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1	CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/	1	I also ask that, any person who acts as a	
2	PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT	2	lobbyist pursuant to the City of Coral Gables	
3	CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS	3	Ordinance Number 2006-11 must register with the	
4	CORAL GADLES, FLORIDA THURSDAY, APRIL 12, 2018, COMMENCING AT 6:03 P.M.	4	City Clerk prior to engaging in lobbying	
5		5	activities or presentations before City Staff,	
6		6	Boards, Committees and/or Commission. A copy	
7		7	of the Ordinance is available in the Office of	
8	Board Members Present:	8	the City Clerk. Failure to register and	
9	Eibi Aizenstat, Chairman Robert Behar	9	provide proof of registration shall prohibit	
10	Maria Menendez Marshall Bellin	10	your ability to present to the Board.	
11	Maria C. Velez Julio Grabiel	11	As Chair, I now officially call the City of	
12		12	Coral Gables Planning and Zoning Board of April	
13		13	12, 2018 to order. The time is 6:03.	
14	City Staff and Consultants:	14	Jill, if you'd please call the roll.	
	Ramon Trias, Planning Director Craig Coller, Special Counsel	15	THE SECRETARY: Jolie Balido-Hart?	
16	Jennifer Garcia, City Planner Arceli Redila, Principal Planner	16	Robert Behar?	
17	Paula Roldos, Principal Planner Jill Menendez, Administrative Assistant, Secretary	17	MR. BEHAR: Here.	
18	· · · · · · · · · · · · · · · · · · ·	18	THE SECRETARY: Marshall Bellin?	
19	Also Participating:	19	MR. BELLIN: Here.	
20	Dennis Kerbel, Assistant County Attorney, on behalf of Item 6	20	THE SECRETARY: Julio Grabiel?	
21	Jorge Navarro, Esq., on behalf of Items 5 and <u>6</u> Doug Lerner	21	MR. GRABIEL: Here.	
22	Mike Sardinas, Architect Mike Marrero, Traffic Engineer	22	THE SECRETARY: Maria Menendez?	
23	Vickie Busot Maria Bermudez	23	Maria Velez?	
24		24	MS. VELEZ: Here.	
25		25	THE SECRETARY: Eibi Aizenstat?	
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1	THEREUPON:	1	CHAIRMAN AIZENSTAT: Here.	
2	(The following proceedings were held.)	2	Please be advised that this Board is a	
3	CHAIRMAN AIZENSTAT: Let's go ahead and get	3	quasi-judicial board and the items on the	
4	started, please. We have a quorum. We're	4	agenda are quasi-judicial in nature, which	
5	expecting one more Board Member, but this way	5	requires Board Members to disclose all ex parte	
6	we can just get a head start on this.	6	communications and site visits. An ex parte	
7	Good evening. I'd like to call the meeting	7	communication is defined as any contact,	
8	to order. I'd like to ask that everybody	8	communication or conversation, correspondence,	
9	please turn off their cell phones, electronic	9	memorandum or other written or verbal	
10	devices or put them on silent at this time.	10	communication that takes place outside a public	
11	The Board is comprised of seven members.	11	hearing between a member of the public and a	
12	Four members of the Board shall constitute a	12	member of a quasi-judicial board regarding	
13	quorum, and the affirmative vote of four	13	matters to be heard by the Board.	
14	members shall be necessary for the adoption of	14	If anyone made any contact with a Board	
15	any motion. If only four Board Members are	15	Member regarding an issue before the Board, the	
16	present, an applicant may request and be	16	Board Member must state, on the record, the	
17	entitled to a continuance to the next regularly	17	existence of the ex parte communication and the	
18	scheduled meeting of the Board. If a matter is	18	party who originated the communication.	
19	continued due to a lack of quorum, the	19	Also, if a Board Member conducted a site	
20	Chairperson or Secretary of the Board may set a	20	visit specifically related to the case before	
21	special meeting to consider such matter. In	21	the Board, the Board Member must also disclose	
22	the event that four votes are not obtained, an	22	such visit. In either case, the Board Member	
23	applicant may request a continuance or allow	23	must state on the record whether the ex parte	
24	the application to proceed to the City	24	communication and/or site visit will affect the	
25	Commission without a recommendation.	25	Board Member's ability to impartially consider	
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1	the evidence to be presented regarding the	1	Call the roll, please.	
2	matter. The Board Member should also state	2	THE SECRETARY: Robert Behar?	
3	that his or her decision will be based on	3	MR. BEHAR: Yes.	
4	substantial competent evidence and testimony	4	THE SECRETARY: Marshall Bellin?	
5	presented on the record today.	5	MR. BELLIN: Yes.	
6	Does any Board Member have such	6	THE SECRETARY: Julio Grabiel?	
7	communication or site visit to disclose?	7	MR. GRABIEL: Yes.	
8	MR. BEHAR: No.	8	THE SECRETARY: Maria Menendez?	
9	MS. MENENDEZ: No.	9	MS. MENENDEZ: Yes.	
10	CHAIRMAN AIZENSTAT: If we could please	10	THE SECRETARY: Maria Velez?	
11	note that we were joined by Maria Menendez.	11	MS. VELEZ: Yes.	
12	Thank you.	12	THE SECRETARY: Eibi Aizenstat?	
13	MS. MENENDEZ: Hi, everybody.	13	CHAIRMAN AIZENSTAT: Yes.	
14	CHAIRMAN AIZENSTAT: Everybody that would	14	If you would please read the first item	
15	like to speak tonight, if you would please	15	into the record.	
16	stand up to be sworn in.	16	MR. COLLER: Item Number 5, a Resolution of	
17	(Thereupon, the participants were sworn.)	17	the City Commission of Coral Gables, Florida	
18	CHAIRMAN AIZENSTAT: Thank you. The first	18	granting conditional use approval pursuant to	
19	item	19	Zoning Code Article 3, "Development Review,"	
20	MR. BELLIN: I'd like to get an opinion	20	Division 4, "Conditional Uses," for medical use	
21	from Craig.	21	on property zoned Commercial Limited District	
22	CHAIRMAN AIZENSTAT: Okay. Do you want to	22	legally described as the Lots 8 and 9, 1 thru	
23	turn on your mike, just in case?	23	5, 42 thru 50 & West 1/2 of Lot 41, Block 22,	
24	MR. BELLIN: Craig, I did a study	24	Coral Gables Flagler Street Section, Coral	
25	MR. COLLER: I'm having trouble hearing	25	Gables, Florida; including required conditions;	
	5			7
1	you. Let's make sure your mike is on.	1	providing for a repealer provision, providing	
2	Okay. There we go.	2	for a severability clause, and providing for an	
3	MR. BELLIN: Can you hear me?	3	effective date. Item Number 5, public hearing.	
4	MR. COLLER: Yeah, I can hear you.	4	MR. TRIAS: May I have the PowerPoint,	
5	MR. BELLIN: I did a study for this site	5	please?	
6	for the present owner of it. Would	6	Mr. Chairman, we have a request for a	
7	that affect	7	Conditional Use for a medical facility, and as	
8	MR. COLLER: You did a study of this site	8	you'll recall, recently I think, recently	
9	for a previous owner of the property?	9	the Code was changed to require Conditional Use	
10	MR. BELLIN: I don't know if he's still the	10	for medical uses in Commercial Limited	
11	owner or not.	11	regardless of the size. Prior to that, there	
12	MR. COLLER: Oh, but not related to this	12	was a minimum size that you had to do it, but	
13	project?	13	the reason we're here is because of that Code	
14	MR. BELLIN: No.	14	change. Now, the parcel is located north of	
15	MR. COLLER: That's perfectly fine. That	15	Eighth Street, and Galiano is the other street	
16	would not be viewed as a conflict.	16	in the intersection, and currently it has a one	
17	MR. BELLIN: Okay.	17	story building, a Commercial building, and a	
18	CHAIRMAN AIZENSTAT: Okay. Thank you.	18	parking lot.	
19	MR. BEHAR: Mr. Chair, how about if we make	19	The interesting thing about the Zoning and	
20	a motion to approve the minutes?	20	the Land Use is that the Commercial Zoning is	
21	CHAIRMAN AIZENSTAT: That would be great.	21	in the front half of that parcel, and then the	
22	MR. BEHAR: I make a motion for approval.	22	parking, the existing parking lot on Galiano,	
23	MS. VELEZ: Second.	23	is actually zoned Single-Family. In addition,	
24	CHAIRMAN AIZENSTAT: Second? Any comments	24	there's a small portion of the site, as	
25	or questions? No?	25	proposed, which has a house right now	
	6			8

