

CITY OF CORAL GABLES  
LOCAL PLANNING AGENCY (LPA)/  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
HYBRID FORMAT

WEDNESDAY, FEBRUARY 10, 2021, COMMENCING AT 6:15 P.M.

Board Members Present at Commission Chamber:

Eibi Aizenstat, Chairman  
Robert Behar  
Luis Revuelta  
Wayne "Chip" Withers  
Venny Torre  
Rene Murai (present via Zoom platform)  
Maria Velez (Present via Zoom platform)

City Staff and Consultants:

Ramon Trias, Planning Director  
Devin Cejas, Deputy Development Services  
Director/Zoning Official  
Jill Menendez, Administrative Assistant, Board Secretary  
Jennifer Garcia, City Planner  
Ana Restrepo, Principal Planner  
Arceci Redila, Principal Planner  
Craig Collier, Special Counsel  
Eduardo Santamaria, Assistant City Manager  
Hermes Diaz, Public Works Director  
Zeida Sardinias, Asset Manager, Economic Development  
Kara Kautz, Assistant Historic Preservation Officer  
Kevin Kinney, Parking Director  
Melissa De Zayas, Public Works Engineer

Also Participating Via Zoom Platform:

Daniel Schopp  
John Lukacs, Esq., On behalf of Item E-1  
Anthony De Yurre, Esq., On behalf of Items E-2 through  
E-8  
Allen Morris

1 THEREUPON:

2 (The following proceedings were held.)

3 CHAIRMAN AIZENSTAT: Okay. Let's go ahead  
4 and get the meeting started please. I'd like  
5 to call the meeting to order.

6 Good evening. This Board is comprised of  
7 seven members. Four Members of the Board shall  
8 constitute a quorum and the affirmative vote of  
9 four Members shall be necessary for the  
10 adoption of any motion. If only four Members  
11 of the Board are present, an applicant may  
12 request and be entitled to a continuance to the  
13 next regularly scheduled meeting of the Board.  
14 If a matter is continued due to a lack of  
15 quorum, the Chairperson or Secretary of the  
16 Board may set a Special Meeting to consider  
17 such a matter. In the event that four votes  
18 are not obtained, an applicant may request a  
19 continuance or allow the application to proceed  
20 to the City Commission without a  
21 recommendation.

22 Tonight's meeting is hybrid in format,  
23 where only Board Members and City Staff are  
24 physically present in the Commission Chambers  
25 at Coral Gables City Hall. Applicants and

1 members of the public will be participating via  
2 Zoom.

3 Lobbyist Registration and Disclosure. Any  
4 person who acts as a lobbyist pursuant to the  
5 City of Coral Gables Ordinance Number 2006-11  
6 must register with the City Clerk prior to  
7 engaging in lobbying activities or  
8 presentations before City Staff, Boards,  
9 Committees and/or the City Commission. A copy  
10 of the Ordinance is available in the Office of  
11 the City Clerk. Failure to register and  
12 provide proof of registration shall prohibit  
13 your ability to present to the Board.

14 As Chair, I now officially call the City of  
15 Coral Gables Planning & Zoning Board Virtual  
16 Meeting of February 10, 2021 to order. Due to  
17 COVID-19, Zoom platform is being used, along  
18 with a dedicated phone line. The time is 6:15.

19 Jill will now call the roll. When your  
20 name is called, for those Board Members, and we  
21 have two, if I'm not mistaken, that are  
22 participating via Zoom, please make sure your  
23 microphones are on and acknowledge your  
24 presence.

25 Jill.

1 THE SECRETARY: Robert Behar?

2 MR. BEHAR: Here.

3 THE SECRETARY: Rene Murai?

4 MR. MURAI: Here.

5 THE SECRETARY: Luis Revuelta?

6 Venny Torre?

7 MR. TORRE: Here.

8 THE SECRETARY: Maria Velez?

9 MS. VELEZ: Present.

10 THE SECRETARY: Chip Withers?

11 MR. WITHERS: Here.

12 THE SECRETARY: Eibi Aizenstat?

13 CHAIRMAN AIZENSTAT: Here.

14 Notice Regarding Ex Parte Communications.

15 Please be advised that this Board is a  
16 quasi-judicial board, which requires Board  
17 Members to disclose all ex parte communications  
18 and site visits. An ex parte communication is  
19 defined as any contact, communication,  
20 conversation, correspondence, memorandum or  
21 other written or verbal communication that  
22 takes place outside of the public hearing  
23 between a member of the public and a member of  
24 a quasi-judicial board regarding matters to be  
25 heard by the Board.

1 If anyone made any contact with a Board  
 2 Member regarding an issue before the Board, the  
 3 Board Member must state on the record the  
 4 existence of the ex parte communication and the  
 5 party who originated the communication. Also,  
 6 if a Board Member conducted a site visit  
 7 specifically related to a case before the  
 8 Board, the Board Member must also disclose such  
 9 visit. In either case, the Board Member must  
 10 state on the record whether the ex parte  
 11 communication and/or site visit will affect the  
 12 Board Member's ability to impartially consider  
 13 the evidence to be presented regarding the  
 14 matter. The Board Member should also state  
 15 that his or her decision will be based on  
 16 substantial competent evidence and testimony  
 17 presented on the record today.

18 Does any Member of the Board have such a  
 19 communication and/or site visit to disclose at  
 20 this time?

21 MR. BEHAR: I do.

22 CHAIRMAN AIZENSTAT: Yes, Mr. Behar.

23 MR. BEHAR: I was contacted about a month  
 24 ago by Mr. Morris on the item that's coming  
 25 in -- the second item that's coming today, to

1 CHAIRMAN AIZENSTAT: Thank you.  
 2 Anybody else?

3 MR. REVUELTA: I was contacted, but I did  
 4 not return the e-mail, so there was no further  
 5 contact.

6 MS. VELEZ: I received an e-mail --

7 CHAIRMAN AIZENSTAT: Okay. And let it also  
 8 show, please, that Luis Revuelta is present at  
 9 the meeting.

10 I was also sent an e-mail, but I never  
 11 responded to the e-mail or proceeded any  
 12 further on an e-mail.

13 THE SECRETARY: Maria Velez wants to speak.

14 CHAIRMAN AIZENSTAT: Yes, please.

15 MS. VELEZ: Same with me. I received an  
 16 e-mail, but I did not respond to it.

17 CHAIRMAN AIZENSTAT: Thank you.

18 MR. WITHERS: I was contacted by someone in  
 19 Allen's office and advised I could not attend a  
 20 meeting.

21 MR. MURAI: I was also contacted by his  
 22 assistant, but I did not -- and I spoke to the  
 23 assistant. I told her that I would check to  
 24 see if I could speak to them. I never called  
 25 back.

1 discuss his project. I was -- first he called  
 2 the office. I wasn't there. He left a message  
 3 to discuss a new project.

4 I called him back the following day, and  
 5 Mr. Morris started to discuss, you know, what  
 6 project it was going to be. I told him to  
 7 please hold, that I was certain that I could  
 8 not speak to him regarding any matters, that I  
 9 would check with the City Attorney, just to  
 10 confirm, you know, my concern.

11 Sure enough, I spoke to our City Attorney,  
 12 and she confirmed to me that we could not have  
 13 a conversation at all. So, therefore, the  
 14 following day, I had my assistant call  
 15 Mr. Morris to let him know that we would not be  
 16 able to participate in any communications.  
 17 That was the extent of that conversation.

18 CHAIRMAN AIZENSTAT: Okay. Thank you.  
 19 Anybody else?

20 MR. TORRE: My situation is similar or  
 21 exactly the same as Mr. Behar. Basically, I  
 22 was contacted, and in doing research with the  
 23 City Attorney, I was instructed not to have any  
 24 conversations or meetings, and we postponed  
 25 anything --

1 CHAIRMAN AIZENSTAT: Thank you.  
 2 What I'd like to do is just ask, since the  
 3 Board Members were conducted -- were, sorry,  
 4 contacted, I'd like to question if your  
 5 decision will be based on substantial competent  
 6 evidence and testimony presented on the record  
 7 today? May I have a confirmation yes by  
 8 everybody, please?

