

1 MR. TRIAS: Yeah, E-5 is a very
2 straight-forward request.
3 MR. COLLER: Let me read it, if we're going
4 to do it.
5 MR. TRIAS: Yes, please.
6 MR. COLLER: May I?
7 CHAIRMAN AIZENSTAT: In four minutes, yes.
8 MR. BEHAR: Do it quickly.
9 MR. COLLER: An Ordinance of the City
10 Commission of Coral Gables, Florida providing
11 for a text amendment to the City of Coral
12 Gables Official Zoning Code by amending Article
13 1, "General Provisions," Section 1-109,
14 "Construction Rules," to clearly state where
15 the provisions of this Zoning Code vary from
16 the applicable requirements of any law,
17 statute, rule, regulation, ordinance, or code,
18 the most restrictive or that imposing the
19 higher standard shall govern, including within
20 the Miami-Dade County Rapid Transit Zone;
21 providing for severability, repealer,
22 codification, and an effective date.
23 Item E-5, public hearing.
24 MR. TRIAS: Mr. Chairman, this item was a
25 result of some planning work done by the County

1 stations.
2 MR. TRIAS: Yes.
3 CHAIRMAN AIZENSTAT: We have two minutes.
4 Is there a motion to extend for five minutes?
5 MR. BUCELO: I'll move.
6 MS. MIRO: Second.
7 MR. COLLER: You can do it by voice vote.
8 CHAIRMAN AIZENSTAT: Everybody in favor to
9 extend for five minutes --
10 (All of the Members voted aye.)
11 MR. TRIAS: So we had a meeting with the
12 Planning Director for the County and we
13 explained the different things that are already
14 in the Code, in the Zoning Code and the Comp
15 Plan, and they were very happy with what exists
16 in Coral Gables. So there was no objection to
17 any of that. This is simply to make sure that
18 we can maintain the status quo and be able to
19 regulate properly.
20 MR. WITHERS: But don't we control the
21 right-of-way along the Metrorail?
22 MR. TRIAS: Not all of it, no.
23 MR. WITHERS: But, I mean, in Coral Gables,
24 we do, though, don't we? Wasn't that part of
25 the agreement when they built Metrorail, that

1 on the Metrorail area and some concerns. So
2 this simply says that the City has the ability
3 to regulate more strictly, which we already
4 have, but just to make it very clear, in order
5 to avoid any inconsistencies, in the County,
6 for example, rezoning or recommending rezoning.
7 MR. BEHAR: Mr. Trias, a question for you.
8 MR. TRIAS: Yes, sir.
9 MR. BEHAR: And this is as a result of the
10 two projects or three projects that are going
11 up in the Douglas Station.
12 MR. TRIAS: Yeah, which are in Miami.
13 MR. BEHAR: And the land is owned by
14 Miami-Dade County.
15 MR. TRIAS: Exactly.
16 MR. BEHAR: So we're thinking that
17 potentially we have one station that is owned
18 by Miami-Dade County along Ponce de Leon, in
19 front of the University of Miami. Is this
20 something that we --
21 MR. COLLER: It's more than that. It's
22 more than that. The County has outlined
23 corridors where they may want to eliminate
24 minimum density requirements, higher minimum
25 density requirements. So it's not just the

1 the City allowed them our right-of-way and they
2 agreed not to develop it, except for parking?
3 I'm just asking.
4 MR. BEHAR: But they could change their
5 mind, Chip. They could change their mind, like
6 they've done.
7 MR. TRIAS: We just want to make sure that
8 that remains.
9 MR. WITHERS: No. I'm wondering what's
10 behind it -- I mean --
11 MR. TRIAS: What's behind this is that they
12 have a map that had sixty units per acre
13 ideally in areas that are Single-Family and
14 Multi-Family along Ponce de Leon, for example.
15 MR. BEHAR: It's not that simple, but --
16 MR. TRIAS: For example.
17 MR. BEHAR: It's not that simple.
18 MR. COLLER: It basically states what we
19 believe the law to be, that the City can always
20 impose a higher standard of Zoning.
21 MR. TRIAS: However, what I described was
22 not a final plan or anything.
23 MR. WITHERS: I understand.
24 MR. BEHAR: And legally can we really
25 impose something more stricter than the County

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1 when it's their property?

