

1 MS. VELEZ: Yes.
2 THE SECRETARY: Rhonda Anderson?
3 MS. ANDERSON: Yes.
4 THE SECRETARY: Eibi Aizenstat?
5 CHAIRMAN AIZENSTAT: Yes.
6 MR. GARCIA-SERRA: Thank you very much.
7 Have a good night.
8 MR. PRATT: Thank you very much. Thank you.
9 CHAIRMAN AIZENSTAT: Thank you.
10 MS. ANDERSON: Thank you.
11 MS. VELEZ: Thank you.
12 MS. MENENDEZ: I'd like to ask a question.
13 We're not taking a break, are we?
14 CHAIRMAN AIZENSTAT: No, we weren't going
15 to.
16 MS. MENENDEZ: Ramon is going there? Good.
17 So I asked the City Staff for these
18 Ordinances that approved this Infill and I
19 wanted them to look into something and maybe
20 our capable attorney would be the one looking
21 into it, but if you look at -- well, you don't
22 have it. Ordinance 2017-22, on Page 2, and I
23 will give you this, it mentions our Board and
24 it says that we recommended approval on a six
25 to one vote. I don't think we have seven

1 members here. So that's one thing. And that
2 was passed on May 13th of 2017.
3 And then the next Ordinance, which was that
4 same day, which I'm not sure how these
5 Ordinances --
6 MR. TRIAS: Do you remember the actual vote
7 by any chance or do we need to --
8 MS. MENENDEZ: I don't remember the actual
9 vote. That's too far away from me.
10 CHAIRMAN AIZENSTAT: It would be in your
11 minutes.
12 MS. MENENDEZ: It's going to be in the
13 minutes.
14 MR. TRIAS: Yeah. I was just wondering.
15 MS. MENENDEZ: The strange thing is, so we
16 presented this Ordinance, right?
17 MR. TRIAS: Yes.
18 MS. MENENDEZ: And this one was to provide
19 an increase in maximum density, intensity and
20 height to permit for development pursuant to
21 Residential Infill Regulations. That's
22 Ordinance 2017-22. And, again, on Page --
23 MR. COLLER: Wait a minute. The first one
24 you mentioned was 201 --
25 MS. MENENDEZ: No, this is the same one.

1 MR. COLLER: The same? Okay. The same one.
2 MS. MENENDEZ: Yeah. And then on Page 2 --
3 I'm repeating myself. On Page 2 of 3 of that
4 Ordinance, it has, in one of the whereas, that
5 the Board took a vote and it was a six to one
6 vote, and so we have to look at that.
7 But, that same day, there was another
8 Ordinance passed, right after this one, I'm not
9 sure why we had two Ordinances -- why it was
10 presented this way -- this Ordinance which is
11 2017-23 says, "Residential Infill Regulations
12 to modify and supplement the existing
13 Multi-Family 2 standards and criteria for
14 certain properties located within the North
15 Ponce area to allow for a Conditional Use,
16 appropriate redevelopment, including increased
17 density, intensity and height."
18 And then it says that the Board, on Page 2
19 of 5, we voted in favor on a four to three
20 vote. So it's kind of strange. It seems to be
21 the same date, but I don't remember going
22 through two different Ordinances. Maybe I'm
23 the one that doesn't remember.
24 MR. TRIAS: I was just going to say,
25 there's two Ordinances. One is Zoning and the

1 other is Land Use. That's the reason.
2 MS. MENENDEZ: Okay. So I guess then the
3 only issue is the vote, where this one says
4 four to three.
5 CHAIRMAN AIZENSTAT: You're asking for a
6 verification?
7 MS. MENENDEZ: A verification because we
8 don't have seven members so I'm not sure how
9 that vote came about.
10 MR. TRIAS: We certainly can do that.
11 MS. MENENDEZ: I'll give you these.
12 Forgive my notes. My challenge is there.
13 MR. TRIAS: Okay.
14 MR. COLLER: I'm going to give them to
15 Ramon, because he has the minutes.
16 MR. TRIAS: I have it here. You saw the
17 errors. They're in the whereas clauses,
18 they're not in the text of the Ordinance, so
19 that's a good thing, but we'll certainly verify
20 it. Thank you very much.