9 Robert?

10 MR. BEHAR: Yes.

11 MR. REVUELTA: Yes.

12 CHAIRMAN AIZENSTAT: Venny?

13 MR. TORRE: Yes.

14 CHAIRMAN AIZENSTAT: Chip?

15 MR. WITHERS: Yes.

16 MR. REVUELTA: Yes.

17 CHAIRMAN AIZENSTAT: Eibi, yes.  
 18 And the two Members that are on Zoom?

19 MS. VELEZ: Yes.

20 MR. MURAI: Yes.

21 CHAIRMAN AIZENSTAT: Thank you.

22 MR. WITHERS: Mr. Chair?

23 CHAIRMAN AIZENSTAT: Yes, sir.

24 MR. WITHERS: You know, it's not a  
 25 coincidence that it was unanimous that all

1 Board Members were contacted by Mr. Morris'  
 2 office, and I just wonder if maybe Staff, in  
 3 future situations like this, should maybe  
 4 advise developers or whatever that -- maybe  
 5 educate them a little bit on the ex parte  
 6 communication part of our Code. I mean --  
 7 CHAIRMAN AIZENSTAT: What you're saying is,  
 8 when the application is made?  
 9 MR. WITHERS: Absolutely. Maybe just some  
 10 kind of notification of what they're allowed to  
 11 do and not to do.  
 12 CHAIRMAN AIZENSTAT: Okay.  
 13 MR. BEHAR: Chip, from experience, I will  
 14 tell you that I know that Staff tells them not  
 15 to do it always, because I know that some of my  
 16 clients have, you know, asked me, "I was told  
 17 we could not, so you cannot" -- you know, this  
 18 was for me the first time that I ever get  
 19 contacted by a developer to try to, you know,  
 20 talk about a project. I know Staff for sure,  
 21 you know --  
 22 CHAIRMAN AIZENSTAT: Okay.  
 23 MR. BEHAR: -- tells them not to, but --  
 24 MR. WITHERS: I'm good.  
 25 CHAIRMAN AIZENSTAT: I'm sure Staff will

1 quasi-judicial item, each member of the public  
 2 will be sworn in before they speak. Also, I  
 3 ask that each speaker first state their full  
 4 name and address, for the record, prior to  
 5 speaking.  
 6 For Zoom platform participants, I will ask  
 7 any person wishing to speak or testify on a  
 8 specific agenda item, to please open your chat  
 9 and send a direct message to Jill Menendez.  
 10 Once again, open your chat, send a direct  
 11 message to Jill Menendez, stating the agenda  
 12 item you would like to speak about and include  
 13 your full name. Jill will call you when it's  
 14 your turn. Depending on the number of  
 15 speakers, and I think we have quite a bit of  
 16 speakers, I will limit the remarks between two  
 17 to three minutes for each speaker.  
 18 Phone platform participants, after Zoom  
 19 platform participants are done, I will ask  
 20 phone participants to comment on the agenda  
 21 item. I also ask you to limit your remarks to  
 22 two to three minutes. The way you contact Jill  
 23 and let her know is you dial -- you push \*9 on  
 24 your phone.  
 25 At this time, I'd also like to ask the

1 look at it.  
 2 Yes, Chip.  
 3 MR. TORRE: I have a question --  
 4 MR. BEHAR: Yes, sir.  
 5 MR. TORRE: -- from a technical  
 6 perspective. Are we going to be able to see  
 7 the Zoom as it relates to everybody that's on  
 8 it or how is this going to work? This is our  
 9 first -- my first meeting.  
 10 CHAIRMAN AIZENSTAT: My understanding, and  
 11 the way it will work and the way it worked  
 12 before is, the speaker --  
 13 MR. TORRE: Is the only person we will be  
 14 able to see?  
 15 CHAIRMAN AIZENSTAT: The speaker, and at  
 16 some time maybe, Jill, you can put a general  
 17 screen, but -- how many people do you have on  
 18 Zoom?  
 19 Actually, before we do that, let me  
 20 continue, before we --  
 21 MR. TORRE: I'm sorry.  
 22 CHAIRMAN AIZENSTAT: That's okay.  
 23 Swearing In. The swearing in process will  
 24 be different than normal today. With the  
 25 exception of attorneys, when we take up a

1 Clerk about any e-mails that were received.  
 2 What I will do is, when the item comes up, I  
 3 will ask the City Clerk to first read into the  
 4 record any e-comments or e-mail, for the  
 5 record, as it pertains to that item.  
 6 The first order of business is Approval of  
 7 the Minutes of November 12th, 2020. Do I have  
 8 a --  
 9 MR. BEHAR: Motion to approve.  
 10 CHAIRMAN AIZENSTAT: Mr. Behar motioned.  
 11 Is there a second?  
 12 MR. MURAI: Second.  
 13 MR. REVUELTA: Second.  
 14 CHAIRMAN AIZENSTAT: Mr. Revuelta, the  
 15 second.  
 16 Any comments? Any discussion? No?  
 17 Call the roll, please.  
 18 THE SECRETARY: Rene Murai?  
 19 MR. MURAI: Yes.  
 20 THE SECRETARY: Luis Revuelta?  
 21 MR. REVUELTA: Yes.  
 22 THE SECRETARY: Venny Torre?  
 23 MR. TORRE: Yes.  
 24 THE SECRETARY: Maria Velez?  
 25 MS. VELEZ: Yes.

1 THE SECRETARY: Chip Withers?  
 2 MR. WITHERS: Yes.  
 3 THE SECRETARY: Robert Behar?  
 4 MR. BEHAR: Yes.  
 5 THE SECRETARY: Eibi Aizenstat?  
 6 CHAIRMAN AIZENSTAT: Yes.  
 7 The procedure that we will use tonight is  
 8 as follows: First, the identification of an  
 9 item will be done by Mr. Coller, the attorney  
 10 for the City, presentation by Staff, if any,  
 11 presentation by applicant. I think, in this  
 12 case -- tonight what I'd like to do is have the  
 13 applicant make their presentation first,  
 14 followed by City Staff, if there is any  
 15 recommendation. Then I'll open the public  
 16 comment to Zoom platform first, phone line  
 17 platform second, e-comment or e-mail will be  
 18 read into the record for that specific item,  
 19 we'll go ahead and close the public comment,  
 20 we'll have Board discussion and then we'll see  
 21 if there's a motion, discussion, second motion,  
 22 and a vote, if any.  
 23 Mr. Coller, would you like to read the  
 24 first item into the record please?  
 25 MR. COLLER: Yes. Mr. Chairman, I want to

1 goes first?  
 2 MR. TRIAS: Yes. That's my preference.  
 3 Thank you.  
 4 CHAIRMAN AIZENSTAT: That's your  
 5 preference. Perfect.  
 6 Do we have the applicant on, please?  
 7 THE SECRETARY: Yes. He's been made main  
 8 cohost.  
 9 MR. SCHOPP: Yes, hi. Hi, this is David  
 10 Schopp, for the applicant. Can you hear me?  
 11 CHAIRMAN AIZENSTAT: Yes, sir.  
 12 MS. SCHOPP: Excellent. So I sent over  
 13 earlier to the City --  
 14 CHAIRMAN AIZENSTAT: Could you state your  
 15 name and address for the record please, before  
 16 you begin?  
 17 MS. SCHOPP: I'm sorry, David Schopp. The  
 18 address of the club is 1155 Blue Road, Coral  
 19 Gables, and I'm here to present a small  
 20 presentation on our application.  
 21 So I have a small PDF that I wanted to  
 22 share with you that I sent over earlier to the  
 23 City. Is that something that the City -- or  
 24 should I attempt to share my screen?  
 25 THE SECRETARY: You can share your screen,