1	currently has a house and is also zoned	1	that is right next to residential. So that's	
2	Single-Family. Now, you can see that in some	2	one of the unique features of the project.	
3	detail.	3	Now, the project or the request was	
4	So the request does not include any change	4	noticed, according to Code, two times letters	
5	to the Land Use or the Zoning. It will remain	5	to property owners. The property was posted.	
6	the same. And the idea is that given the fact	6	There were two postings on the website and	
7	that there's already parking taking place on	7	there was one newspaper advertisement for this	
8	that portion of the site, which is zoned	8	meeting tonight.	
9	Single-Family, that will be acceptable. And	9	The Staff recommends approval with	
10	the actual building, the building that they are	10	conditions, and the conditions will have to be	
11	proposing, is fully located within the	11	refined a little bit in this case, because	
12	Commercial Limited portion of the site; so,	12	given the fact that it is a County agency that	
13	therefore, the Conditional Use request.	13	is applying, this is not a developer, per se, I	
14	The current conditions are fairly	14	think that there will be more of a	
15	well-known and visible through the City, and,	15	collaboration, in terms of the way that some	
16	again, there's only one request, Conditional	16	things are implemented, particularly the	
17	Use with Site Plan review.	17	improvements that we described on Galiano. I	
18	The architect will go into or the	18	think it is likely that some of that will be	
19	applicant will go into some detail in the	19	done by the City.	
20	actual layout and design, but I would be	20	We described it in the context of the	
21	summarizing it by saying that they have located	21	project, as we typically do with a private	
22	the building in the corner and that it does	22	developer, but in this case, I think the	
23	address Eighth Street very nicely, with an	23	implementation will be a little bit different.	
24	arcade and the lobby, and then parking is	24	And also the condition of the art in public	
25	mostly behind and on the side, and it's also	25	places may be a little bit too specific. I	
	9			11
1	buffered with some very well-designed landscape	1	think that the only issue here is that art in	
1 2	buffered with some very well-designed landscape e.	1 2	think that the only issue here is that art in public places is required, and we need to	
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2	е.	2	public places is required, and we need to	
2 3	e. The architecture, as you can see, follows	2 3	public places is required, and we need to figure out the details, as far as the	
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1	a public urgent center. And so the City	1	looking, under the direction of Carlos Migoya,
1 2	Commission, in January, passed Resolution	2	our CEO at Jackson, for an opportunity in the
2	2018-17, which noted that when you have a	3	City of Coral Gables. Our analysis, by those
5 4	governmental facility application, we're going	4	that undertake the strategic planning
+ 5	through your entire review process, but it's	5	initiatives, have determined that the City of
6	not quasi-judicial, it's a balancing of	6	Coral Gables was a unique opportunity to offer
7	interest issue, and so there's a little bit	7	not only urgent care services, but also the
8	more flexibility that's afforded, because of	8	addition of medical office space.
9	the governmental relationships, and, more	9	As you will see tonight in the more
9 10	specifically, we are not held to the	10	detailed presentation from our architect, what
10	limitations on ex parte communications.	11	we are proposing on this particular site is a
11	Although, since that has been an issue thus	12	two-story, approximately 9,400 square foot
12	far, I just wanted to present that this is kind	13	building. The first floor will house an urgent
13	of a unique setting legally.		care center, that will be open from 8:00 a.m.
14 15	And we are in full support of the Staff's	14	to 8:00 p.m., seven days a week, and the second
15	recommendation and thank Mr. Trias and his	15	floor will house medical traditional medical
		16	
17	Staff, the Director, for their hard work on this project. And the conditions that he	17	office space, with a number of primary care and
18		18	specialty doctors, that will work with us in
19	mentioned a moment ago that need massaging,	19	conjunction with the University of Miami Medical School.
20	we'll be working those out between now and the	20	
21	City Commission.	21	The property is currently under option to
22	And with that, I'm going to turn it over to	22	purchase, conditioned upon receiving the
23	Doug Lerner, who will talk to you a little bit	23	requisite approvals from the City. We have
24	about Jackson, Mike Sardinas, who is the	24	worked very hard with Ramon and his staff to
25	architect, who can explain the layout of the 13	25	get to a solution that we believe will
1	plan, and then Mr. Navarro will close it out	1	accomplish our business goals and strategy, and
1 2	plan, and then Mr. Navarro will close it out with some other descriptions of the project and	1	accomplish our business goals and strategy, and also be something for the City of Coral Gables
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2	with some other descriptions of the project and the community outreach that's been done so far,	2	
2 3	with some other descriptions of the project and the community outreach that's been done so far, and I'm also available to answer any questions.	23	also be something for the City of Coral Gables to be quite proud of. We've met with the neighbors. We've heard
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1	process to begin.	1	MR. SARDINAS: That's correct.	
2	There is a continuous loggia that wraps	2	CHAIRMAN AIZENSTAT: Could you elaborate?	
3	into the facility, kind of serving as a	3	MR. SARDINAS: Absolutely.	
4	pedestrian gateway into the property, and also	4	So the Site Plan really, it's a Site	
5	an urban gesture to the street. The interior	5	Plan option. The plan of the building	
6	has an interior plaza, which transitions from	6	otherwise doesn't change, but so we have a	
7	the parking into the building. There are	7	solution, which we've labeled it Site Plan A,	
8	entrances, both from the parking area from the	8	and this essentially which is one of the	
9	back, and also from the street, access through	9	things that Ramon mentioned earlier is, the	
10	the loggia.	10	difference is the Single-Family lot. One,	
11	As Douglas had mentioned earlier, the	11	which is this particular property, is using it	
12	ground floor is basically the urgent care	12	for parking for the staff of the facility, and	
13	facility, and the second floor is a primary	13	the Option B obviously does not have that lot	
14	care clinic, basically the same footprint on	14	as part of the project.	
15	both floors.	15	CHAIRMAN AIZENSTAT: Okay.	
16	All right. I'm going to jump into these	16	MR. NAVARRO: And through the Chair, if I	
17	are floor plans. If you have specific	17	could elaborate on your question. I think it's	
18	questions, I'll be glad to answer them.	18	a very good question.	
19	Basically, the corner image, again, this is	19	For the record, Jorge Navarro, with office	
20	from the east side looking at the building from	20	at 333 S.E. 2nd Avenue.	
21	Eighth Street, and on the interior sides, one of the ideas was, since it is at a distance but	21	The first option, without the Single-Family	
22	facing kind of the residential area, we've	22	home being converted into parking, was our original Site Plan. We've done some	
23 24	tried to limit the fenestrations on the north	23	neighborhood outreach, and spoken to some of	
24 25	side of the building, in order to address that.	24	the neighbors in the area. The neighbors	
25	Side of the ballaring, in order to address that.	17	the herginors in the dreat. The herginors	19
1	So you'll see that the building is a little	1	directly west of Ponce unfortunately had to	
2	more solid on the back side and the north	2	deal with another medical office building that	
3	street side and it's a little more transparent	3	was grandfathered, had little to no parking,	
4	towards the street side.	4	and was creating an impact for them.	
5	If you have any questions, I'll be glad to	5	And as part of our neighborhood meeting and	
6	answer them.	6	discussions with some of the neighbors in the	
7	MR. BEHAR: Mr. Chair, can I ask the	7	area, we became aware that parking was a big	
8	architect a question?	8	issue for them, and we were sensitive to that,	
9	CHAIRMAN AIZENSTAT: Yes. Please.	9	so we went ahead and the northern part of	
10	MR. BEHAR: Correct me if I'm wrong, the	10	this block already has several surface parking	
11	site is about 41,000 square feet, and the	11	lots that exist. It's not a Single-Family	
12	permitted FAR is 3.0, so it's about 120,000,	12	neighborhood on the north side of this block.	
13	thereabout	13	There's multi-family buildings and surface	
14			porting	
	MR. SARDINAS: That's correct.	14	parking.	
15	MR. SARDINAS: That's correct. MR. BEHAR: And you guys are doing a total	14	So what we did is that we acquired that lot	
15 16				
	MR. BEHAR: And you guys are doing a total	15	So what we did is that we acquired that lot	
16	MR. BEHAR: And you guys are doing a total of 9,400?	15 16	So what we did is that we acquired that lot and we are converting it to additional parking.	
16 17	<pre>MR. BEHAR: And you guys are doing a total of 9,400? MR. SARDINAS: Yeah, it's 10,000 a</pre>	15 16 17	So what we did is that we acquired that lot and we are converting it to additional parking. We've also provided extensive landscape	
16 17 18	<pre>MR. BEHAR: And you guys are doing a total of 9,400? MR. SARDINAS: Yeah, it's 10,000 a little bit over 10,000, including loggias,</pre>	15 16 17 18	So what we did is that we acquired that lot and we are converting it to additional parking. We've also provided extensive landscape buffers. If you go through that street today,	
16 17 18 19	<pre>MR. BEHAR: And you guys are doing a total of 9,400? MR. SARDINAS: Yeah, it's 10,000 a little bit over 10,000, including loggias, gross square footage.</pre>	15 16 17 18 19	So what we did is that we acquired that lot and we are converting it to additional parking. We've also provided extensive landscape buffers. If you go through that street today, you can pretty much hop over the existing hedge	
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16 17 18 19 20 21 22 23	<pre>MR. BEHAR: And you guys are doing a total of 9,400? MR. SARDINAS: Yeah, it's 10,000 a little bit over 10,000, including loggias, gross square footage. MR. BEHAR: Okay. MR. SARDINAS: So, yes, we're way under the FAR, correct. MR. BEHAR: Okay. Thank you.</pre>	15 16 17 18 19 20 21 22 23	So what we did is that we acquired that lot and we are converting it to additional parking. We've also provided extensive landscape buffers. If you go through that street today, you can pretty much hop over the existing hedge that's there. So we're providing an eight-foot hedge along the northern property line, and we've set back the parking ten feet from our property line. So we're setting the parking	20