21 CHAIRMAN AIZENSTAT: All right. The next
22 item on the agenda is E-2. Would you please
23 read it?
24 MR. COLLER: E-2, Item E-2, an Ordinance of
25 the City Commission of Coral Gables, Florida

<p style="text-align: right;">Page 105</p> <p>1 providing for a text amendment to the City of</p> <p>2 Coral Gables Official Zoning Code by amending</p> <p>3 Article 4, "Zoning Districts," Division 3,</p> <p>4 "Nonresidential Districts," Section 4-302,</p> <p>5 "Commercial District" requiring conditional use</p> <p>6 review for schools located within a Commercial</p> <p>7 zoning district; providing for severability,</p> <p>8 repealer, codification, and an effective date.</p> <p>9 Item E-2, public hearing.</p> <p>10 Mr. Chairman, let the record reflect that I</p> <p>11 only see Staff here.</p> <p>12 CHAIRMAN AIZENSTAT: Very good.</p> <p>13 MR. TRIAS: Mr. Chairman, the request is to</p> <p>14 add the Conditional Use to the Commercial</p> <p>15 District, the Conditional Use of schools.</p> <p>16 CHAIRMAN AIZENSTAT: Sorry.</p> <p>17 MS. MENENDEZ: Sorry.</p> <p>18 MR. TRIAS: No. No. It's fine. That's</p> <p>19 the request.</p> <p>20 MS. VELEZ: And why is this needed to be</p> <p>21 done?</p> <p>22 MR. TRIAS: There was some interest -- the</p> <p>23 Commission discussed the fact that it would be</p> <p>24 good to encourage schools and there was some</p> <p>25 difficulty finding sites and so on, and one of</p>	<p style="text-align: right;">Page 106</p> <p>1 the ideas is to have more urban schools and an</p> <p>2 urban school could be located, let's say, in a</p> <p>3 mixed-use building, and that could have some</p> <p>4 impacts. So a Conditional Use may be a good</p> <p>5 way to review that. So that was that thinking.</p> <p>6 MS. VELEZ: I know we deferred E-3, which</p> <p>7 has to do with this particular use.</p> <p>8 MR. TRIAS: Yeah, E-3 was an actual request</p> <p>9 for a school.</p> <p>10 MS. VELEZ: I think I would like to see all</p> <p>11 of that before I consider a Conditional Use for</p> <p>12 schools.</p> <p>13 MR. TRIAS: And that's a very good point,</p> <p>14 because what happened was, that particular</p> <p>15 school, upon review, we realized that there</p> <p>16 were some issues that had not been addressed,</p> <p>17 that dealt with the ultimate size of the</p> <p>18 student body, some issues about drop-off areas</p> <p>19 and circulation and so on, that we needed to</p> <p>20 review further. So that's why that was</p> <p>21 deferred.</p> <p>22 But the request is simply a Code change, is</p> <p>23 a text change, that adds the school as a use.</p> <p>24 MR. GRABIEL: If I understand it, this</p> <p>25 would help review the school's conditions when</p>
<p style="text-align: right;">Page 107</p> <p>1 they come --</p> <p>2 MR. TRIAS: That's right.</p> <p>3 MR. GRABIEL: -- which otherwise we</p> <p>4 wouldn't?</p> <p>5 MS. VELEZ: I would like to defer that</p> <p>6 until we consider an actual application and we</p> <p>7 see the whole picture.</p> <p>8 CHAIRMAN AIZENSTAT: Is everybody okay with</p> <p>9 deferring this until -- as Maria has said?</p> <p>10 MR. TRIAS: I think that the applicant had</p> <p>11 some challenges with the time frame and so on,</p> <p>12 and one of the requests was to have a September</p> <p>13 meeting. So we could look at it at that point.</p> <p>14 CHAIRMAN AIZENSTAT: Well, we'll discuss</p> <p>15 that at the end maybe on the date, but --</p> <p>16 MS. MENENDEZ: Why are we changing the date</p> <p>17 to September 10th?</p> <p>18 MS. VELEZ: We don't have a September</p> <p>19 meeting.</p> <p>20 MR. TRIAS: We haven't --</p> <p>21 MS. MENENDEZ: They asked about whether we</p> <p>22 were available for September 10th.