1 know -- first of all, you can hear me, correct?  
 2 CHAIRMAN AIZENSTAT: Yes, sir.  
 3 MR. COLLER: Okay. So we do need to give  
 4 people a reasonable period of time, but we can  
 5 ask them not to be repetitive, because there's  
 6 quite a number of people speaking.  
 7 So Item E-1, an Ordinance of the City  
 8 Commission of Coral Gables, Florida approving  
 9 Site Plan Amendment pursuant to Zoning Code  
 10 Article 14, "Process" Section 14-203,  
 11 "Conditional Uses," for a previously approved  
 12 Country Club by Ordinance 2016-34, located  
 13 within a Special Use (S) District, for the  
 14 property commonly referred to as the "Riviera  
 15 Country Club" and legally described as portions  
 16 of Tracts 1 and 5, Riviera Country Club, a  
 17 portion of Miami-Biltmore Golf Course of  
 18 Riviera Section Part 4 and Lots 10-14, Block  
 19 112, Country Club Section 5, Coral Gables,  
 20 Florida; all other conditions of approval  
 21 contained in Ordinance 2016-34 shall remain in  
 22 effect; providing for an effective date.  
 23 Item E-1, public hearing.  
 24 CHAIRMAN AIZENSTAT: Thank you.  
 25 Mr. Trias, are you okay if the applicant

1 sir.  
 2 MR. COLLER: Can I ask a preliminary  
 3 question, Mr. Chairman? I apologize.  
 4 CHAIRMAN AIZENSTAT: Yes.  
 5 MR. COLLER: Are you the attorney of record  
 6 for the club or how are you authorized to  
 7 speak?  
 8 MR. SCHOPP: You're addressing me, David  
 9 Schopp?  
 10 MR. COLLER: Yes.  
 11 MR. SCHOPP: No. I am the owner's  
 12 representative for the club. I'm their  
 13 consultant. I do have our attorney on the line  
 14 that's with us, as well, today, John Lukacs.  
 15 So he's here to speak, as well.  
 16 MR. COLLER: Perfect. Maybe Mr. Lukacs can  
 17 just put his name in, for the record, so that  
 18 we know that he's here representing the Riviera  
 19 Country Club.  
 20 MR. SCHOPP: Excellent. So shall I go  
 21 ahead and start while he's doing that?  
 22 CHAIRMAN AIZENSTAT: One second, please.  
 23 We're waiting for Mr. Lukacs.  
 24 MR. REVUELTA: Does he need to be sworn in?  
 25 MR. COLLER: No, the attorney doesn't need

1 to be sworn in, but the actual representative  
 2 should be sworn in.  
 3 CHAIRMAN AIZENSTAT: Mr. Schopp should.  
 4 MR. COLLER: That's a good point.  
 5 CHAIRMAN AIZENSTAT: Is Mr. Lukacs going to  
 6 make an appearance first or not?  
 7 MR. COLLER: I think he's trying, but he is  
 8 muted, which is the worst possible thing to  
 9 happen to an attorney.  
 10 MR. BEHAR: Maybe not.  
 11 CHAIRMAN AIZENSTAT: In the meantime, while  
 12 we unmute Mr. Lukacs, can we please swear in,  
 13 Mr. Schopp? Mr. Schopp, if you will please  
 14 raise your right hand?  
 15 Do we have the court reporter? Jill?  
 16 THE SECRETARY: She's on.  
 17 (Thereupon, the participant was sworn.)  
 18 MR. SCHOPP: I do.  
 19 CHAIRMAN AIZENSTAT: Thank you.  
 20 Do we have Mr. Lukacs?  
 21 MR. LUKACS: You do.  
 22 Mr. Chairman, Members of the Committee, my  
 23 name is John Lukacs, 75 Valencia Avenue, Coral  
 24 Gables, Florida 33134, on behalf of Riviera  
 25 Country Club. Thank you.

1 Miller, so it requires certain standards.  
 2 So we had actually gotten Site Plan  
 3 approval through the City, but we went through  
 4 the County just because it was their road and  
 5 we were required to comply with their  
 6 standards.  
 7 As you'll see on the screen here, this is  
 8 the plan that we're asking for currently at the  
 9 County -- I'm sorry, at the City, which  
 10 initially pavers were shown and there's a  
 11 challenge with pavers at the County level, and  
 12 what was approved at the County was basically a  
 13 paved road with striping, which is what they  
 14 require. It's thermoplastic and these are  
 15 consistent with Metro-Dade County standards.  
 16 So the challenge was having the pavers in  
 17 the right-of-way and we had gotten approval  
 18 through the County in 2019, we're on an  
 19 extension right now, and we are asking that  
 20 these pavers be relieved, because there's a  
 21 consequence for us, as an ownership, that the  
 22 County requires that the City maintain these,  
 23 because it's not a requirement of the County,  
 24 and which the City is requiring that the Club  
 25 maintain the right-of-way, which the Club has

1 CHAIRMAN AIZENSTAT: Thank you very much.  
 2 Welcome, Mr. Lukacs.  
 3 MR. LUKACS: Thank you, sir.  
 4 Mr. Schopp?  
 5 MR. SCHOPP: Yes, thank you. Can you see  
 6 my screen? I think on, I think a share -- it's  
 7 right here. Can everybody see that?  
 8 CHAIRMAN AIZENSTAT: Yes, sir.  
 9 MR. SCHOPP: I'll leave it over here. Can  
 10 everyone see that?  
 11 THE SECRETARY: Yes.  
 12 CHAIRMAN AIZENSTAT: Yes, we're good.  
 13 MR. SCHOPP: Okay. Great.  
 14 So this is our facilities. So part of our  
 15 approval through Coral Gables was to really --  
 16 we had very little work to do on Blue Road back  
 17 a few years ago, with the exception of  
 18 overlaying of the road in the area where we had  
 19 a water main, and as everybody knows, Blue Road  
 20 is a County road, so we had to go get County  
 21 approval for that.  
 22 We went to them back in 2018, I think, and  
 23 we got a permit for that road, pursuant to what  
 24 they call half section standards, because that  
 25 road is between Red and -- it's between Red and

1 hesitation for.  
 2 So that's kind of where we are right now,  
 3 John. I'm going to kind of defer to you to  
 4 take it from here.  
 5 MR. LUKACS: If you don't mind. Thank you.  
 6 Thank you, David.  
 7 What we have to work with is, of course,  
 8 the Staff report, which I'm sure everybody has  
 9 had an opportunity to review, and what I'd like  
 10 to do is just pinpoint a couple of what I think  
 11 are poignant observations by Staff,  
 12 specifically dealing with the findings of fact.  
 13 And the findings of fact, which appear at  
 14 Page 4, in Paragraph 2 of the report,  
 15 importantly cites out that it's the City's  
 16 responsibility to review the application for  
 17 consistency with the City Comprehensive Plan,  
 18 goals, objectives and policies, and compliance  
 19 with the Zoning Code and the City Code. And  
 20 what the City has found or Staff has found is  
 21 that there's been total compliance altogether.  
 22 What we see, however, when you go to the  
 23 findings of fact, and specifically with regard  
 24 to -- and I'll just refer straight to Page 6,  
 25 Paragraphs F, G and H speak to the issue of

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1 Staff's position as it relates to pavers, in  
 2 contrast to asphalt and pavement markings, and  
 3 you'll see, in the last sentence at Paragraph  
 4 4, which deals with whether or not the parcel  
 5 proposed for development is adequate in size  
 6 and shape to accommodate all development  
 7 features, Staff concludes the following: The  
 8 proposed amendment to change the paving  
 9 material on the main entrance and crosswalks  
 10 would diminish the pedestrian experience.  
 11 That is it. That is the finding of fact or  
 12 the personal preference, if you will, of the  
 13 Staff, and I say that respectfully, because  
 14 that's the same conclusion that Staff comes up  
 15 with, with respect to Paragraph G, that is,  
 16 whether or not the nature of the proposed  
 17 development is detrimental to the health,  
 18 safety and general welfare of the community.  
 19 Clearly, the project itself is not  
 20 detrimental to any of those concerns, and  
 21 against that concludes that simply moving  
 22 pavers to asphalt would, of course, again  
 23 diminish the pedestrian experience, whatever  
 24 that means more significantly, in Paragraph H,  
 25 also on Page 6, with respect to the design of

