16 very simple boring application.
 17 Actually, we're actually requesting the
 18 alley between Amalfi and Rosaro to be
 19 vacated --
 20 MR. REVUELTA: Zeke, do you want to move it
 21 a little bit?
 22 MR. GUILFORD: It was so they can see up there.
 23 MR. REVUELTA: Oh, I'm sorry.
 24 MS. GUILFORD: Trust me, I usually have
 25 them pointed towards you, too.

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1 MR. WITHERS: Yes.
 2 THE SECRETARY: Claudia Miro?
 3 MS. MIRO: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes. Thank you.
 6 MR. SCHWARTZ: Thank you so much. Thank
 7 you for your time.
 8 CHAIRMAN AIZENSTAT: Thank you for coming.
 9 Next item is Item E-2. Mr. Ceballos, if
 10 you'd please read that into the record.
 11 MR. CEBALLOS: File Number 22-4581, an
 12 Ordinance of the City Commission of Coral
 13 Gables approving the vacation of a public
 14 alleyway pursuant to Zoning Code Article 14,
 15 "Process," Section 14-211, "Abandonment and
 16 Vacations" and City Code Chapter 62, Article 8,
 17 "Vacation, Abandonment and Closure of Streets,
 18 Easements and Alleys by Private Owners and the
 19 City; Application Process," providing for the
 20 vacation of the north-south public alleyway
 21 lying between lots 9-16 and lots 8 & 17, Block
 22 97, Coral Gables Riviera Section #2, according
 23 to the plat thereof recorded in Plat Book 28,
 24 Page 18 of the Public Records of Miami-Dade
 25 County, Florida; providing for substitute

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1 What is interesting here is that if you,
 2 again, you look at the actual map from
 3 Merrick --
 4 CHAIRMAN AIZENSTAT: Zeke, if you could
 5 talk into the microphone -- there we go -- for
 6 the court reporter.
 7 MR. GUILFORD: Right. If you actually look
 8 at the map from Merrick, this is the block
 9 here. You have three blocks that are green.
 10 Those three blocks are -- actually were
 11 supposed to be Commercial designated. Over
 12 time, they've -- well, the second block -- let
 13 me go back -- the second block is now a medical
 14 office complex and they vacated the alley in
 15 1961. So, really, the only alley you have is
 16 here.
 17 The alley in this block has never been used
 18 by Public Works. It is grass and landscaping.
 19 It has been maintained over the years by the
 20 abutting property owners, and Staff has
 21 recommended approval. I believe Staff is in
 22 agreement and Hermes is in agreement with
 23 Condition C, which we're going to add to that
 24 sentence, "Unless approved by the Board of
 25 Architects." Oh, the Public Works Director,