1	area, and when you drive by, you won't even		1	expect to be just employee parking, since it's	
2	know the parking is tucked in there, but most		2	the one furthest from the urgent care center,	
3	importantly is that we wanted to be sensitive		3	that it would be it results in like about	
4	to the neighbors, and we heard their concerns		4	three or four surplus parking spaces, which I	
5	regarding parking, and as a result of that,		5	think the people in the neighborhood were very	
6	we're now providing surplus parking for our		6	happy with I apologize, eight surplus	
7	facility.		7	parking spaces.	
8	Something else that we're doing, and Mike		8	MR. SARDINAS: Just for clarification, this	
9	could go into this is, the neighbors were also		9	is actually providing eight additional spaces,	
10	having issues with the medical office building		10	but for the total parking count, we are	
11	having loading on the street. I guess they		11	above three parking spaces above the	
12	didn't have proper loading. We're not		12	requirements.	
13	expecting any kind of bus traffic or anything,		13	MR. BEHAR: So your Option One, you meet	
14	but we did have an internalized drop-off zone,		14	all of your requirements?	
15	just in case somebody it's an urgent		15	MR. SARDINAS: This this	
16	situation, you know, when it comes to saving		16	MR. BEHAR: The other one.	
17	time matters, so if there is a situation where		17	MR. SARDINAS: This solution, we're short	
18	somebody needs to be dropped off by their		18	on parking.	
19	driver, in a situation like that, we have a		19	MR. BEHAR: You're short?	
20	dedicated drop-off that's all internalized to		20	MR. SARDINAS: Yes.	
21	our site.		21	MR. BEHAR: How many are you short there?	
22	MR. LERNER: Excuse me, if I can just add		22	MR. SARDINAS: They're short five spaces.	
23	one more thing. We were sensitive enough to		23	MR. BEHAR: Five spaces?	
24	that issue. There is no access off the		24	MR. SARDINAS: Yes, uh-huh.	
25	residential street into that parking.		25	MR. BEHAR: And you cannot re-configure	
		21			23
1	Everything comes in off of Galiano or Eighth		1	that to be sufficient parking there? I mean, I	
2	Street, okay, and we strongly believe that		2	like the idea of the surplus parking, but you	
3	additional parking is needed. Thank you.		3	cannot because I see a lot of landscaped	
4	MR. KERBEL: That concludes our		4	area that perhaps could be, you know, re-worked	
5	presentation and we are available to answer any		5	so you could accomodate a few more spaces and	
6	questions. I would like to reserve a couple of		6	you would not be short.	
7	moments		7	MR. NAVARRO: Yeah, and that's a great	
8	MR. COLLER: Mr. Kerbel, I think you failed		8	question. One of the things we did originally	
9	to identify your address, and I apologize for		9	was, we had the right amount of spaces, but	
10	not asking it earlier.		10	when we set back the parking to provide a real	
11	MR. KERBEL: I'm sorry, yes, 111 Northwest		11	deep landscape buffer, we kind of ate into the	
12	First Street, Suite 2810, Miami, Florida 33128.		12	space that we had, and it kind of generated	
13	CHAIRMAN AIZENSTAT: Thank you.		13	that issue for us.	
14	MR. GRABIEL: I have a question. Do you		14	MR. TRIAS: Mr. Chairman	
15	comply with the additional site, are you		15	MR. NAVARRO: I'm sure if we reduced the	
16	right at the requirement for parking for the		16	amount of landscape buffer, but we wanted to	
17	building or are you above or beyond? Where are		17	MR. BEHAR: Okay. All right. But that's	
18	you?		18	something that could be done.	
19	MR. NAVARRO: So currently we understood,		19	CHAIRMAN AIZENSTAT: Yes, Ramon.	
20	in working with Public Works through this		20	MR. TRIAS: If I could address Mr. Behar's	
21	process, that the site could be designed a		21	comment.	
22	little bit more efficiently to provide		22	The drop-off area makes the parking lot a	
23	additional parking, but we do fall a little bit		23	little bit less efficient, and can you point to	
24	short. That's why that site is so important.		24	the drop-off yeah.	
25	But as a result of having that site, which we		25	MR. SARDINAS: So this is the drop-off area	
		22			24

1	here.	1	more green.
2	MR. TRIAS: So that is one of the reasons	2	MR. TRIAS: A setback would be 25 feet for
3	why they have a less sufficient parking design,	3	a house.
4	because they want to have that drop-off zone.	4	MR. GRABIEL: Okay. To match at least the
5	MR. BEHAR: No, I think looking at the	5	25 feet, and I understand that, in the corner,
6	building on Ponce de Leon north of Eighth	6	that's tough, because that's where the majority
7	Street, it's a nightmare, because they drop off	7	of your parking is, but I wonder if in the
8	in the middle of the street.	8	existing house Site Plan, we could have a
9	MR. TRIAS: Yeah.	9	little bit more green to match the site next
10	MR. BEHAR: I think this is a great	10	door.
11	solution, because you're going to take the cars	11	MR. TRIAS: In terms of Code compliance,
12	off the street and you're going to bring them	12	they do have three extra parking spaces and
13	into the lot, you know.	13	they do have some flexibility, if you would
14	MR. KERBEL Yes, we designed it, because we	14	like to recommend more green space in that
15	knew you were sensitive to the parking	15	area.
16	situation, and that's why	16	MR. GRABIEL: And, also, they're adding now
17	MR. BEHAR: And by the way, the architect	17	the parking on Galiano, right, the on-street
18	did a great job placing the building the way he	18	parking?
19	did. I like the way it addresses the street,	19	MR. SARDINAS: The on-street parking,
20	both on Galiano and Eighth Street. Very good	20	that's right.
21	job.	21	MR. TRIAS: That is one of the
22	MR. GRABIEL: I have another question.	22	recommendations that we need to implement
23	Just looking at the area, I see that there is a	23	together.
24	parking lot next to this one here.	24	MR. NAVARRO: That's one of the issues that
25	MR. SARDINAS: There is currently a lot	25	we'll work out.
		25	27
1	here.	1	MR. KERBEL: I just want to point out
2	MR. GRABIEL: Yeah. Now, they look to have	2	I'm sorry, Mr. Grabiel it appears from the
3	a very deep green space in front of it, between	3	activel that the marking lat next door has the
2	a very deep green space in front of it, between	1 2	aerial that the parking lot next door has the
4	it and the street. Are you matching it or	4	same width buffer that we're proposing. In
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4 5	it and the street. Are you matching it or theirs looks deeper than what you have. The	4 5	same width buffer that we're proposing. In fact, we're proposing a little bit more. We're
4 5 6	it and the street. Are you matching it or theirs looks deeper than what you have. The green space here, in front of that parking lot,	4 5 6	same width buffer that we're proposing. In fact, we're proposing a little bit more. We're proposing double on that corner. So I think we
4 5 6 7	it and the street. Are you matching it or theirs looks deeper than what you have. The green space here, in front of that parking lot, looks to be deeper than what you're proposing	4 5 6 7	same width buffer that we're proposing. In fact, we're proposing a little bit more. We're proposing double on that corner. So I think we match I think the original question was, do
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1	CHAIRMAN AIZENSTAT: Were you sworn in.,	1	neighborhood, and the reason we like it is that
2	ma'am?	2	you can take the trolley to Downtown Coral
3	MS. BUSOT: I wasn't.	3	Gables. We really weren't looking for like a
4	(Thereupon, the participant was sworn.)	4	Pinecrest or anything like that. We realize
5	MS. BUSOT: I do.	5	it's kind of urban, and we like that.
6	CHAIRMAN AIZENSTAT: Thank you. If you	6	So we're happy that they're following the
7	could state your name and address, please.	7	rules, that they're not going to be renting it
8	MS. BUSOT: My name is Vickie Busot, and	8	to third parties, that they're going to have
9	our house is at 117 Boabadilla.	9	adequate parking, that they're not going to be
10	We moved here from Chicago in 2014, and the	10	dropping off on Eighth Street or on Galiano.
11	first thing we noticed was I mean, it's a	11	So we really I don't have any
12	beautiful neighborhood. We love our	12	complaints. I don't have any objections. I
13	neighborhood. It's quaint. It's different.	13	can't say that I represent anyone from the
14	It's typically old Coral Gables. It's a gem of	14	neighborhood. They are I did send them an
15	a neighborhood. We absolutely love it.	15	e-mail. They are aware that I'm here and no
16	But that nightmare on the corner of	16	one has really voiced any other objections, but
10	Northwest Eighth or Southwest Eighth Street	17	I don't represent the neighborhood or anything
18	and Ponce de Leon, that place is an absolute	18	like that, and that's all I have to say.
19	nightmare. They use our neighborhood for a	19	CHAIRMAN AIZENSTAT: Thank you for coming.
20	parking lot. I'm sorry they were using our	20	Thank you.
20	neighborhood for a parking lot. There are	20	Do we have anybody else? No? At this
21	clinic vans parked in our neighborhood. They	22	time, we'll close it to the floor. Any
22	throw garbage everywhere. We had to petition	23	questions?
23	for residents only parking, and people still	23	MS. MENENDEZ: I have questions. I have a
24	parked in our neighborhood. It's just, they	25	question to the City Attorney. The Ordinance
23	29	2.5	question to the city actorney. The oralitate
1	don't have enough parking.	1	that was provided as part of the package, which
2	So we were very heartened when they called	2	made reference to the surface lot, basically
2 3	So we were very heartened when they called us in and they showed us the plans. We realize	2 3	made reference to the surface lot, basically says that it was in connection with the office
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	So we were very heartened when they called us in and they showed us the plans. We realize that they could have made a bigger building. We're happy that they're going to have enough parking. One of the issues that we were having on the existing the businesses on Southwest Eighth Street and Ponce, is that all kinds of people park in that parking lot. It's actually being used as a commercial parking lot, and it's leased to third parties, and they've assured us that they would not be leasing their parking lot to third parties, that they would only be using it for their function and what they need to be doing. So we were very happy about that. And we're also happy about the buffering zones, and we're happy about the greenery, the buffer zones I guess you would call them. We realize that they can have a parking lot in that area and no one wants to live with a parking lot in their midst, but we figured, if it's pretty, if it's landscaped, if it's	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	 made reference to the surface lot, basically says that it was in connection with the office building. I imagine that the Zoning changed for Lots 1 and 5. I'm not sure if it was the actual parking area, because, from what I see from the Zoning Code, the Zoning Map still shows the parking area to the north as being Single-Family residence, yet the Ordinance that was passed back in '69 makes reference to the parking, but being connected with the office building. So my question to you is, given that the office building then changed to a gym and now we have a project in front of us that wants to also take advantage of that Zoning you know, Single-Family Zoning for parking, does the approval that was done back in '69 still stand or does it revert back to the other original Zoning, which is Single-Family? MR. COLLER: Ramon, what is the Zoning for that, because I understand that that parking lot has always been utilized to support the