</p> <p>23 CHAIRMAN AIZENSTAT: Let's take that up at</p> <p>24 the end of the meeting. That way we can get</p> <p>25 all of the agenda -- no, it's okay. Just let's</p>	<p style="text-align: right;">Page 108</p> <p>1 get all of the agenda items out of the way.</p> <p>2 Maria has asked for this item to be</p> <p>3 deferred since --</p> <p>4 MS. VELEZ: Yes.</p> <p>5 MS. MENENDEZ: I second.</p> <p>6 CHAIRMAN AIZENSTAT: We have a second. Any</p> <p>7 discussion?</p> <p>8 MR. COLLIER: Is the desire to have it</p> <p>9 deferred to the date that the E-3 item actually</p> <p>10 comes back on the agenda? Is that the request?</p> <p>11 Is that how you want to do it?</p> <p>12 MS. VELEZ: Yes, because that way we would</p> <p>13 see an actual proposal and be able to have more</p> <p>14 information. Right now I have no information</p> <p>15 on this.</p> <p>16 CHAIRMAN AIZENSTAT: Well, is it to be</p> <p>17 heard on the same day or is it to be heard</p> <p>18 afterwards?</p> <p>19 MS. VELEZ: No, it would have to be heard</p> <p>20 before.</p> <p>21 MR. COLLIER: You're going have to adopt --</p> <p>22 well, ultimately it's going to be at the</p> <p>23 Commission, but in order to accomplish -- in</p> <p>24 order to accomplish E-3, E-2 would have to be</p> <p>25 adopted first. E-2 just merely makes it a</p>

<p style="text-align: right;">Page 109</p> <p>1 Conditional Use.</p> <p>2 Whether a particular school in mind is</p> <p>3 compatible with the neighborhood, obviously</p> <p>4 just like we had this discussion, is going to</p> <p>5 be dependent on Site Specifics. So this only</p> <p>6 allows the consideration of the school. It</p> <p>7 doesn't mandate a school in the Commercial.</p> <p>8 MS. VELEZ: It does not make it something</p> <p>9 that would have to be mandatory for us to --</p> <p>10 MR. COLLER: No. It makes it a Conditional</p> <p>11 Use, which means you separately consider</p> <p>12 whether -- when an application comes before</p> <p>13 you, whether in this particular instance that</p> <p>14 school would be compatible with the Commercial</p> <p>15 District.</p> <p>16 All this does is authorize for people to</p> <p>17 come forward or an applicant to come forward.</p> <p>18 MR. TRIAS: Yeah. What I would say is that</p> <p>19 it's very difficult to predict the actual</p> <p>20 impact until you actually have a proposal.</p> <p>21 That is why the Conditional Use proposed makes</p> <p>22 sense, now, if you agree with the concept of</p> <p>23 having schools in Commercial areas.</p> <p>24 MS. VELEZ: Well, we already have Coral</p> <p>25 Gables Elementary and Coral Gables 6 to 8.</p>	<p style="text-align: right;">Page 110</p> <p>1 MR. TRIAS: Yes.</p> <p>2 CHAIRMAN AIZENSTAT: They're already</p> <p>3 existing. It would just now be a Conditional</p> <p>4 Use.</p> <p>5 MR. TRIAS: And the likely scenario would</p> <p>6 be, a multi-story building, and, let's say, two</p> <p>7 stories are going to be a school, for example.</p> <p>8 MS. VELEZ: Don't we have a school south of</p> <p>9 US-1?</p> <p>10 MR. TRIAS: We do. We do. And what I'm</p> <p>11 saying is that this is not something -- we have</p> <p>12 these things. I mean, sometimes I speak to the</p> <p>13 Board -- we're talking about things that are</p> <p>14 fairly normal. It's just that the Code doesn't</p> <p>15 quite allow us to make those decisions. For</p> <p>16 example, the school in Madruga, that would be a</p> <p>17 Conditional Use, if it was a private school,</p> <p>18 following this process, if it were to be a</p> <p>19 private school. Now, it's a public school, so</p> <p>20 it didn't go through this process.</p> <p>21 CHAIRMAN AIZENSTAT: Now, before we</p> <p>22 continue, we have a motion and we have a</p> <p>23 second. Would you like to withdraw it to --</p> <p>24 MS. VELEZ: Yes, I think we can.</p> <p>25 CHAIRMAN AIZENSTAT: Are you okay with</p>