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1 you walk through the main entrance on  
 2 University Drive, at the edge of pavement, as  
 3 you approach the walkway, it's all pavers, but  
 4 yet those pavers do not connect to pavers  
 5 crossing University Drive to the adjacent  
 6 contiguous parking lot. Rather, they are the  
 7 same pavement markings that we see throughout  
 8 the City.  
 9 I would suggest, most respectfully, that  
 10 this is really not an issue, and what the Club  
 11 should be entitled to do is to be consistent  
 12 with what is throughout the City itself, allow  
 13 us to put the asphalt and the pavement markings  
 14 that have already been approved by Miami-Dade  
 15 County and allow us to simply go forward with  
 16 the project. Having to install pavers at this  
 17 juncture, having to go back to the County, is  
 18 another delay, which is going to be another  
 19 year to a year and a half down the road, and  
 20 something that we would not want to account to  
 21 in any way.  
 22 I would also respectfully submit that when  
 23 you look at the report, you cannot find  
 24 anything in this report that would reveal a  
 25 chain of underlying reasoning, a basis for the

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1 the proposed driveway, circulation patterns and  
 2 parking, Staff concludes that the applicant's  
 3 proposal to change the paving material to  
 4 asphalt and thermoplastic paint does not  
 5 promote a well defined vehicular and pedestrian  
 6 circulation. A very broad statement, that when  
 7 you think of it in the context of the City of  
 8 Coral Gables and the hundreds of miles of  
 9 roadway that we have and the various crosswalks  
 10 that we have throughout the City, we have  
 11 compliance with the Manual for Uniform Traffic  
 12 Control Devices, we have pavement markings  
 13 throughout, all of which are consistent with  
 14 the standards in the Code -- excuse me,  
 15 Miami-Dade County, as well as the City of Coral  
 16 Gables.  
 17 Putting pavers -- or, excuse me, putting  
 18 asphalt and pavement markings in front of the  
 19 Club, Riviera Country Club, on Blue Road, is  
 20 consistent with the pavement markings that  
 21 appear throughout the City.  
 22 This afternoon, I took a drive around the  
 23 neighborhood, and one particular disparity I  
 24 wanted to bring out is, when I went in front of  
 25 Doctors Hospital, which we've all been to, when

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1 conclusions that were reached by Staff, and I  
 2 say that most respectfully.  
 3 So, with that in mind, I would respectfully  
 4 request the Staff's recommendation be declined  
 5 and that Riviera be permitted to go forward  
 6 with this project, asphalt paving, and the  
 7 pavement markings that we typically see  
 8 throughout the City of Coral Gables. Thank  
 9 you.  
 10 CHAIRMAN AIZENSTAT: Thank you, sir.  
 11 Mr. Schopp, do you have any further comment  
 12 before I ask Mr. Trias?  
 13 MR. SCHOPP: No, I'm fine. Thank you, Mr.  
 14 Chair.  
 15 CHAIRMAN AIZENSTAT: Thank you.  
 16 Ramon?  
 17 MR. TRIAS: Mr. Chairman, the statements  
 18 are not to prod or personal. They're simply  
 19 the Condition of Approval that was approved by  
 20 the Commission. The Commission approved the  
 21 pavers for reasons that deal with aesthetics,  
 22 safety, pedestrian quality, et cetera, and  
 23 Staff recommends denial for that aspect of the  
 24 request.  
 25 On the other hand, there are other aspects

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1 of the request that are reasonable and Staff is  
 2 recommending approval. So that's the nature of  
 3 the discussion.  
 4 CHAIRMAN AIZENSTAT: And if anything is  
 5 changed, it would have to go back before the  
 6 Commission again?  
 7 MR. TRIAS: That was one of the Conditions  
 8 of Approval in that particular approval back in  
 9 2016, yes, sir.  
 10 CHAIRMAN AIZENSTAT: Okay. So I guess my  
 11 question is, if the pavers is changed for any  
 12 reason, they have to go back to the Commission?  
 13 MR. TRIAS: Yes. The request is to  
 14 eliminate the pavers, the current request, and  
 15 that has to go back to Commission. That's why  
 16 we're here today.  
 17 There are some requests also, change of the  
 18 trees and so on, that Staff recommends  
 19 approval.  
 20 CHAIRMAN AIZENSTAT: Understood.  
 21 What I'd like to do at this time is open it  
 22 up for public comment.  
 23 Jill, do we have any speakers on this item?  
 24 THE SECRETARY: Not on this item.  
 25 CHAIRMAN AIZENSTAT: We have no speakers

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1 between two and four times every day of the  
 2 week, because I live down the street from here.  
 3 So I come on Santa Maria -- take Santa Maria to  
 4 Blue Road to go to my office, and when I go  
 5 home, I drive it again, and if I go home for  
 6 lunch, I drive by during the day.  
 7 There's a lot of pedestrian, you know,  
 8 crossing that we are not -- cannot take it for  
 9 granted, and, unfortunately, I stop when I'm  
 10 there and I see a pedestrian, but a lot of  
 11 people don't take the pedestrian crossing  
 12 serious, and I think that the pavers is going  
 13 to help the cars -- either deter them from  
 14 speeding through there and it's going to force  
 15 them, I think, to stop.  
 16 When we approved this, I remember very  
 17 clearly this was one of the requests. I  
 18 personally think it's going to be important for  
 19 the safety of their club members, you know,  
 20 when they're parking in the tennis center  
 21 across the street and they want to cross over  
 22 to the clubhouse.  
 23 I feel that if pavers are -- should stay.  
 24 I would not be in favor of removing those  
 25 pavers.

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1 for --  
 2 THE SECRETARY: I've been receiving several  
 3 messages, so I might have overlooked, but as of  
 4 right now, no.  
 5 CHAIRMAN AIZENSTAT: If anybody would like  
 6 to speak on this item, can you send Jill a chat  
 7 message on this item right now please?  
 8 Anybody, Jill? No?  
 9 Having none, I'll go ahead and close the  
 10 public comment for this item. I'd like to open  
 11 it up for Board discussion.  
 12 Robert.  
 13 MR. BEHAR: I'll go first.  
 14 First and foremost, I want to, you know,  
 15 give a lot of credit to the Riviera Country  
 16 Club. They've done a magnificent job in the  
 17 new building and everything they've done. It  
 18 is beautiful. Everything about it is  
 19 fantastic.  
 20 And I was here in 2016 when they came -- or  
 21 before, when they came for approval, and I  
 22 respectfully disagree with Mr. Lukacs, that is  
 23 not typical. This is very different than the  
 24 example he has used.  
 25 And I drive -- and I drive this road

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1 CHAIRMAN AIZENSTAT: Okay. Venny.  
 2 MR. MURAI: Eibi --  
 3 MR. TORRE: You know, I was not on the  
 4 Board when this was recommended and I don't  
 5 know if this was proffered for any particular  
 6 reason to get the approvals in that case.  
 7 Maybe that's why it was done.  
 8 I think, as a measure of safety, it's  
 9 important to have something there, and I think  
 10 what Robert said is exactly correct, we should  
 11 try to slow down the traffic. I'm not  
 12 necessarily sure that we have to do it with  
 13 pavers. So, you know, I think they did a good  
 14 job. I don't know if there's a reason to  
 15 withhold the change, more than from a safety  
 16 perspective.  
 17 So I'm not -- I mean, I don't have a  
 18 problem with the change, as long as there's  
 19 some measure of safety protocol being held to  
 20 keep the traffic to be slowed down. I don't  
 21 know if that's sufficient. The drawings are  
 22 kind of small, so I'm not clear on exactly what  
 23 it's doing for that purpose, but I'm not in any  
 24 way against the proposal.  
 25 CHAIRMAN AIZENSTAT: Chip.