1 Sec. TABLE: In this case, yes. I think the bet were to look at it is as an existing of increase process that where, the Conditional increase process that where a this increase ther, the Summer increase the interest back in 159. I Summer increase process process increase process process process process increase process process process process process increase process process process process process process process increase process					
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4 Use process and through the halmacing of interest process that we have, the Commission has the authority to approve it. Think it would be a worse solution to be access, it could be become something else in the future. Be-zoned, it could be become something else in the future. Be-zoned, it could be become something else in the future. Be-zoned, it could be become something else Be-zoned, it is a uppet something Be-zoned, it could be become something Be-zoned, it could be become something else Be-zoned, it is a uppet something Be-zoned, it is a uppet something else Be-zoned, it is anoppet something else Be-zoned, it is somethi	2	best way to look at it is as an existing	2	MR. TRIAS: Yes.	
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9 I think it would be a worse solution to 9 Ordinance I mean, whether is still a 8 Re-zone it, given the fact that coce it's a right to use as a parking het, in particular 10 the future. a 11 the future. a 12 Re-zoned, it could be become something else in 13 the future. b 14 Re-zoned, it could be become something else in to the property that is and that adjacent 13 Re-zoned, it could be some something else in to the property that is cowel domeerial. 15 as it relates to the rights to claim that they as it relates to the rights to claim that they 14 to the coming is single-Panily and this met. Coller pointed out, this is a governmental 16 ordinance ties it to the commercial use that as it relates to the rights to claim that they 15 mean solution to in a little bit it to somedow else, they wouldn't be ablic to avail themselves of 12 met. Collers: No, let me just wait. it today. That's not written in 14 sold. it today. That's not written in 15 meand you dout agopt the it today. That's not wri	5	interest process that we have, the Commission	5	Ordinance that was enacted in 1969. So my	
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1 we surveyed this, that the Ordinance approving 1 MR. LERNER: It is not rented out in any the parking sits on top of the Zoning District, 2 way, shape or form. The building is being 2 and so it remains allowable. We don't need to built to house the two functions that I 2 2 push that issue, because of the Governmental described. 4 4 Facilities Overlay, but we think that the MS. MENENDEZ: But is it tied to the urgent 5 5 grandfathering covers the continued use of Lots care --6 6 1 thru 5 as parking for the Commercial lot. MR. LERNER: No. 7 7 That had already been --MS. MENENDEZ: -- or is it -- it's not tied 8 8 9 MS. MENENDEZ: But that area has never been 9 to the urgent care? Re-zoned, so -- I'm not an attorney, but I MR. LERNER: The urgent care runs from 8:00 10 10 differ with your opinion. a.m. to 8:00 p.m., seven days a week. The 11 11 MR. KERBEL: Because you have two physicians' offices, primary and specialty 12 12 Ordinances, and Ordinances are of equal doctors, will have normal business hours of 13 13 dignity. So you have one action that has it 14 8:30 a.m. to 5:00 p.m. 14 Zoned Single-Family, and that hasn't gone way, 15 MS. MENENDEZ: Who do they view, just 15 and then you have another Ordinance, so an 16 anyone from the public? 16 action of the same character, that also allows 17 MR. LERNER: Absolutely. Absolutely. 17 MS. MENENDEZ: Okay. So it's not just an it to be parking, to serve the other use. 18 18 And so our view had been that they co-exist 19 19 urgent care facility. It also has the 20 and we can take advantage of that, but 20 component of, you know --MR. LERNER: Second -- of medical offices. regardless of that, if somebody else comes 21 21 along, that's not Jackson, that wants to use 22 MS. MENENDEZ: -- medical offices. 22 this Site Plan, we're comfortable with a MR. KERBEL: But it is still a public 23 23 condition that restricts it only to a public medical facility. That's the one thing that I 24 24 25 hospital use. 25 wanted -- based on the questions that you're 37 39 1 MS. MENENDEZ: Let me ask you, as far as --1 asking --2 you know, there's a one story building there. 2 MS. MENENDEZ: Anybody can walk in and use You're coming in with a two-story. The urgent 3 3 the facility on the second floor? care is on the first floor. The second level 4 4 MR. LERNER: Yes, absolutely. seems to be more of a private use. MR. KERBEL: I mean, you'd have to make 5 5 MR. LERNER: No. appointments with the doctors, just like you 6 6 would at Jackson, but it's the same 7 MR. KERBEL: It's not, actually, and I 7 could have Mr. Lerner -accessibility as the Jackson doctors. 8 8 9 MS. MENENDEZ: Okay. So tell me a little 9 MS. MENENDEZ: Okay. bit more about the second floor use, because MR. LERNER: And there will be a rotation 10 10 that's what's driving the number of parking of primary and specialty doctors, 11 11 spaces that you need. cardiologists, what have you, orthopedic 12 12 MR. KERBEL: Let me have Mr. Lerner, but it 13 surgeons, that will rotate through certain days 13 is part of the public hospital use. of the week. Certain blocks of time, those 14 14 MR. LERNER: It is medical office space 15 physicians will be available to see anybody in 15 that will house Jackson physicians and the the community. 16 16 17 University of Miami, our medical school 17 MR. COLLER: But just so I'm clear, it's partner, physicians. It is not to be under the auspices of the Public Health Trust? 18 18 19 considered Dr. Smith taking space in there, 19 MR. LERNER: Yes, sir. although Dr. Smith may take space, if you 20 MR. BEHAR: And you don't plan or intend to 20 follow what I'm trying to say. So it's Jackson 21 lease it out to any --21 employee physicians and is --22 MR. LERNER: None. 22 CHAIRMAN AIZENSTAT: It's not rented out. MS. MENENDEZ: Okay. And how do we control 23 23 MS. MENENDEZ: But is it tied to the urgent that, you know, because --24 24 25 care use? 25 MR. KERBEL: If you put a condition --38

1 because I see -- I understand your concerns, 1 very large number of FAR, you would submit a and, again, since we are pursuing this as a 2 traffic study, but I think, in this case, we've 2 public hospital, if there were a condition that done the analysis. I mean, we're going from 3 3 says that it remain a public facility, operated 29,000 to 9,000 square feet and we're limiting 4 4 by a governmental entity, I think that would it to medical office, which is a good 5 5 probably solve our issue. neighborhood use. 6 6 MS. MENENDEZ: Our concern in Coral Gables I live on 87th and Sunset. I have a 7 7 is mostly the -- how we treat the medical office building right next to me. I 8 8 9 neighboring -- the neighbors that are going to can tell you, when I'm off to work, there's no 9 be impacted by this facility. I didn't see any traffic being generated from that building. 10 10 When I come home, all of the traffic has traffic study in the report. 11 11 MR. KERBEL: We have our traffic engineer here. already gone. So I believe --12 12 MS. MENENDEZ: We have a narrative -- we 13 MS. MENENDEZ: Okay. Most of the gym has 13 have a narrative, but it's not a traffic study, 14 equipment, you know, so when you compare the 14 and the narrative basically kind of like goes 15 square footage of a gym to the square footage 15 into comparing what it used to be to what it's 16 of a medical facility, that's not a fair 16 going to be. But, in reality, when you look at 17 comparison. 17 a facility like this, you have to demonstrate MR. NAVARRO: Well, remember, everybody at 18 18 the gym comes at 5:00 p.m., when you're back at the traffic impact for the area, and I'm not --19 19 20 I don't think that you should be excluded from 20 home. MS. MENENDEZ: I understand, but what I'm basically demonstrating what the impact is, and 21 21 perhaps having to mitigate some of those trying to get at is, you have an existing 22 22 impacts. 23 problem with the medical facility on Ponce. 23 You're bringing in another medical facility. 24 MR. KERBEL: We have not been excluded from 24 25 that. We have done that analysis. 25 Wouldn't it be prudent to try to do some 41 43 1 MS. MENENDEZ: It's a narrative and it's 1 traffic analysis of the impact that this additional medical facility is going to bring 2 based on the existing use versus what's 2 proposed, but I think we need to look at what's to the area? 3 3 Very Reasonable. If it turns out that we 4 proposed and the impact to the area, and I 4 didn't see that in the report. have to put in, you know, a traffic light, a 5 5 MR. NAVARRO: So we're going to have our circle, a something, you know -- but not doing 6 6 traffic engineer address it, but I think what 7 7 it doesn't help. we did was this, so we have a property that had MR. KERBEL: We'll have the traffic 8 8 9 a gym and an office building with 29,000 --9 engineer address that. hear me out -- 29,000 square feet of office, MR. MARRERO: Good evening, ladies and 10 10 correct. gentlemen of the Board. My name is Mike 11 11 MS. MENENDEZ: I read it all. That's fine. Marrero. I'm with Kimley Horn & Associates. I 12 12 MR. NAVARRO: And now we're basically represent the civil engineer and the traffic 13 13 putting that building -- we're cutting it in group for Jackson. 14 14 half, and one of the good things about medical 15 CHAIRMAN AIZENSTAT: Would you state your 15 office uses is that they're 9:00 to 5:00 address, please? 16 16 17 typically, 8:30 to 5:00. So when all of the 17 MR. MARRERO: Sure. My address is 355 residents have gone to work, that's when the Alhambra Avenue, Suite 1400, Coral Gables, 18 18 Florida 33134. 19 traffic picks up and it gets scattered 19 throughout the day. And, basically, we've coordinated with 20 20 By the time they get home, that traffic is both, your Public Works traffic engineer, as 21 21 already gone, and you're talking about a very 22 well as FDOT, since Southwest Eighth Street is 22 an FDOT right-of-way and we've provided the 23 small building. I mean, normally you would 23 submit -- if this building was to be developed analysis that they've requested for this 24 24 25 as of right, which as Robert said, with some 25 magnitude -- or for the building that's been 42