<p style="text-align: right;">Page 111</p> <p>1 that, so we'd have some discussion?</p> <p>2 MS. MENENDEZ: Sure.</p> <p>3 CHAIRMAN AIZENSTAT: Continue please.</p> <p>4 MR. TRIAS: I think it would be helpful to</p> <p>5 have the discussion, because -- again, thank</p> <p>6 you very much -- because that school, the one</p> <p>7 in Madruga, is a perfect example. Just to</p> <p>8 be -- did you work on that one?</p> <p>9 MR. GRABIEL: No.</p> <p>10 MR. TRIAS: No? It used to be an office</p> <p>11 building.</p> <p>12 Somebody did. Somebody did. I'm sorry, I</p> <p>13 didn't mean anything by it.</p> <p>14 CHAIRMAN AIZENSTAT: Let the record show</p> <p>15 that he was pointing to Julio.</p> <p>16 MR. TRIAS: It was an office building, and</p> <p>17 then it became a school, and it seems to</p> <p>18 function well.</p> <p>19 MR. GRABIEL: It's very successful.</p> <p>20 MR. TRIAS: Yes. That is what this request</p> <p>21 would allow, a Conditional Use, in a Commercial</p> <p>22 area, for a school.</p> <p>23 MS. ANDERSON: Okay. I don't have a</p> <p>24 problem putting schools in a Commercial area</p> <p>25 if, you know, it meets the requirements, you</p>	<p style="text-align: right;">Page 112</p> <p>1 know, pickup and drop-off areas, things of the</p> <p>2 nature, that would go into the evaluation of</p> <p>3 whether the building is appropriate for a</p> <p>4 school.</p> <p>5 Would it also allow like different college</p> <p>6 levels or we're just talking about --</p> <p>7 MR. TRIAS: Colleges are allowed already.</p> <p>8 MS. ANDERSON: All right.</p> <p>9 MR. TRIAS: That's a different category.</p> <p>10 This is a school, elementary through high</p> <p>11 school.</p> <p>12 MS. ANDERSON: Okay.</p> <p>13 MS. VELEZ: We have other schools in the</p> <p>14 City that are in Commercial areas.</p> <p>15 MR. TRIAS: Yeah. We have some colleges</p> <p>16 that are located in mixed-use buildings.</p> <p>17 CHAIRMAN AIZENSTAT: What you're asking for</p> <p>18 would be a condition we'd be looking at when an</p> <p>19 item is brought before us, correct, as opposed</p> <p>20 to setting a standard at this point? You're</p> <p>21 not asking us to set any standards?</p> <p>22 MR. TRIAS: No. It's important, because</p> <p>23 traffic and drop-off areas, major issues, and</p> <p>24 in the Madruga school, they weren't reviewed,</p> <p>25 because that's a public school.</p>

<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN AIZENSTAT: Understood. It's not 2 required. 3 MR. COLLIER: When you say, "We don't set 4 standards," there are standards for Conditional 5 Uses, which we just talked about. So they 6 would have to go through the criteria that's 7 set forth in the Code for any Conditional Use. 8 CHAIRMAN AIZENSTAT: But we're not going to 9 set any standards today for this Conditional 10 Use, if we want to have it as a Conditional 11 Use? 12 MR. TRIAS: Right. 13 MR. COLLIER: You have general standards for 14 Conditional Uses, like all Conditional Uses, 15 that's in the Code already. 16 CHAIRMAN AIZENSTAT: Which are in the Code, 17 correct. That's not for us today. 18 MR. COLLIER: Correct. 19 MR. TRIAS: That's correct. That's 20 correct. 21 And you may want to have more standards, if 22 you want to. I mean, there's room for that 23 recommendation. 