1 MR. WITHERS: I have a question for Staff.  
2 If they put pavers down, would they still  
3 stripe it?

4 MR. TRIAS: Maybe the Public Works Director  
5 can answer that technical question.

6 MR. SANTAMARIA: Eduardo Santamaria, Public  
7 Works Director. Yes, striping would be  
8 required.

9 MR. WITHERS: So if you have striping for  
10 the safety, then why are the pavers there?

11 MR. SANTAMARIA: The pavers, as Ramon  
12 mentioned, is a visual improvement, and, also,  
13 generally speaking, when you drive over a  
14 hardened surface, irregular surface, you tend  
15 to slow down. So I would say that it's mostly  
16 decorative, but there's definitely a component  
17 of added safety, visual.

18 You're driving through an area where, this  
19 is different, you're paying more attention and  
20 it's uncomfortable to drive really fast over  
21 pavers. So it's certainly an element of --

22 MR. WITHERS: If you see the pavers. But,  
23 I mean, don't you post it with the signs that  
24 say, approaching crosswalk, you might have to  
25 stop, the ones that we put in the middle of the

1 road?

2 MR. SANTAMARIA: Absolutely, and when it  
3 comes to things that -- for traffic calming,  
4 it's not one thing, it's a number of things,  
5 and, you know, if you have the minimum, then  
6 you start incrementally going above the  
7 minimum.

8 MR. WITHERS: So do we have a policy in the  
9 City that we're going to start putting pavers  
10 on cross streets to do traffic calming? Is  
11 that our policy now?

12 MR. SANTAMARIA: No. No, we do not. We do  
13 have traffic calming that the City is  
14 implementing through a City wide program, that  
15 we are putting pavers in certain locations. My  
16 understanding is that this was originally  
17 generated by the applicant, right, Ramon?

18 MR. TRIAS: Yes. You may recall that that  
19 was one of the Conditions of Approval proffered  
20 by the Applicant.

21 MR. SANTAMARIA: Okay.

22 MR. WITHERS: Well, I don't think it's a  
23 big deal. I have absolutely no problem with  
24 allowing them to put asphalt down, considering  
25 that probably 95 percent of all crosswalks in

1 Coral Gables are probably asphalt. As long as  
2 there's yellow striping with signage, I don't  
3 really see where pavers make that much  
4 difference. So I would support the removal of  
5 the pavers.

6 But, Ramon -- thank you very, very much.

7 MR. SANTAMARIA: You're welcome.

8 MR. WITHERS: Ramon, I had another  
9 question. I know there was a sidewalk color  
10 change, there was a planting of oak trees and I  
11 think there was a concrete pad, as well.

12 Wasn't that --

13 MR. TRIAS: Yes. Yes.

14 MR. WITHERS: Do we want to address that  
15 while we're discussing this or are we going to  
16 discuss it separately?

17 MR. TRIAS: Yes, you can, certainly.

18 MR. WITHERS: Okay.

19 CHAIRMAN AIZENSTAT: Go ahead, please.

20 MR. WITHERS: So what is the City's  
21 rationale for removing a concrete pad and  
22 replacing that with pavers? Is that -- not a  
23 safety issue, I'm assuming?

24 MR. TRIAS: Which -- I'm not sure I  
25 understand the --

1 MR. WITHERS: I mean, where was the  
2 concrete pad? I thought I saw that there was a  
3 replacement of a concrete pad.

4 MR. TRIAS: I don't think so. Maybe I'm  
5 wrong. Maybe the applicant can explain.

6 CHAIRMAN AIZENSTAT: Mr. Schopp.

7 MR. SCHOPP: If I can share my screen  
8 again, that might help. Can everybody see my  
9 screen?

10 CHAIRMAN AIZENSTAT: Not right now.

11 MR. COLLER: We have to quit at 9:00.

12 MR. SCHOPP: Okay. Can everyone see my  
13 screen now? Hold on. Share. There we go.  
14 How is that? Great?

15 CHAIRMAN AIZENSTAT: Yes.

16 MR. SCHOPP: Okay. So I think what you're  
17 referring to is, there were pavers on our east  
18 entrance and on our west entrance where the  
19 sidewalk was discontinued and it went --

20 CHAIRMAN AIZENSTAT: We've lost him?

21 MR. COLLER: Yes.

22 MR. SCHOPP: -- to continue to extend --  
23 can you all hear me -- the sidewalk there. So  
24 that was approved, as well as this change of  
25 Ironwood trees to Live Oaks now, which is a

1 much better and larger species. So there were  
2 things that we're doing to embetterment. And  
3 the remainder was, these crosswalks here, here,  
4 and down at this end, and in the middle here,  
5 are these pavers. So ideally we're going to  
6 have these crosswalks.

7 At these crosswalks here, there will be a  
8 sign in the road, and it's on our plans, that  
9 shows that it's a crosswalk, and it's a  
10 requirement of Dade County. And if I blow up  
11 this here, you can see that there will be --  
12 this Item Number 6 represents a title sign,  
13 that I can share with you. Let me go over to  
14 that side of the screen here. And it will be  
15 an in street pedestrian crossing sign, and that  
16 will exist in the right-of-way at each of those  
17 crossings.

18 So hopefully that helps -- maybe that  
19 clarifies things for the Committee.

20 CHAIRMAN AIZENSTAT: Chip.

21 MR. WITHERS: You know, maybe I read  
22 something I didn't read, but I thought there  
23 was a request to leave a concrete pad in place,  
24 as opposed to putting pavers across it.

25 CHAIRMAN AIZENSTAT: That would be on the

1 driveway entrances, I think, that Mr. Schopp  
2 just explained.

3 MR. WITHERS: Is that where that is, on the  
4 driveway entrances?

5 MR. TRIAS: Yeah. The preference --

6 MR. SCHOPP: At the driveway entrances,  
7 this here is now concrete, in lieu of pavers.  
8 That might have been what you considered. And  
9 this area right here, we had to take away two  
10 parking spaces, which was approved by Staff,  
11 because --

12 MR. TRIAS: Yes, Staff supports that aspect  
13 of the request.

14 MR. SCHOPP: Maybe it was --

15 MR. TRIAS: Staff would support -- may I  
16 speak? Staff supports that aspect of their  
17 request, which is the continuation of the  
18 sidewalk through the entrance as concrete.

19 MR. WITHERS: Okay. Okay. Okay.

20 MR. TRIAS: I think that's what you were  
21 referring to.

22 MR. WITHERS: Right. That's it.

23 MR. SCHOPP: Okay. Fair enough. I'll stop.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MR. SCHOPP: Thank you.

1 CHAIRMAN AIZENSTAT: Chip, anything  
2 further?

3 MR. WITHERS: No. No. Thank you very  
4 much. I appreciate it.

5 CHAIRMAN AIZENSTAT: Maria.

6 THE SECRETARY: Mr. Murai has been wanting  
7 to speak, Rene.

8 CHAIRMAN AIZENSTAT: Okay. I was going to  
9 have Maria first, but if Rene would like to go  
10 first, Rene.

11 THE SECRETARY: He's on mute.

12 MR. COLLER: Oh, he's on mute.

13 THE SECRETARY: He can unmute himself.  
14 He's co-host.

15 CHAIRMAN AIZENSTAT: Is Rene there?

16 THE SECRETARY: No.

17 MR. MURAI: Can you hear me?

18 CHAIRMAN AIZENSTAT: Yes.

19 MR. MURAI: Okay. So, first of all, I'm a  
20 member of Riviera Country Club. Does that in  
21 any way prevent me from participating in this  
22 discussion or voting on it?

23 MR. COLLER: Mr. Chairman, just through  
24 you, are you on the Board or you're just a  
25 member?

1 MR. MURAI: I'm just a member.

2 MR. COLLER: Okay. So we have previously,  
3 indicated, unless you're on the Board, where  
4 you have a fiduciary responsibility, as just  
5 merely a member, you're permitted to vote on  
6 the item.