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1	proposed.	1	lots are zoned Residential. The residents are	
2	As you know, the reduction in the building	2	hoping that it stay Residential, to prevent	
3	square footage is pretty significant. It goes	3	something like that happening later on, where	
4	from 29,000 square feet down to just a little	4	they build a huge building.	
5	bit over 10,000. So I'm not sure if you've	5	CHAIRMAN AIZENSTAT: Thank you.	
6	looked at the trip generation report that's	6	MR. BUSOT: Thank you.	
7	been done, which is the analysis that both, the	7	CHAIRMAN AIZENSTAT: Julio.	
8	City and Florida Department of Transportation,	8	MR. GRABIEL: Yeah. I lived in that corner	
9	has asked us to provide, but it shows a	9	for years. I worked at Douglas Entrance for	
10	reduction of trips of 300 over 300 daily	10	more years than I want to confess in public,	
11	trips, with a reduction of about 46 a.m. peak	11	and I used to walk every day to have a cafecito	
12	trips and about 70 p.m. peak trips.	12	en la Casita. So I know that site. I had	
13	So with that significant reduction in	13	clients, actually, who worked because before	
14	trips, an additional analysis for, you know,	14	it was a gym, it used to be an office building.	
15	signalization, you know, downstream is not	15	They had broken up I think it was a bowling	
16	warranted by the proposed use. So that's why	16	alley, and then they broke it into small	
17	we haven't been asked to, you know, continue	17	offices.	
18	doing a further traffic analysis.	18	I like the building very much. I think the	
19	MS. MENENDEZ: The proposed use is a	19	architect has addressed it correctly. It's the	
20	Conditional Use and a Conditional Use is	20	right character for the City of Coral Gables,	
21	subject to whatever, I think, this Board would	21	and it changes that corner, which is terrible,	
22	recommend to our Commission. I think that	22	and actually turns the corner, with a building	
23	comparing a gym's square footage, which is	23	and the green space.	
24	mostly equipment, to a facility of this sort,	24	I would feel more comfortable giving a	
25	is not a fair comparison, but nevertheless, I	25	little bit more green to the north, so that the	
	45			47
1	many these and my substants			
1	mean, those are my opinions.	1	residential on that north side has at least	
2	MR. MARRERO: And I do want to make a note	2	residential on that north side has at least more green than it's shown in there, at least	
2	MR. MARRERO: And I do want to make a note	2	more green than it's shown in there, at least	
2 3	MR. MARRERO: And I do want to make a note that there is a second story office use that is	2 3	more green than it's shown in there, at least in the smaller site, the site that has the	
2 3 4	MR. MARRERO: And I do want to make a note that there is a second story office use that is part of the existing building. I don't know if	2 3 4	more green than it's shown in there, at least in the smaller site, the site that has the Single-Family home now.	
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1	in and out of the building itself, and I want	1	you know, we do it, as well, because I'm	
2	to say that it's between 6:00 a.m. and 10:00	2	thinking, if those spaces in the street gets,	
3	p.m.	3	you know, re-configured and you add landscaping	
4	MR. BELLIN: At night?	4	back there, the bump-outs I personally would	
5	MR. SARDINAS: Yeah, at night, from 6:00	5	rather have more spaces within the lot, to make	
6	p.m I'm sorry, from 6:00 a.m. to 10:00 p.m.	6	sure there's no cars in the street, and	
7	at night. So basically they don't want anybody	7	MR. BELLIN: It's metered parking there.	
8	coming in and out of that facility during those	8	They're parking meters, because I've parked	
9	times. It's part of the Code.	9	there.	
10	CHAIRMAN AIZENSTAT: So 10:00 p.m. to 6:00	10	MR. BEHAR: Yeah, but if you add I know,	
11	a.m.	11	the bump-outs, even in residential, you're	
12	MR. SARDINAS: Sorry. Yeah. Yeah.	12	required to do it.	
13	CHAIRMAN AIZENSTAT: Okay.	13	MR. TRIAS: Certainly that can be	
14	MR. BEHAR: He's an architect.	14	accomplished as a condition of approval if you	
15	CHAIRMAN AIZENSTAT: All right.	15	think that's the best solution.	
16	MR. BELLIN: The other thing I'd like to	16	MR. BEHAR: I mean, we've got other issues	
	see is, the trash seems to be as far away as			
17		17	that, you know, Maria brought up, which I want	
18	possible from the building, and I think it ought to be closer to the building.	18	to go back to, but I'd rather have more spaces that is accessible to the users and than try,	
19		19		
20	And, also, I took a look at this and did a	20	you know and add the landscaping up out in	
21	little fooling around with it, if you move the	21	the street, that way you preserve, you know,	
22	entry off of Eighth Street just a little bit to	22	the three additional spaces that we may want to	
23	the east, then you can take advantage of the	23	delete, you know, otherwise.	
24	ability to get some tandem parking, and then	24	MR. TRIAS: We could incorporate into the	
25	the tandem parking would have to be assigned to	25	design the right-of-way whatever landscape	
	49			51
1	specific suites or employees. And I think you	1	could be done within the right-of-way, beyond	
1 2		1 2		
	can end up with tandem parking on that whole		the property line, and see how that works. I	
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4 NR. BERGE '11 make a motion for approval s address Muria's ecconcert, that if this foility ever changes from Jackson's, you know, to address Muria's ecconcert, that if this foility ever changes from Jackson's, you know, to concertable, say and all approvals get reverted ito 4 public facility. Are you changing you maind you for this in form Jackson's, you know, to see the same form Jackson's, you know, the ito 10 NR. OLLER: Wait. I think we need to be a little hit more marrow about how we do that. 10 NR. LENDER: No, to tail. Jour I want to be concertable, and we do that. 11 So I don't think it was I think your point is, you don't want there to be the parking on the morth, which is found Residential, was it has parking, given that the use of changing. So that was my quantion. I'm not eaving whether it should or it shouldn't. I'm an aking a legal quantion. 10 NR. NONERS: Nall it's still physicians from Jackson and it's still physicians from Jackson marks batt the parking can be done as legal quantion. 11 Parking, So the way still as tho backson it's still physicians from Jackson marks back the parking on a aking a legal quantion. 12 Parking, So that was a question. I's sparking, so that was a queston's parking. So that was a question	2	MS. MENENDEZ: No.	2	there would be no way that would be anything	
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6 address Maria's concern, that if this facility 6 NR. MEMBEL: No. No. No. 7 were damage from Jackson's, you know, NR. LENGR: No. not at all. Not want to 8 to NR. OULDR: Sait. I think we need to be a 11 NR. OULDR: Sait. I think we need to be a 10 12 So I don't think it was I think your point 10 13 addam. I that was I think your point 11 14 the residemial let, if it's no longer used by 12 15 addam. I a that what 13 16 want to put physician affices on the first 11 17 the north, which is far affice and Residential, was 14 suppart that we have our hands behind our 16 was that a garking, given that the use is 15 NR. NEMENDE: Ket you know, that's where 18 changing, so that was question. 'I mat 20 NR. LENGR: 'I's still physic and fire on othered 19 adking legal question. was, I thought 14 suppart that. No 19 adking legal question. was, I thought 15 backs. 10 adking legal question. was, I thought 16 NR. CLENE No. No. No. No. 11<	4	MR. BEHAR: I'll make a motion for approval	4	public facility. Are you changing your mind	
9 ever changes from Jackson is, you know, 9 7 MR. LERNER: No. or. at all, bot J want to be careful, I heard someholy say it has to be 9 10 the MR. COLLER: Mail, I think we need to be a 11 little bit more narrow about how edo that. 12 10 11 think bit more narrow about how edo that. 13 10 10 14 the more inform about how edo that. 14 10 10 15 50 I don't think it was I think your point 15 10 10 10 16 the area idential lot, i if's no larger used by 15 10 10 10 16 MR. DENDERS: That was a question I had to 15 11 10 10 10 17 you, as far as if the use of the parking lot on 16 11 11 10 10 10 18 the north, which is Zonel Bestiontial, was 17 11 <t< td=""><td>5</td><td>with the additional conditions, you know, to</td><td>5</td><td>now? Could it be something else in the future?</td><td></td></t<>	5	with the additional conditions, you know, to	5	now? Could it be something else in the future?	
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25 perhaps a different Conditional Use Permit. 25 MS. MENENDEZ: And it has never changed.	24	_	24		
	25		25		
		54			56