2 MR. TRIAS: It was not only for their

3 property. It was beyond their property.

4 MR. WITHERS: Outside their property.

5 MR. COLLER: It was transit corridors,

6 swath of land, not necessarily owned by the

7 County.

8 MR. TORRE: Motion to approve.

9 CHAIRMAN AIZENSTAT: Before we do that, is

10 there anybody from the public that would like

11 to speak? Nobody in the Chambers. Anybody on

12 Zoom or phone platform, Jill?

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Having none, I'll go

15 ahead and close it for the floor.

16 Is there a motion?

17 MR. TORRE: I will make it.

18 CHAIRMAN AIZENSTAT: Which is?

19 MR. TORRE: To approve.

20 CHAIRMAN AIZENSTAT: As written?

21 MR. TORRE: As written.

22 CHAIRMAN AIZENSTAT: Is there a second?

23 MR. BUCELO: I'll second.

24 CHAIRMAN AIZENSTAT: Any discussion?

25 Call the roll, please.

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1 Map. It's just paperwork, basically. It's

2 just making sure that the Comp Plan has an

3 updated map that deals with the districts that

4 we have --

5 MR. BEHAR: By the way, this was not on the

6 agenda that was --

7 MR. TRIAS: What was not on the agenda?

8 MR. BEHAR: E-9.

9 MR. TRIAS: It was not?

10 MR. BEHAR: No. It was -- I found it, but

11 it's not --

12 MR. TRIAS: You're right. It was not in

13 the first agenda, and in the first draft, yes.

14 MR. BEHAR: I don't know how many people

15 knew about it.

16 CHAIRMAN AIZENSTAT: If we want to

17 continue, we need to make a motion to continue.

18 Is there anybody that wants to make that

19 motion?

20 MR. REVUELTA: I'll make a motion to extend

21 it another 10 minutes.

22 MR. BUCELO: I'll second it.

23 CHAIRMAN AIZENSTAT: We have a motion and a

24 second. Call the roll, please.

25 THE SECRETARY: Robert Behar?

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1 THE SECRETARY: Alex Bucelo?

2 MR. BUCELO: Yes.

3 THE SECRETARY: Claudia Miro?

4 MS. MIRO: Yes.

5 THE SECRETARY: Luis Revuelta?

6 MR. REVUELTA: Yes.

7 THE SECRETARY: Venny Torre?

8 MR. TORRE: Yes.

9 THE SECRETARY: Chip Withers?

10 MR. WITHERS: No.

11 THE SECRETARY: Robert Behar?

12 MR. BEHAR: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: No.

15 So it passes.

16 Is there a -- what's the feeling of the

17 Board? If we're going to go into another item,

18 we have to extend further.

19 MR. BEHAR: What items do we have pending?

20 MR. TRIAS: We have home occupation and Med

21 Bonus, and the map.

22 MR. BEHAR: And the Med Bonus is one that

23 is going to take a little bit of time.

24 MR. TRIAS: So how about this, why don't we

25 do E-9, which is simply updating the Mixed-Use

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1 CHAIRMAN AIZENSTAT: For a motion to

2 continue for how long, please, I apologize?

3 MR. REVUELTA: I said, 10 minutes.

4 CHAIRMAN AIZENSTAT: 10 minute? Call the

5 roll, please.

6 THE SECRETARY: Alex Bucelo?

7 MR. BUCELO: Yes.

8 THE SECRETARY: Claudia Miro?

9 MS. MIRO: Yes.

10 THE SECRETARY: Luis Revuelta?

11 MR. REVUELTA: Yes.

12 THE SECRETARY: Venny Torre?

13 MR. TORRE: Yes.

14 THE SECRETARY: Chip Withers?

15 MR. WITHERS: Yes.

16 THE SECRETARY: Eibi Aizenstat?

17 CHAIRMAN AIZENSTAT: No, because I don't

18 feel that we should rush items, but it passes,

19 so we're going to extend for ten minutes.

20 Would you like to read, Craig, 9?

21 MR. COLLER: Sure.

22 An Ordinance of the City Commission of

23 Coral Gables, Florida granting approval for

24 proposed amendments to Mixed-Use Overlay

25 District Map for the City of Coral Gables