7 MR. MURAI: Very well. Okay.

8 So on the item that is -- what crosswalks  
9 are we talking about, John, or -- which  
10 crosswalks?

11 MR. TRIAS: The crosswalks that connect the  
12 parking lot across Blue Road to Blue Road,  
13 right in the middle.

14 MR. MURAI: That's the only one we're  
15 talking about?

16 CHAIRMAN AIZENSTAT: Yes, sir.

17 MR. MURAI: So this doesn't involve the  
18 connection between the golf course on the south  
19 side and the north side?

20 MR. SCHOPP: It does. So there -- can you  
21 hear me?

22 MR. MURAI: Yes.

23 CHAIRMAN AIZENSTAT: Yes.

24 MR. SCHOPP: Okay. So I don't know if you  
25 can still see my screen or not, I might have

1 stopped sharing, but we're connecting five to  
 2 six on the south side, the fifth hole to the  
 3 sixth hole, that is striped right now. That is  
 4 going to be thermoplastic white striped, as it  
 5 is now, and it will be improved once the road  
 6 is repaved.  
 7 The other two will be from --  
 8 MR. MURAI: Wait. Wait. I'm slow, very  
 9 slow.  
 10 MR. SCHOPP: No worries. Thank you.  
 11 MR. MURAI: So we're not talking about  
 12 pavers between five and six?  
 13 MR. SCHOPP: No, we're not. We were, but  
 14 we're not now.  
 15 MR. MURAI: But that's not part of the  
 16 application today?  
 17 MR. SCHOPP: The application today is to  
 18 eliminate the pavers between five and six and  
 19 to do it with thermoplastic per Dade County  
 20 standards. That's one of three crossings.  
 21 MR. MURAI: Okay. So what are the other  
 22 two crossings?  
 23 MR. SCHOPP: The other two basically go  
 24 from the front entrance to the tennis parking  
 25 lot, and they straddle the road. They're about

1 60 feet apart from one another.  
 2 MR. MURAI: So what are we having there,  
 3 pavers, or you're asking for thermoplastic  
 4 whatever?  
 5 MR. SCHOPP: Pavers were on the approved  
 6 Site Plan. We're asking to modify that to go  
 7 to thermoplastic paint on asphalt.  
 8 MR. MURAI: Okay. And what's the third  
 9 crossing?  
 10 MR. SCHOPP: Well, those are two crossings  
 11 in front of the entrance. So I'm going to  
 12 share my screen again, so I can make it easier  
 13 for you.  
 14 So if you can see my screen, this -- can  
 15 you see my cursor?  
 16 MR. MURAI: Yeah.  
 17 MR. SCHOPP: So this is the main entrance  
 18 in. So, on either side of the entrance, we're  
 19 straddling. We have one crossing, two  
 20 crossings. There are two crossings to go  
 21 across to the tennis parking lot, more for, I  
 22 think, symmetry than anything else. Then, at  
 23 the far end, that's the one between five and  
 24 six, that would also be thermoplastic. Those  
 25 are the three crossings that would be

1 thermoplastic not pavers.  
 2 MR. MURAI: Okay. Well, I don't find that  
 3 pavers necessarily will slow down traffic on  
 4 Blue Road or, you know, would really do -- I  
 5 mean, it's a question of, maybe it's prettier,  
 6 but I don't think that's what we're here to  
 7 determine, whether it's prettier or not as  
 8 beautiful.  
 9 I think that that whole road needs --  
 10 really needs signs, that are not there today.  
 11 I play golf there all of the time. I go from  
 12 five to six. You know, some people stop, some  
 13 people don't stop, and some people just totally  
 14 ignore us. And, you know, there's a crossing  
 15 off -- as you well know, between fifteen and  
 16 sixteen. There are no pavers there. There  
 17 won't be any pavers. I think, to just put  
 18 pavers on these three items here, and if this  
 19 is going to require to redo the whole thing and  
 20 go back to the County -- I mean, the road right  
 21 now is kind of a mess, it has never been  
 22 finished, on both sides. So I don't know that  
 23 this is going to improve the pedestrian  
 24 experience.  
 25 I don't see -- when I'm going to cross

1 there, what I want is -- you know, I want signs  
 2 that say I'm crossing. I don't care whether  
 3 I'm crossing on asphalt or I'm crossing on  
 4 pavers. I don't really care, and I don't think  
 5 it's going to help at all to make it safer for  
 6 me when I'm playing golf.  
 7 Is there something else about pavers versus  
 8 asphalt, some other places?  
 9 MR. SCHOPP: Yes, sir.  
 10 So the area on this plan, if you can still  
 11 see my screen when it comes up, so the initial  
 12 plan had this area, these crosswalks, integral  
 13 with pavers within this section here, that as  
 14 you see I'm kind of tracing, and our goal is to  
 15 remove the pavers from the plan, because it's  
 16 not part of a Dade County standard, and it  
 17 requires that the club would have to maintain  
 18 these in perpetuity, because of the agreements.  
 19 There's an interlocal that we need to have, and  
 20 then a covenant us relieving the City, and  
 21 we're just not in the road -- you know, the  
 22 road maintenance business is a big part of this  
 23 problem, as well, and, you know, the striping  
 24 would be here, and this would all be asphalt  
 25 all of the way through like it always was.

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1 MR. MURAI: Yeah, and secondly, I mean,  
 2 this road obviously is used not only by the  
 3 club, but by everyone, and I don't see why the  
 4 club is the one that should be having to  
 5 maintain a road that is used by thousands of  
 6 Dade County residents. So that doesn't make  
 7 sense to me, that if we put in pavers there,  
 8 that the club has to maintain it, even though  
 9 it's not for the exclusive benefit of the club.  
 10 So I'd be in favor of the application, noting  
 11 that I am a member of the club.  
 12 So I'm in favor of the application. I  
 13 don't see the benefit of putting pavers there.  
 14 That's the only street around that whole area  
 15 that would have pavers, I think. We don't have  
 16 pavers crossing from fifteen to sixteen. I  
 17 don't think my pedestrian experience of going  
 18 across in my golf cart is going to be enhanced  
 19 by having pavers, as opposed to asphalt.  
 20 Anyway, those are my comments.  
 21 CHAIRMAN AIZENSTAT: Thank you, Rene.  
 22 Maria.  
 23 MS. VELEZ: Hi. Good evening. I don't  
 24 have a problem with the application either. I  
 25 walk in the area of the Granada Golf Course and

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1 that anyway.  
 2 MR. REVUELTA: But was the County willing  
 3 to accept the pavers if somebody maintains the  
 4 pavers?  
 5 MR. SCHOPP: We never really got that far.  
 6 What I was told was that there needed to be an  
 7 agreement with the City, and the City told us  
 8 that if we did that, there would need to be a  
 9 covenant that we would maintain the pavers in  
 10 the right-of-way.  
 11 MR. REVUELTA: But the issue of the pavers,  
 12 I think at the end turns out of, who maintains  
 13 the pavers, it seems like to me. I agree with  
 14 Robert, pavers have been used throughout the  
 15 City, in Biscayne Boulevard, in the Arsht  
 16 Center in Miami Beach, because they have proven  
 17 to be in psychology a slow of traffic. I'm  
 18 repeating what I've heard before, so please  
 19 check me out completely based on what I'm  
 20 saying.  
 21 But aesthetically I think it's nice to have  
 22 that break in front of the clubhouse, in front  
 23 of the Riviera Country Club. And was a sample  
 24 of the pavers ever submitted to the City, to  
 25 see what kind of paver, shape, color, material?