1	So the question is, do you have the right to	1	for the record? Your second floor offices, can	
2	continue using it as a parking lot, given that	2	you tell us the hours of operation?	
3	it's not Zoned for a parking lot? I mean,	3	MR. LERNER: 8:30 a.m. to 5:00 p.m., normal	
4	that's the question I was posing to our City	4	business hours, Monday through Friday.	
5	Attorney. If we feel comfortable, as a Board,	5	MS. MENENDEZ: Okay. Can we condition the	
6	recommending that you continue using it,	6	approval with the hours of the different	
7	because of your use, then that's fine, but I	7	operations or is that like going to like tie	
8	just needed to ask the question.	8	your hands?	
9	MR. KERBEL: And he can correct me, if he	9	MR. LERNER: I don't want you coming in as	
10	disagrees, but I think, because of the nature	10	the last patient at 4:45 and having to leave	
11	of those prior approvals, it retains its	11	MS. MENENDEZ: No, but I think it addresses	
12	Single-Famiy Zone, and that never changed, but	12	the overnight, if in case one of your, you	
13	there's another Ordinance that sits side by	13	know, doctors implement a asleep center, where	
14	side with it that authorizes the parking use	14	they're testing sleep, you know,	
15	for the Commercial building in the south.	15	abnormalities	
16	MR. TRIAS: Mr. Chairman, we did include	16	MR. LERNER: We're fine with that, ma'am.	
17	Number 4 as a condition, which I think	17	CHAIRMAN AIZENSTAT: We've had issues with	
18	addresses the issue. If you want to read it	18	that.	
19	and maybe make it better. It talks about the	19	MS. MENENDEZ: and then we've had issues	
20	existing surface parking lot shall only be used	20	where they all of a sudden become a 24-hour	
21	for car storage of proposed Urgent Care.	21	facility.	
22	Zoning will remain Single-Family Residential,	22	MR. LERNER: We're more than comfortable in	
23	and any Change of Use will require Commission	23	doing that.	
24	approval.	24	MR. KERBEL: How about, on that second	
25	MR. COLLER: That covers it. That does	25	floor, limit it to normal business hours and no	
	57	,		59
1	cover it.	1	overnight stays.	
1		1 2	overnight stays. MS. MENENDEZ: Okay.	
	cover it. MR. TRIAS: That, in my view, addresses most of the issues raised.		overnight stays. MS. MENENDEZ: Okay. MR. BEHAR: So I'll make a	
2	MR. TRIAS: That, in my view, addresses	2	MS. MENENDEZ: Okay.	
2 3	MR. TRIAS: That, in my view, addresses most of the issues raised.	2	MS. MENENDEZ: Okay. MR. BEHAR: So I'll make a	
2 3 4	MR. TRIAS: That, in my view, addresses most of the issues raised. CHAIRMAN AIZENSTAT: And just one other	2 3 4	MS. MENENDEZ: Okay. MR. BEHAR: So I'll make a MR. GRABIEL: Before you do that, I just	
2 3 4 5	MR. TRIAS: That, in my view, addresses most of the issues raised. CHAIRMAN AIZENSTAT: And just one other question	2 3 4 5	MS. MENENDEZ: Okay. MR. BEHAR: So I'll make a MR. GRABIEL: Before you do that, I just realized there's an item here, Number 3, and I	
2 3 4 5 6	MR. TRIAS: That, in my view, addresses most of the issues raised. CHAIRMAN AIZENSTAT: And just one other question MS. MENENDEZ: Well, it's not just Urgent	2 3 4 5 6	MS. MENENDEZ: Okay. MR. BEHAR: So I'll make a MR. GRABIEL: Before you do that, I just realized there's an item here, Number 3, and I just want a clarification. The County has a	
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1	Departments to address art in public places,	1	conditioned upon certain approvals. Had we	
2	period, and we'll figure it out between the	2	known that anybody was going to request a	
3	City and the County.	3	further indepth analysis of traffic, we would	
4	MR. COLLER: And Number 4, we could simply	4	have undertaken that in the past three to four	
5	substitute proposed Public Health Trust	5	months that we've been working with the City on	
6	facility, rather than just identifying it as an	6	that.	
7	urgent care, change that from urgent care to	7	So it's not so much the expense I mean,	
8	Public Health Trust facility.	8	we've spent a lot of money to date, and we're	
9	MR. BEHAR: So I'll amend my motion for	9	cognizant of that, but it's the time that I'm	
10	approval with that specific	10	concerned about.	
11	MS. MENENDEZ: Could I also request a	11	MR. BEHAR: June is your deadline for	
12	friendly amendment also? As it relates to the	12	MR. LERNER: I've got to make the decision	
13	traffic impact, if they were to conduct a	13	to exercise the option on or before June 1st.	
14	traffic impact study of the area from Ponce to	14	CHAIRMAN AIZENSTAT: On the purchase.	
15	Douglas, from 8 to whatever street north of it.	15	MR. LERNER: On the purchase.	
16	MR. KERBEL: Respectfully, if I may, Mr.	16	MR. BEHAR: How about maybe this could	
17	Chair, address that. We think that's an	17	address, that if within a year there's a	
18	unnecessary expense, because we did what was	18	problem and we get complaints from the	
19	asked of us by your Public Works Department,	19	neighbors, maybe at that time something must be	
20	and they were comfortable with this by FDOT	20	done	
21	and by your Public Works Department, and they	21	MR. LERNER: Well, I think what we're	
22	were comfortable with the analysis.	22	willing to do is have our traffic engineer work	
23	MS. MENENDEZ: It's just not looking at the	23	with the folks that did the traffic study, full	
24	entire area and the impact of your facility in	24	blown study nearby, and see where the overlap	
25	that area. I'm just one vote, but that's how I	25	and/or analysis can give us the further	
	61			63
1	feel. I think it's important for the residents	1	daylight that you're looking for on its impact.	
2	that are just north of you. I think it's	2	MS. MENENDEZ: I have no problem with that,	
3	important for that whole area that has gone	3	as long as we all agree that if there's some	
4	through a lot with the other medical	4	tweaking that can be done to the right-of-way	
5	facilities.	5	to improve whatever impact your facility may	
6	MR. TRIAS: Mr. Chair, if I could assist.	6	have to the area, that it can be done, that you	
7	The City did do a very extensive traffic study	7	all agree to do it.	
8	of the other facility that created problems	8	MR. MARRERO: And I would like to add that,	
9	with the neighborhood. Maybe we can use that	9	you know, besides meeting with the residents	
10	information and talk to your expert and see if	10	and meeting with FDOT and with the City Public	
11	we can incorporate that. I think that probably	11	Works Department and discussing several traffic	
12	would be a good solution.	12	and parking issues that, you know, obviously	
13	CHAIRMAN AIZENSTAT: How long ago was that	13	the community has, we have taken one of the	
14	done?	14	accesses that currently exists off of Galiano,	
15	MR. TRIAS: That was done in the past six	15	we've taken it and moved it to Eighth Street,	
16	months or less. Yeah, very recently.	16	to funnel traffic more through Eighth Street	
17	MR. KERBEL: We can do that. We're	17	than through the residential neighborhood.	
18	concerned about the expense of going through a	18	MS. MENENDEZ: Do you have a curb cut	
19	full blown traffic study when we don't think	19	presently along Eighth Street?	
20	it's warranted.	20	MR. MARRERO: No, we do not right now.	
21	MR. LERNER: Excuse me, we're not only	21	MS. MENENDEZ: Have you checked with DOT if	
22	concerned about the expense of the full blown	22	they're going to allow you a curb cut?	
23	traffic study. I've got a business decision	23	MR. MARRERO: Yes.	
24	that Jackson needs to make in June, whether or	24	MS. MENENDEZ: Okay. Great.	
25	not to exercise the option, and the option was	25	MR. MARRERO: We've done all of our	
	62			64

1	MS. MENENDEZ: Because that's a challange,		1	MR. BEHAR: I'm okay with that.	
2	as you know.		2	MR. GRABIEL: I'd like to second.	
3	MR. MARRERO: Yeah. Yeah. No, we've done		3	CHAIRMAN AIZENSTAT: We have a second.	
4	all our due diligence with FDOT. We've had		4	Any comments? Questions? No?	
5	several pre-application meetings with them. We		5	Call the roll, please.	
6	meet all of their requirements for curb cut		6	THE SECRETARY: Marshall Bellin?	
7	distances from the street and from abutting		7	MR. BELLIN: Yes.	
8	neighbors, and we felt like taking one of the		8	THE SECRETARY: Julio Grabiel?	
9	driveway entrances off of Galiano and moving it		9	MR. GRABIEL: Yes.	
10	to Eighth Street would promote traffic on		10	THE SECRETARY: Maria Menendez?	
11	Eighth Street rather than on the residential		11	MS. MENENDEZ: Yes.	
12	neighborhood.		12	THE SECRETARY: Maria Velez?	
13	MS. MENENDEZ: Sure. Good idea. That		13	MS. VELEZ: Yes.	
14	helps.		14	THE SECRETARY: Robert Behar?	
15	MR. TRIAS: Mr. Chairman, what I mentioned		15	MR. BEHAR: Yes.	
16	is, we have the ability to coordinate further		16	THE SECRETARY: Eibi Aizenstat?	
17	and analyze things. If we discover an issue,		17	CHAIRMAN AIZENSTAT: Yes.	
18	we can bring it back to you, if we need to, but		18	Thank you. Thank you very much.	
19	I think we have enough information to make some		19	MR. BEHAR: Good luck.	
20	progress.		20	CHAIRMAN AIZENSTAT: Let's give them a	
20	MR. BEHAR: Okay. So the motion will be		21	minute to go out, before we do the next item.	
22	for you to allow instruct you to coordinate		22	MR. COLLER: Yeah, we can take a minute.	
23	further with the traffic study done for the		23	CHAIRMAN AIZENSTAT: We have a second item	
23	other property, and if it's an issue, you bring		23	on the agenda that we'd like to go ahead and	
24 25	it back. If not, it continues forward.		24	read into the record, please.	
20	It back. If not, it continues forward.	65	20	reau mico che recora, prease.	67
1	MS. MENENDEZ: Or just address it, really.		1	MR. COLLER: I apparently have buried my	
2	We're not traffic engineers.		2	agenda.	
3	MR. KERBEL: Bringing it back to you before		3	MR. BEHAR: Here you go.	
4	the City Commission would be problematic, from		4	MR. COLLER: Sorry.	
5	a timing issue.		5	Item Number 6, a Resolution of the CIty	
б	MR. BEHAR: The motion		6	Commission of Coral Gables, Florida approving	
7	MR. COLLER: To address any issues that may		7	the Final Plat entitled "Almeria Square"	
8	result from that.		8	pursuant to Zoning Code Article 3, Division 9,	
9	MS. MENENDEZ: Anything that could improve		9	"Platting/Subdivision," being a re-plat of an	
10	the area.		10	approximately 0.2754 acre (12,000 square foot)	
11	MR. KERBEL: Mr. Chairman, the only other		11	property into four platted lots for four	
12	thing, since we're going through line by line		12	residential townhouses on property assigned	
13	on the conditions, I just wanted to make a		13	Multi-Family Special Area District zoning, on	
14	tweak to Condition Number 2. Based on what Mr.		14	the property legally described as Lots 29 and	
15	Trias had said at the beginning about allowing		15	30, Block 13, Coral Gables Biltmore Section,	
16	more flexibility in deciding how to handle the		16	according to the plat thereof as recorded In	
17	on-street parking bulb-outs and the		17	Plat Book 20, Page 28, of public records of	
18	landscaping, right now it says, "Coordinate		18	Miami-Dade County, Florida, providing for an	
19	with Public Works to reallocate;" if it instead		19	effective date.	
20	said, "To address whether space for additional		20	Item Number 6, public hearing.	
21	on-street parking," et cetera, et cetera, "can		21	MR. TRIAS: May I get the PowerPoint,	
22	be provided."		22	please?	
23	MR. TRIAS: That is acceptable.		23	CHAIRMAN AIZENSTAT: Mr. Trias.	
24	CHAIRMAN AIZENSTAT: Robert, you're okay		24	MR. TRIAS: Yes. Thank you, Mr. Chairman.	
25	with that?		25	Almeria Square is a four-unit townhouse	
		66			68