24 CHAIRMAN AIZENSTAT: But the only way I 25 think that we can see for more standards is for</p>	<p style="text-align: right;">Page 114</p> <p>1 examples from you -- 2 MR. TRIAS: Yes. 3 CHAIRMAN AIZENSTAT: -- in, you know, some 4 areas that have failed and some areas that have 5 been good and have worked. So am I looking for 6 that, to approve this? Do I need that from 7 you? 8 MR. COLLIER: Well, can I just suggest, one 9 option, of course, is that when you look at a 10 particular school, in a particular place, there 11 may be unique things about the location of the 12 school where those standards become conditions 13 of approval, in theory, of a school. 14 For example, we talked about drop-off and 15 pick-up and there may be certain conditions 16 that you want to impose on a particular school 17 because of where the location is -- 18 MS. MENENDEZ: Right. 19 MR. COLLIER: -- where you need those 20 conditions. So that's the advantage of a 21 Conditional Use. You get to tailor a specific 22 approval based on that. 23 MR. TRIAS: That was my thinking, and the 24 standards of review that the attorney read last 25 time, those give you enough flexibility.</p>
<p style="text-align: right;">Page 115</p> <p>1 MS. VELEZ: And this is only within 2 Commercial Zoning Districts. 3 MR. TRIAS: Yes. 4 MS. ANDERSON: I have one more question. 5 If the County came and purchased a piece of 6 property in a Commercial Zoning District, would 7 we get the same process of the Conditional Use 8 review? 9 MR. TRIAS: The School Board does not 10 follow that process, but they do coordinate 11 with Staff and they -- 12 CHAIRMAN AIZENSTAT: As a courtesy. 13 MR. TRIAS: As a courtesy. 14 MS. MENENDEZ: There's some statute that 15 allows them, but it's more in terms of the 16 Building Code. I think Zoning is still 17 something that we always argue. 18 MR. COLLIER: Well, our argument is that we 19 utilize the balancing of interests test, which 20 is a general test when you have two different 21 governmental entities involved in a particular 22 Zoning issue. 23 CHAIRMAN AIZENSTAT: I remember that. 24 MR. COLLIER: So we use a little bit 25 different standard when you're dealing with two</p>	<p style="text-align: right;">Page 116</p> <p>1 different governments. 2 MS. MENENDEZ: Okay. 3 MR. TRIAS: This is for private schools, 4 and I think that the Conditional Use process is 5 the best way to address that issue, if you 6 agree, that it's a good use for a Commercial 7 District. 8 MS. MENENDEZ: Are you saying that this is 9 for private schools or are you just leaving it 10 open? 11 MR. TRIAS: Well, I'm just saying, from a 12 practical point of view, the public school 13 system doesn't follow our Code as a Conditional 14 Use, for example. 15 But, for example, when West Lab did an 16 addition, they went before the Board of 17 Architects, they went to DRC -- 18 MS. MENENDEZ: That's why I'm saying, I 19 wouldn't just exclusively say just the private 20 schools. 21 MR. TRIAS: -- voluntarily. They argued, 22 but at the end they decided, we will go through 23 the process, but they weren't required to go 24 through the process, and it was a very good 25 experience. I mean, it really worked out. It</p>

<p style="text-align: right;">Page 117</p> <p>1 was very nicely done, and they did a very good</p> <p>2 job.</p> <p>3 So I think the reality right now is that</p> <p>4 this probably applies mostly for the private</p> <p>5 schools that may want to locate in the Downtown</p> <p>6 area. That's my intuition on this or what I</p> <p>7 think that is the most likely scenarios.</p> <p>8 MS. VELEZ: All right. So I'll go ahead</p> <p>9 and move that we approve it as a Conditional</p> <p>10 Use.</p> <p>11 MS. ANDERSON: I'll second it.</p> <p>12 CHAIRMAN AIZENSTAT: We have a motion and</p> <p>13 we have a second by Rhonda?</p> <p>14 MS. ANDERSON: Yes.</p> <p>15 CHAIRMAN AIZENSTAT: Any discussion?</p> <p>16 Call the roll, please.</p> <p>17 THE SECRETARY? Maria Menendez?</p> <p>18 MS. MENENDEZ: Yes.