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1 in order to cross the street from the west part  
 2 of the Granada Golf Course to the east part of  
 3 the Granada Golf Course, there's striping and  
 4 the cars -- there's a lot of cars traveling on  
 5 Granada and they tend to stop and I'm there  
 6 every day walking.  
 7 So I don't have a problem at all with the  
 8 application and I would be in favor of it.  
 9 CHAIRMAN AIZENSTAT: Thank you.  
 10 Luis.  
 11 MR. REVUELTA: Did I read or understand at  
 12 some point that the County was having an  
 13 objection to the pavers on the street? Is that  
 14 accurate, Ramon?  
 15 CHAIRMAN AIZENSTAT: Mr. Schopp.  
 16 MR. SCHOPP: Yes. Am I still -- yes, the  
 17 County, it's not their standard. They pushed  
 18 back on the pavers, and it was a long  
 19 experience and it wasn't something that they  
 20 preferred that we do. So it was part of our  
 21 denial. It was the way we were getting it  
 22 approved, because it wasn't part of their half  
 23 section standards or something that they had a  
 24 standard for. They just don't do pavers as  
 25 crosswalks and things. They'd make us stripe

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1 Was that ever submitted to the City?  
 2 MR. TRIAS: I've never seen any. Did you  
 3 see one, the sample?  
 4 No, apparently that never got that far, and  
 5 this process has been going on since 2016. So  
 6 I don't know why it's taken so long.  
 7 MR. REVUELTA: So the Applicant proffered  
 8 the pavers, ran into issues with Dade County.  
 9 The issues turned out to be, based on the City  
 10 and Dade County and the Applicant, an issue of  
 11 maintenance, and we haven't seen samples of the  
 12 pavers during the approval process?  
 13 MR. TRIAS: That is correct. Everything  
 14 you said is correct, yes.  
 15 MR. REVUELTA: And did I hear you say that  
 16 even though the pavers and the signs are going  
 17 -- would be installed, at whatever point, if it  
 18 gets approved, that the pavers would be  
 19 painted, striped?  
 20 MR. TRIAS: I think that's something that  
 21 the Public Works Director talked about.  
 22 CHAIRMAN AIZENSTAT: That is what he said  
 23 to us, yes.  
 24 MR. REVUELTA: Yeah, but I just want to  
 25 confirm, because it seems like --

1 MR. MURAI: That would be horrible.  
 2 MR. REVUELTA: -- putting pavers and then  
 3 painting them over, I see the point that Chip  
 4 was trying to get at, it's like --  
 5 MR. TRIAS: I don't think he meant to paint  
 6 them over, right. It was just that, in  
 7 conjunction with the pavers, there's some  
 8 markings.  
 9 MR. REVUELTA: Because a lot of times you  
 10 can have different color pavers to create the  
 11 striping, but you don't have to paint the  
 12 pavers, right.  
 13 MR. TRIAS: Right.  
 14 MR. REVUELTA: You just change the color  
 15 and the texture and you get the striping that  
 16 you need for handicap, for visual, et cetera,  
 17 et cetera, but you don't have to actually put  
 18 paint on the pavers, because then I would agree  
 19 a hundred percent with Chip, that why even try  
 20 to encourage somebody to put pavers, if you're  
 21 going to paint over it? It wouldn't make sense  
 22 to me.  
 23 MR. BEHAR: And for the record, my concern  
 24 is not aesthetics, it's safety. And Luis  
 25 brings a good example. Biscayne Boulevard,

1 pavers with enough distance prior to the  
 2 crossing, and the way looking at this is, the  
 3 pavers are starting at the crossing inward  
 4 between the two sides.  
 5 So if I'm looking at it for safety -- for  
 6 example, I know, on Bayshore, in the Grove,  
 7 they have a system that actually alerts you  
 8 that there's an individual there. I don't even  
 9 think they have to push the button. I think  
 10 there's a sensor on it. I could be wrong.  
 11 Now, is that something that the City would have  
 12 to do or is that something that the Applicant  
 13 would have to do for that --  
 14 MR. SANTAMARIA: That would be something  
 15 that the Applicant would have to do. I think  
 16 what you're referring to is a pedestrian  
 17 traffic beacon. Generally speaking, you do  
 18 have to push a button. I'm not sure if there's  
 19 some newer technology where you don't have to.  
 20 The County would basically have to accept  
 21 that, because they'll basically be maintaining  
 22 it.  
 23 CHAIRMAN AIZENSTAT: So they'd be going to  
 24 the County again?  
 25 So, to me, the way -- the way I'm looking

1 when you're going to cross from one side to the  
 2 other, you have pavers and people have a  
 3 tendency to slow down. That's my only concern,  
 4 safety. I don't -- you know, aesthetics is  
 5 not, you know --  
 6 MR. REVUELTA: People above my pay grade  
 7 have figured out that the pavers do slow  
 8 traffic down, so I'm just repeating what I  
 9 hear. So go ahead, I'm sorry.  
 10 MR. SANTAMARIA: No, I was just going to  
 11 say, that, yes, that some striping can be  
 12 worked out, as you mentioned, by generally  
 13 speaking some striping will likely be  
 14 necessary.  
 15 CHAIRMAN AIZENSTAT: Let me ask you a  
 16 question.  
 17 MR. SANTAMARIA: Yes.  
 18 CHAIRMAN AIZENSTAT: What I've seen a lot  
 19 in crosswalks today are signage, the type of  
 20 signage that automatically, as a person  
 21 approaches, that lights up or somebody that's  
 22 crossing. To me, the way I'm looking at the  
 23 pavers, part of who is going to go fast through  
 24 that area is already going to have the momentum  
 25 and the speed, unless you're creating the

1 at this is, the pavers are more aesthetic,  
 2 because of the fact that, to me, the pavers are  
 3 in the interior portion of the crosswalk. The  
 4 pavers start at the crosswalk. They go  
 5 interior and they finish where the crosswalk  
 6 is.  
 7 Maybe if the City is concerned, I don't  
 8 know if there's any roundabouts that are as you  
 9 approach this area, so you don't have speed  
 10 that is building up getting to the area.  
 11 MR. SANTAMARIA: That is a County collector  
 12 street --  
 13 CHAIRMAN AIZENSTAT: Okay. The County  
 14 would have to do that.  
 15 MR. SANTAMARIA: -- so unfortunately we're  
 16 limited in the amount of traffic calming things  
 17 that the County would be willing to accept.  
 18 CHAIRMAN AIZENSTAT: Is it possible to  
 19 possibly have the City inquire with the County  
 20 if it's something that can be done in the area  
 21 or is that something the City does not  
 22 undertake?  
 23 MR. BEHAR: And that may be a good  
 24 solution, because, look, not only there, but  
 25 the one to the east, where the golf carts from

1 fifteen to sixteen, is even worse. People  
 2 don't stop for the golfers -- you know, the  
 3 golf carts to cross, you know, and they have  
 4 installed in the past little signage, you know,  
 5 warning that it's a crossing and cars just run  
 6 it over.  
 7 MR. SANTAMARIA: So, I think, the original  
 8 application was that that was going to be part  
 9 of the re-development of the country club.  
 10 CHAIRMAN AIZENSTAT: Okay. But right now  
 11 we're only just looking at what they're  
 12 requesting.  
 13 MR. SANTAMARIA: Right. Correct.  
 14 CHAIRMAN AIZENSTAT: So we're not -- okay,  
 15 so we're not going to --  
 16 MR. MURAI: Eibi, what we need -- can you  
 17 hear me?  
 18 CHAIRMAN AIZENSTAT: Yes, sir. Yes.  
 19 MR. MURAI: What we need and what I would  
 20 hope that the City would try to get the County  
 21 to do or approve is flashing lights, so that as  
 22 you approach that area, as you have in some  
 23 other areas, where you have flashing lights,  
 24 that a pedestrian crossing is about to come. I  
 25 don't think putting some pavers is going to do