1	project that didn't come before you as a	1	You know, the project went through a	
2	project, but it's coming to you as a re-plat.	2	vigorous Board of Architects process and now	
3	The condition is right on Almeria Avenue, west	3	we're just coming in, basically, to determine	
4	of Segovia. There's another townhouse project	4	the form of ownership that these townhomes are	
5	very close by, right next to it, existing.	5	going to be sold in.	
6	So that area is Zoned MFSA, which allows	6	Everything in the neighbor has been	
7	this type of project. It's an infill site.	7	basically platted and sold in fee simple. We	
8	It's within a neighborhood. It was a project	8	think that that really brings a lot of value to	
9	that went through the Board of Architects.	9	these townhomes, rather than selling them as	
10	Those are existing units on the site. And,	10	condo. People tend not to want to be married	
11	again, the request is to subdivide that or	11	in a condo format, especially with a townhome,	
12	re-plat that parcel from one into four,	12	and we want to preserve that property value	
13	according to the dimensions allowed by the	13	that Coral Gables is known for. So we're	
14	Code.	14	coming in with a re-plat, even though it's more	
15	MFSA Zoning, nothing is being changed in	15	timely and more expensive, and all we're doing	
16	terms of Zoning and Land Use, and here you can	16	is coming and subdividing the individual	
17	see the way that the lots' layout, in terms	17	townhomes into four separate lots.	
18	of the plat within the block. The rendering of	18	MR. TRIAS: Mr. Chairman, I said,	
19	the project includes a lot of the trees, and	19	"Approval with" it's approval without any	
20	once you remove the trees that are twisting,	20	conditions. That's the recommendation.	
21	you can see that the project went through a	21	CHAIRMAN AIZENSTAT: Thank you.	
22	significant re-design in the process and Board	22	MR. NAVARRO: And I'm here to answer any	
23	of Architects review and this was the final	23	questions that you have.	
24	project.	24	CHAIRMAN AIZENSTAT: Are these zero lot	
25	The time line, we had the DRC meeting in	25	lines? Are they	
	69			71
1	July 2015, some time ago, for the project, and	1	MR. NAVARRO: Sure. They're wall to wall,	
1 2	July 2015, some time ago, for the project, and right now we are it takes a while, because	1 2	MR. NAVARRO: Sure. They're wall to wall, but there's no shared utility facilities within	
			_	
2	right now we are it takes a while, because	2	but there's no shared utility facilities within	
2 3	right now we are it takes a while, because of the different requirements of the County to	2 3	but there's no shared utility facilities within those walls. What we've done in dealing with a	
2 3 4	right now we are it takes a while, because of the different requirements of the County to do the replats.	2 3 4	but there's no shared utility facilities within those walls. What we've done in dealing with a lot of townhouse projects over the years, we	
2 3 4 5	right now we are it takes a while, because of the different requirements of the County to do the replats. Well, three times letters to property	2 3 4 5	but there's no shared utility facilities within those walls. What we've done in dealing with a lot of townhouse projects over the years, we used to put all the plumbing, electrical	
2 3 4 5 6	right now we are it takes a while, because of the different requirements of the County to do the replats. Well, three times letters to property owners were sent. The property was posted	2 3 4 5 6	but there's no shared utility facilities within those walls. What we've done in dealing with a lot of townhouse projects over the years, we used to put all the plumbing, electrical fixtures in between the walls of the units, and	
2 3 4 5 6 7	right now we are it takes a while, because of the different requirements of the County to do the replats. Well, three times letters to property owners were sent. The property was posted three times also, and three times on the	2 3 4 5 6 7	but there's no shared utility facilities within those walls. What we've done in dealing with a lot of townhouse projects over the years, we used to put all the plumbing, electrical fixtures in between the walls of the units, and what happens is that in the event a waterline	
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1	these units and that's a great question,	1	because I think it really adds to the character	
2	because we've thought about this, these units	2	of the street, and luckily those trees	
3	can be taken out individually and the other	3	withstood the hurricane. So they're still	
4	ones would still be able to exist.	4	there today and we've re-designed our plan to	
5	MS. MENENDEZ: Does it have two walls? Is	5	maintain those oak trees.	
6	it one wall and then one wall? Or is it one	6	MS. MENENDEZ: Can I ask a question of	
7	wall that's shared?	7	Staff? Can you just briefly describe what a	
8	MR. NAVARRO: There is a combination that	8	Multi-Family Special Area District is? How	
9	occurs. I'm not sure if there's two separate	9	high can they build in that area?	
10	walls or if they come to a point and share a	10	MR. TRIAS: Forty-five feet, if they are	
11	common point, but there's nothing in between	11	facing Single-Family. They can go a little bit	
12	those walls that would have to be maintained,	12	higher beyond 100 feet. The MFSA is designed	
13	which tends to be the big issue when you do	13	to do two things, townhomes like this on or	
14	this stuff. Then you need a shared wall	14	small apartment buildings. So there are some	
15	agreement.	15	small apartment buildings that are zoned MFSA,	
16	MR. BELLIN: It looks like there's a common	16	also.	
17	wall, and that wall is block.	17	MS. MENENDEZ: A townhome like this one,	
18	MR. NAVARRO: Yeah.	18	how high can they go?	
19	MR. BELLIN: And it goes through the roof.	19	MR. TRIAS: Forty-five feet.	
20	MR. NAVARRO: Correct. It's all of the way	20	MS. MENENDEZ: Okay.	
21	up, yeah.	21	CHAIRMAN AIZENSTAT: How are you dealing	
22	MR. BELLIN: Okay. I have a question.	22	with your ingress and egress for parking for	
23	CHAIRMAN AIZENSTAT: Marshall.	23	your garages?	
24	MR. BELLIN: There's a lot of oak trees on	24	MR. NAVARRO: So all of the townhomes	
25	this property, and all of the issues with	25	this is right next to Almeria Row all of the	
	7	3		75
1	respect to those oak trees have been addressed?	1	townhomes access through the alley. So we've	
2	MR. NAVARRO: Yes. Correct. So, actually,	2	maintained that. All of our townhomes come in	
3	if you look at the Site Plan, the townhomes	3	through the access alley. I think it's a	
4	used to go let me see here, if I can get a	4	twenty-foot alley that runs along the rear of	
5	little dimension for you, because we were very	5	the property.	
6	sensitive to the trees. I believe we had a	6	CHAIRMAN AIZENSTAT: Okay.	
7	five-foot set back. If you look at the western	7	MR. NAVARRO: And that prevents all of the	
8	portion of our property, which is actually on	8	cars from being parked in the front. We	
9	the bottom part of that exhibit that's up	9	actually went a step further and these are	
10	there, there are these oak trees that basically	10	four-car garages. So if you have kids or	
11	hug our western property line.	11	guests coming over, most of the garages only	
12	We originally had proposed to try to remove	12	have two spaces. We went ahead and provided	
13	them, because it had a very long arm, you know,	13	four, just because we know that families are	
14	tree branch, that went over through the	14	growing, and even though people are going away	
15	property. We were appealed by some of the	15	from cars, because I know my cousins, they	
16	residents in the area regarding the removal of	16	turned 16 and didn't want to get a car, which	
17	the tree, and we worked with them to actually	17	at 15 I was already trying to plan for that,	
18	set back our building an additional fifteen	18	we're still providing for it, just in case.	
19	feet, which cost the developer some square	19	MR. TRIAS: Now, the only request is the	
20	footage, because it was on three floors, so we	20	re-plat. The project has already permits and	
21	lost that square footage, but we were able to	21	everything.	
22	preserve the trees. And there's an exhibit	22	MR. NAVARRO: Yeah, we're into the	
23	here which actually shows the existing tree	23	permitting process and now we're going into the	
24	superimposed on the elevation, and we're	24	plat process.	
25	actually very happy that we kept those trees,	25	MS. MENENDEZ: In these properties that are	
	7			76

to that, and we worked with your Planning	1 Robert? Anybody?
Director on it, is that we wanted to create a	2 MR. GRABIEL: I would like to move for
very pedestrian environment, right. People	3 approval.
walk their dogs a lot. So we created these	4 MS. MENENDEZ: I'll second it.
front porches, in the front, and there's a	5 CHAIRMAN AIZENSTAT: We have a motion for
front yard, as well. So we created that kind	6 approval. A second. With conditions?
of pedestrian environment. That, with	7 MR. TRIAS: No, no conditions, sir.
preserving the trees, I think it's going to	8 CHAIRMAN AIZENSTAT: No conditions.
create a very nice frontage.	9 MR. NAVARRO: Thank you very much. Have a
MR. TRIAS: Yeah, in this particular case,	10 nice rest of the evening.
as the applicant said, they've set back two of	11 CHAIRMAN AIZENSTAT: Do we need a vote?
the four units further, so that created more	12 MR. BEHAR: We haven't called the roll yet.
green space, and that saved one of the trees.	13 You're not approved yet.
Now, I have to compliment the applicant,	14 CHAIRMAN AIZENSTAT: Any comments or
because they went through many, many months of	15 MR. COLLER: You're getting ahead of yourself.
re-design through the appeals process and	16 MR. GRABIEL: We might change our minds
multiple meetings with the Board of Architects,	17 CHAIRMAN AIZENSTAT: Call the roll, please.
et cetera. So that was a significant work	18 MR. NAVARRO: Have I told you how nice you
effort that I think was very successful at the	19 all look today?
end.	20 THE SECRETARY: Julio Grabiel?
MS. MENENDEZ: I thought we had developed	21 MR. GRABIEL: Yes.
like a look for townhouses that involved the	22 THE SECRETARY: Maria Menendez?
I'm not advocating for it, I'm just asking,	23 MS. MENENDEZ: Yes.
that involved the curbing, the sidewalks and	24 THE SECRETARY: Maria Velez?
the buildings themselves being up against the	25 MS. VELEZ: Yes.
78	8
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sidewalk.

that it's flexible?

MS. MENENDEZ: Okay.

the street.

in nicely.

perimeter wall around?

and it's not planned, no.