</p> <p>19 THE SECRETARY: Maria Velez?</p> <p>20 MS. VELEZ: Yes.</p> <p>21 THE SECRETARY: Rhonda Anderson?</p> <p>22 MS. ANDERSON: Yes.</p> <p>23 THE SECRETARY: Julio Grabiell?</p> <p>24 MR. GRABIEL: Yes.</p> <p>25 THE SECRETARY: Eibi Aizenstat?</p>	<p style="text-align: right;">Page 118</p> <p>1 CHAIRMAN AIZENSTAT: Yes.</p> <p>2 If you would please read -- Item E-3 is</p> <p>3 deferred, and the next and last item that we</p> <p>4 have is E-4.</p> <p>5 MR. COLLER: Item E-4, an Ordinance of the</p> <p>6 City Commission of Coral Gables, Florida</p> <p>7 providing for a text amendment to the City of</p> <p>8 Coral Gables Official Zoning Code by amending</p> <p>9 Article 5, "Development Standards," Division</p> <p>10 14, "Parking, Loading, and Driveway</p> <p>11 Requirements," Section 5-1405, "Landscaping,</p> <p>12 screening, and design" clarifying requirements</p> <p>13 for screening of integrated structured parking</p> <p>14 and requiring additional screening on parking</p> <p>15 garages; providing for severability, repealer,</p> <p>16 codification, and an effective date.</p> <p>17 MS. MENENDEZ: This one is called the Julio</p> <p>18 Ordinance.</p> <p>19 MR. COLLER: Item E-4, public hearing.</p> <p>20 MR. TRIAS: Absolutely. It's the Julio</p> <p>21 Ordinance, so I will defer to Julio.</p> <p>22 MS. ANDERSON: Thank you, Julio.</p> <p>23 MR. COLLER: Let the record reflect that</p> <p>24 the only persons in attendance is Staff and the</p> <p>25 Board.</p>
<p style="text-align: right;">Page 119</p> <p>1 CHAIRMAN AIZENSTAT: Thank you.</p> <p>2 Mr. Julio.</p> <p>3 MR. GRABIEL: I want to thank Staff for</p> <p>4 coming up with a text for the Ordinance. I</p> <p>5 think it's required. Even though we voice it,</p> <p>6 there's nothing written that does not allow</p> <p>7 screening -- good screening of parking garages.</p> <p>8 So I thank you for it. Thank you.</p> <p>9 MR. TRIAS: Any questions? I mean, I think</p> <p>10 that this type of language is the most useful</p> <p>11 for the Board of Architects and for the Staff</p> <p>12 to be able to make the projects better.</p> <p>13 MR. GRABIEL: Therefore, I would like to</p> <p>14 move it.</p> <p>15 MS. VELEZ: I'll second it.</p> <p>16 CHAIRMAN AIZENSTAT: Any discussion on the</p> <p>17 Julio Ordinance?</p> <p>18 MS. ANDERSON: No. I think it's about</p> <p>19 time.</p> <p>20 MS. VELEZ: Yes. Yes. Well done.</p> <p>21 CHAIRMAN AIZENSTAT: Call the roll, please.</p> <p>22 THE SECRETARY: Maria Velez?</p> <p>23 MS. VELEZ: Yes.</p> <p>24 THE SECRETARY: Rhonda Anderson?</p> <p>25 MS. ANDERSON: Yes.</p>	<p style="text-align: right;">Page 120</p> <p>1 THE SECRETARY: Julio Grabiell?</p> <p>2 MR. GRABIEL: Yes.</p> <p>3 THE SECRETARY: Maria Menendez?</p> <p>4 MS. MENENDEZ: Yes.</p> <p>5 THE SECRETARY: Eibi Aizenstat?</p> <p>6 MS. ANDERSON: Yes.</p> <p>7 Ramon --</p> <p>8 MR. TRIAS: Yes.</p> <p>9 CHAIRMAN AIZENSTAT: -- let's discuss now</p> <p>10 the dates in September and what you were saying</p> <p>11 earlier, please.</p> <p>12 MR. TRIAS: Yeah. We've had a request from</p> <p>13 an applicant from the school to have a</p> <p>14 September meeting. I had recommended to cancel</p> <p>15 it, because we're doing this meeting so late in</p> <p>16 August, and then we have our Workshop in</p> <p>17 September for the 21st. So if you're</p> <p>18 available, I would like to see if we could have</p> <p>19 a September meeting.</p> <p>20 Now, we sent an e-mail this morning with</p> <p>21 September 10th as an idea. Certainly it's up</p> <p>22 to you, whatever you think is best and whatever</p> <p>23 date that makes more sense.</p> <p>24 CHAIRMAN AIZENSTAT: And the response --</p> <p>25 MR. TRIAS: I'd prefer not to deal with it</p>