1 It was proffered by the Applicant, there's  
 2 no requirement of it by the City, and this  
 3 element here is being submitted by itself, it's  
 4 not holding up anything of the club, correct?  
 5 CHAIRMAN AIZENSTAT: Correct.  
 6 MR. MURAI: Well, it's holding up --  
 7 MR. REVUELTA: Not approving this does not  
 8 hold up any work at the club?  
 9 MR. BEHAR: No, the club is finished, and  
 10 they did a beautiful job.  
 11 CHAIRMAN AIZENSTAT: A beautiful job.  
 12 MR. BEHAR: It really is amazing what  
 13 they've done. You know, and you're right, this  
 14 was a Condition of Approval back in 2016, and  
 15 they're coming back to change it, which is --  
 16 you know, it happens.  
 17 MR. REVUELTA: And they proffered it. I  
 18 like the pavers. I like the pavers for all of  
 19 the reasons that you mentioned, even  
 20 aesthetics. On principal, though, I find it  
 21 difficult to deny it, just because of -- there  
 22 seems to be every right for them to make the  
 23 change and to -- and like what I said, it's not  
 24 fair that they bear the brunt of -- everybody  
 25 is going to benefit from it, so everybody

1 anything, and it would be okay to do it if  
 2 everywhere that we had a crossing in Coral  
 3 Gables we required pavers, but we don't, but we  
 4 do need flashing lights. That would be the one  
 5 thing that would actually improve safety.  
 6 And, Luis, while it may be nice to have  
 7 pavers, I mean, they're pretty, I don't think  
 8 it's right to impose the maintenance obligation  
 9 on the club, when this is an area that is  
 10 traveled by thousands -- as I said, thousands  
 11 of people who are not club members, but just  
 12 Dade County residents.  
 13 So I'm in favor of the application.  
 14 MR. REVUELTA: Rene, I agree with you that,  
 15 the pavers in this area, from an aesthetic  
 16 standpoint, it's a benefit more to the City and  
 17 the looks of the road than the club, although I  
 18 think the club benefits from the look of  
 19 setting that mood, architectural vision, but at  
 20 the end, that's why I agree with you that it is  
 21 not fair for the club to be the only ones that  
 22 pay for it. I would agree with that premise.  
 23 And there's nothing in the Code of Coral Gables  
 24 that requires those pavers, and this was  
 25 proffered by the Applicant.

1 should pay on it.  
 2 So I would vote to approve, but I want to  
 3 be on the record, I agree with Robert that, for  
 4 the City, it's a nice touch in front of the  
 5 most important country club and it does  
 6 definitely -- I've been told -- slow down  
 7 traffic, though, for whatever that's worth.  
 8 CHAIRMAN AIZENSTAT: Would anybody like to  
 9 make a motion?  
 10 MR. MURAI: I move that the application be  
 11 approved.  
 12 MS. VELEZ: I'd second.  
 13 CHAIRMAN AIZENSTAT: Approved as presented?  
 14 MR. MURAI: As presented.  
 15 MS. VELEZ: I second it.  
 16 CHAIRMAN AIZENSTAT: And, Maria, you  
 17 second?  
 18 MS. VELEZ: Yes.  
 19 MR. BEHAR: Are you sure? The motion is to  
 20 deny the request, right?  
 21 MR. TRIAS: Well, the motion being made is  
 22 to approve it, so it's not Staff's  
 23 recommendation.  
 24 MR. TORRE: We have not discussed the Live  
 25 Oaks. I'm not sure that --

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1 CHAIRMAN AIZENSTAT: Say that again, Venny.  
 2 MR. TORRE: The Live Oaks have not been  
 3 discussed. Is that something we want to talk  
 4 about?  
 5 MR. REVUELTA: The motion is to approve  
 6 with not agreeing with Staff on Items 1 and 2  
 7 and agreeing with Staff on 3, 4 and 5.  
 8 CHAIRMAN AIZENSTAT: Correct. We have a  
 9 motion. We have a second. Let's have a  
 10 discussion.  
 11 Venny?  
 12 MR. TORRE: No, it's fine. We can vote.  
 13 CHAIRMAN AIZENSTAT: You're okay -- you're  
 14 okay the way it's presented? We're clear? Any  
 15 other discussion? No?  
 16 Call the roll, please, Jill.  
 17 THE SECRETARY: Luis Revuelta?  
 18 MR. REVUELTA: Yes.  
 19 THE SECRETARY: Venny Torre?  
 20 MR. TORRE: Yes.  
 21 THE SECRETARY: Maria Velez?  
 22 MS. VELEZ: Yes.  
 23 THE SECRETARY: Chip Withers?  
 24 MR. WITHERS: Yes.  
 25 THE SECRETARY: Robert Behar?

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1 separately, if that's agreeable by the Chair.  
 2 CHAIRMAN AIZENSTAT: Yes, sir. Please  
 3 proceed.  
 4 MR. COLLER: Okay. Item E-2, an Ordinance  
 5 of the City Commission of Coral Gables, Florida  
 6 approving the vacation of a public street  
 7 pursuant to Zoning Code Article 14, "Process,"  
 8 Section 14-211, "Abandonment and Vacations" and  
 9 City Code Chapter 62, Article 8, "Vacation,  
 10 Abandonment and Closure of Streets, Easements  
 11 and Alleys by Private Owners and the City;  
 12 Application Process," providing for the  
 13 vacation of that portion of University Drive  
 14 north of Malaga Avenue right-of-way and east of  
 15 the Ponce de Leon Boulevard right-of-way which  
 16 is approximately 13,145 square feet in area  
 17 abutting Block 29, Crafts Section (3000 Ponce  
 18 de Leon Blvd. 216 & 224 Catalonia, 203  
 19 University Dr. and 225 Malaga) Coral Gables,  
 20 Florida; providing for a repealer provision,  
 21 severability clause, and providing for an  
 22 effective date.  
 23 Sorry, my pages got out of order here.  
 24 Item E-3, an Ordinance of the City  
 25 Commission of Coral Gables, Florida providing

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1 MR. BEHAR: I'm going to vote, yes, but,  
 2 you know, I'm concerned that something needs to  
 3 be done and I hope the City takes that into  
 4 consideration, whether it's a flashing light or  
 5 whatever, but the vote is, yes.  
 6 THE SECRETARY: Rene Murai?  
 7 MR. MURAI: Yes.  
 8 THE SECRETARY: Eibi Aizenstat?  
 9 CHAIRMAN AIZENSTAT: Yes.  
 10 Thank you, Mr. Schopp. And Mr. Lukacs,  
 11 thank you.  
 12 MR. SCHOPP: Thank you for your time.  
 13 CHAIRMAN AIZENSTAT: Did we lose them?  
 14 Let's go on to the next item on the agenda.  
 15 Mr. Coller.  
 16 Is he there?  
 17 THE SECRETARY: Craig, you're muted.  
 18 MR. COLLER: I was muted. My apologies. I  
 19 was muted.  
 20 Okay. So all of the following items, E-2  
 21 through E-8 are all related. My suggestion is  
 22 we read them all in. You're going to get tired  
 23 of my voice, because it's a lot of items. And  
 24 then we have one public hearing on all of the  
 25 items, and then we vote on the items

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1 for the vacation of a public alleyway pursuant  
 2 to Zoning Code Article 14, "Process," Section  
 3 14-211, "Abandonment and Vacations" and the  
 4 City Code Chapter 62, Article 8, "Vacation,  
 5 Abandonment and Closure of Streets, Easements  
 6 and Alleys by Private Owners and the City;  
 7 Application Process," providing for the  
 8 vacation of the twenty foot wide alley which is  
 9 approximately one hundred and fifty-five feet  
 10 in length lying between Lots 12 thru 18 and  
 11 Lots 11 and 19 in Block 29, Crafts Section --  
 12 which I'm not going to read the parenthesis,  
 13 which are the locations -- Coral Gables,  
 14 Florida; providing for a repealer provision,  
 15 severability clause, and providing for an  
 16 effective date.  
 17 Item E-4, an Ordinance of the City  
 18 Commission of Coral Gables, Florida amending  
 19 the Future Land Use Map of the City of Coral  
 20 Gables Comprehensive Plan pursuant to Zoning  
 21 Code Article 14, "Process," Section 14-213,  
 22 "Comprehensive Plan Text and Map Amendments,"  
 23 and Small Scale amendment procedures from  
 24 "Commercial Low-Rise Intensity" to "Commercial  
 25 High-Rise Intensity" for Lots 8 through 21,