MR. TRIAS: Yeah. And in Valencia, if you

MS. MENENDEZ: Right. But are you saying

MR. TRIAS: It depends on the street. Yes,

MR. NAVARRO: And in this case, the on-site

look at some of the more recent townhomes, that

is the design choice that was made, because

that's the way that the street is designed,

it's flexible, depending on the character of

trees kind of restricted us from going all of

the way up. We lost fifteen feet, for three

stories. So the square footage was sizable,

foot. So it was very costly, but it ended up

in a very nice design and I think it will blend

CHAIRMAN AIZENSTAT: Is there going to be a

MR. NAVARRO: No. Not that we're expecting

CHAIRMAN AIZENSTAT: Any other questions?

and the units are sold on price per square

with bulb-outs and parking, et cetera.

townhouses, are they required to have like an

urban look, like the curbing and the sidewalk

or are they able to continue with the swale as

case by case basis, we'll look at the context.

If there's a swale, we try to keep the swale.

In some of the cases, more urban, and then the

sidewalk and the very narrow front yard becomes

that discretionary by the Board of Architects

MS. MENENDEZ: Who makes that decision? Is

MR. TRIAS: Board of Architects and Staff

MR. COLLER: Could you pick up the mike,

MR. NAVARRO: I always mess that up, so I

But I know we're not -- the plan, you know,

because you're not going to come through? You

has gone through its process, but one of the

things that we did -- because that was a great

question, and our architect was very sensitive

MR. TRIAS: They're not required to -- on a

it exists in the adjacent lots?

one public space.

or by your Department?

both participate in that decision.

can do the remote mike, if you want.

try to -- I try to stay away from it.

MS. MENENDEZ: Okay.

1	THE SECRETARY: Robert Behar?	1	(Thereupon, Ms. Bermudez was sworn.)	
2	MR. BEHAR: Yes.	2	MS. BERMUDEZ: Yes.	
3	THE SECRETARY: Marshall Bellin?	3	MR. COLLER: Can we get us back to where we	
4	MR. BELLIN: Yes.	4	need to be? So we had a motion on the floor	
5	THE SECRETARY: Eibi Aizenstat?	5	and a second for re-consideration. We can do	
б	CHAIRMAN AIZENSTAT: Yes.	6	it as a voice vote.	
7	Thank you. And we have the next two	7	MR. BEHAR: All in favor?	
8	items	8	(All Board Members voted aye.)	
9	MR. COLLER: You know, let the record	9	MR. COLLER: Okay. So now we're back and	
10	reflect there's no one in the room, I believe,	10	we're going so that we can take her	
11	that was here for this item	11	testimony as part of the public hearing, and	
12	CHAIRMAN AIZENSTAT: to speak.	12	then we make a new decision.	
13	MR. COLLER: Let me thank my colleague to	13	CHAIRMAN AIZENSTAT: Thank you.	
14	the right of me for reminding me of that. So	14	MS. BERMUDEZ: No, I'm just telling you, I	
15	the record should reflect there's no one here	15	live next door and I feel this project is	
16	for this item.	16	beautiful, and they did a great job. I was	
17	MS. BERMUDEZ: I'm the neighbor.	17	there in the meeting before they came over	
18	MR. COLLER: On this item?	18	here, and I looked at everything, and I'm very	
19	MS. BERMUDEZ: Yes.	19	happy to be the neighbor.	
20	MR. COLLER: Do you have a speaker card for	20	MR. COLLER: Okay. Is anybody else here	
21	Okay. Well, then, I think what we're going	21	for this item?	
22	to do is, do a motion I think, since we've	22	Okay. I think you can close the public	
23	had the vote, we need to have a motion for	23	hearing now and we can actually have the vote	
24	re-consideration.	24	again.	
25	CHAIRMAN AIZENSTAT: I'd like to make that	25	CHAIRMAN AIZENSTAT: Let's go ahead and	
	81			83
1	motion, yes.	1	close it. If we could call the vote, again,	
2	MS. MENENDEZ: I'll second it.	2	please.	
3	THE COLLER: So the motion for	3	Thank you.	
4	reconsideration. We have a motion and a	4	THE SECRETARY: And the motion was made by	
5	second. We apologize.	5	Julio Grabiel and second by Maria Menendez?	
6	MR. GRABIEL: So I'd like to make a motion	6	MS. MENENDEZ: Yes.	
7	for reconsideration.	7	THE SECRETARY: Julio Grabiel?	
8	MR. BEHAR: Come on up.	8	MR. GRABIEL: Yes.	
9	MR. COLLER: So let's get us back to where	9	THE SECRETARY: Maria Menendez?	
10	we're back to the public hearing.			
11		10	MS. MENENDEZ: Yes.	
	MR. BEHAR: All right. So we have a motion	10 11	MS. MENENDEZ: Yes. THE SECRETARY: Maria Velez?	
12	MR. BEHAR: All right. So we have a motion to reconsider it.			
12 13	to reconsider it.	11	THE SECRETARY: Maria Velez?	
	to reconsider it. MS. BERMUDEZ: No, I'm here, because I'm	11 12	THE SECRETARY: Maria Velez? MS. VELEZ: Yes.	
13	to reconsider it. MS. BERMUDEZ: No, I'm here, because I'm the next door neighbor of the project and I	11 12 13	THE SECRETARY: Maria Velez? MS. VELEZ: Yes. THE SECRETARY: Robert Behar?	
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1	okay?	1	Zoning, sounds really serious, but it's
2	CHAIRMAN AIZENSTAT: Okay.	2	actually simply reflecting what's there now.
3	MR. COLLER: Item Number 7, an Ordinance of	3	The current maps are yellow, Single-Family.
4	the City Commission of Coral Gables, Florida	4	They should be green. We sent letters to the
5	requesting an amendment to the Future Land Use	5	property owners within 1,500 feet as required
6	Map of the City of Coral Gables Comprehensive	6	by Code, and we also provided the legal
7	Plan pursuant to Zoning Code Article 3,	7	advertisement, the courtesy notification, which
8	"Development Review," Division 15,	8	is the letter. We posted the agenda at the
9	"Comprehensive Plan Text and Map Amendments,"	9	website and at City Hall. And we also posted
10	and Comprehensive Plan amendment procedures	10	the Staff report.
11	from "Residential Single-Family Low Density" to	11	Staff recommends approval, as the standards
12	"Conversation Areas" for the property legally	12	of review have been satisfied. So that is
13	described as all of Tract 1, Avocado Land	13	the and the request is consistent with the
14	Company Subdivision, Coral Gables, Florida; and	14	Comprehensive Plan.
15	providing for severability, repealer and an	15	That is the presentation. If you have any
16	effective date.	16	questions
17	Item Number 8, an Ordinance of the City	17	MR. BELLIN: I'll make a motion for
18	Commission of Coral Gables, Florida requesting	18	approval.
19	a change of zoning pursuant to Zoning Code	19	MS. MENENDEZ: Can I just ask a quick
20	Article 3, "Development Review," Division 14,	20	question, I'm sorry? Who owns the other tracts
21	"Zoning Code Text and Map Amendments," from	21	next to it?
22	Single-Family Residential District to	22	MR. TRIAS: The County.
23	Preservation for the property legally described	23	MS. MENENDEZ: The County owns all of
24	as all of Tract 1, Avocado Land Company	24	those?
25	Subdivision, Coral Gables, Florida; and	25	MR. TRIAS: Except one that is owned by the
		35	87
-			
1	providing for severability, repealer and an	1	City
1 2	providing for severability, repealer and an effective date. Items 7, 8 public hearing	1	City. MS_MENENDE7: Okay
2	effective date. Items 7, 8 public hearing.	2	MS. MENENDEZ: Okay.
2 3	effective date. Items 7, 8 public hearing. Let the record reflect, Mr. Chairman, I	2	MS. MENENDEZ: Okay. MR. COLLER: I think we need to do them
2 3 4	effective date. Items 7, 8 public hearing. Let the record reflect, Mr. Chairman, I don't believe there's anybody here to speak on	2 3 4	MS. MENENDEZ: Okay. MR. COLLER: I think we need to do them separately. So Item 7 would be the Ordinance
2 3 4 5	effective date. Items 7, 8 public hearing. Let the record reflect, Mr. Chairman, I don't believe there's anybody here to speak on that item.	2 3 4 5	MS. MENENDEZ: Okay. MR. COLLER: I think we need to do them separately. So Item 7 would be the Ordinance on the Comp Plan change first. So we need a
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1	MR. BELLIN: Now we go to 8.		1 <u>CERTIFICATE</u>
2	MR. COLLER: I'm going to be on top of		2
3	this.		3 STATE OF FLORIDA:
4	MR. GRABIEL: Your assistant legal eagle		4 SS.
5	over on the other side		5 COUNTY OF MIAMI-DADE:
6	MR. COLLER: Right. So the next one is the		6
7	now we're going to take up the Ordinance for		7
8	actual Zone change.		8
9	MS. MENENDEZ: I think it's an ordinance		9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
10	MR. GRABIEL: I move for approval.		10 Public for the State of Florida at Large, do hereby
11	MR. BELLIN: I second.		11 certify that I was authorized to and did
12	CHAIRMAN AIZENSTAT: Any discussion? No?		12 stenographically report the foregoing proceedings and
13	Call the roll, please.		13 that the transcript is a true and complete record of my
14	THE SECRETARY: Robert Behar?		14 stenographic notes.
15	MR. BEHAR: Yes.		15
16	THE SECRETARY: Marshall Bellin?	:	DATED this 17th day of April, 2018.
17	MR. BELLIN: Yes.		17
18	THE SECRETARY: Julio Grabiel?		18
19	MR. GRABIEL: Yes.		19 SIGNATURE ON FILE
20	THE SECRETARY: Maria Menendez?		
21	MS. MENENDEZ: Yes.		NIEVES SANCHEZ 21
22	THE SECRETARY: Eibi Aizenstat?		22
23	CHAIRMAN AIZENSTAT: Yes.		23
24	Our next meeting is set for May 9th. Is		24
25	that a Wednesday? We're back to regular?		25
		89	91
1	MS. MENENDEZ: Yes.		
2	CHAIRMAN AIZENSTAT: Okay. Thank you very		
3	much. We're adjourned.		
4	(Thereupon, the meeting was adjourned at 7:30		
-	p.m.)		
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