

1 MS. MENENDEZ: No.

2 MR. COLLIER: Do you want to announce the date of

3 the meeting? I don't know if there's going to be any

4 further advertisement.

5 MR. BEHAR: Should we find out if any member of

6 the audience--

7 MR. COLLIER: Yeah. Let's see if there's anybody

8 here on Item E-5.

9 CHAIRMAN AIZENSTAT: Has anybody come to speak on

10 that item?

11 MS. MENENDEZ: Should we read it into the record?

12 Maybe they don't know which item is E-5.

13 CHAIRMAN AIZENSTAT: Ramon, if you could explain

14 what that item is.

15 MR. TRIAS: Yeah. The item is the vacation of an

16 alley that is necessary because of the Public Safety

17 Building that the City is proposing. So, on behalf of

18 the applicant, which is the City, I'm requesting that it

19 be continued.

20 MS. MENENDEZ: And our next meeting, I'm sorry?

21 MR. TRIAS: To the next meeting, which I don't

22 know what the date is.

23 THE SECRETARY: July 11.

24 MR. TRIAS: July 11.

25 MS. MENENDEZ: Okay.

1 MR. COLLIER: Okay. Public hearing Item E-1, a

2 Resolution of the City Commission of Coral Gables

3 approving the Final Plat entitled "Riviera Deuce"

4 pursuant to Zoning Code Article 3, Division 9,

5 "Platting/Subdivision," being a re-plat of approximately

6 0.29 acre property on two platted lots for residential,

7 multi-family use on property assigned Multi-Family 1

8 Duplex Residential zoning, on the property legally

9 described as Lots 26 and 27, Block 93, Riviera Section

10 Part 2 Revised (Riviera Drive and Menendez Avenue),

11 Coral Gables, Florida; providing for an effective date.

12 Item E-1, public hearing.

13 CHAIRMAN AIZENSTAT: Thank you. Good evening, Ms.

14 Russo.

15 THE WITNESS: Good evening, Mr. Chairman, Members

16 of the Board. For the record, Laura Russo, with offices

17 at 2655 LeJeune Road. I am here this evening

18 representing the property owner, Riviera Deuce, LLC.

19 The Principal is Brian McBride, who unfortunately could

20 not be here this evening.

21 We are here on an application for a tentative plat

22 for a property that is located at the northeast

23 intersection of Menendez Avenue and Riviera Drive.

24 Menendez Avenue sort of running parallel to US-1. So

25 those of you who are familiar with the Trivest EWM

1 CHAIRMAN AIZENSTAT: Okay. So it's a date certain

2 for July 11?

3 MR. TRIAS: Yes. It should be continued for July

4 11th.

5 CHAIRMAN AIZENSTAT: Is anybody here for that

6 item? No. Okay. Thank you.

7 Craig, if you could please read the first item

8 into the record.

9 MR. COLLIER: Did we approve that deferral?

10 CHAIRMAN AIZENSTAT: I'm sorry?

11 MR. COLLIER: Did the Board approve the deferral?

12 Did we actually have a motion to defer?

13 CHAIRMAN AIZENSTAT: Do we need a motion?

14 MR. COLLIER: Yeah. I think we need a motion to

15 defer.

16 MR. BEHAR: I make a motion to defer.

17 MS. MENENDEZ: I'll second it.

18 CHAIRMAN AIZENSTAT: All in favor?

19 (Thereupon, all Board Members answered, Aye.)

20 MR. COLLIER: Okay. Great.

21 CHAIRMAN AIZENSTAT: Unanimous. If you want to

22 call the roll--

23 MR. COLLIER: No. You don't need to call the roll.

24 You can do it by voice vote. That's fine.

25 CHAIRMAN AIZENSTAT: Okay. Thank you.

1 Building that is on US-1 near the Riviera Fire Station,

2 it's in that neighborhood. And the sole purpose of the

3 plat this evening is to change the facing. The property

4 are two lots that currently face Riviera Drive. They

5 are Zoned Duplex. The balance of the block are duplex

6 structures that face Menendez. And so this is a

7 tentative plat which will then go to the County, and

8 come back to you as a proposed Final Plat. And the sole

9 purpose is to be able to match the development scheme on

10 the remainder of the block, and to build two duplex

11 structures according to the Zoning Code.

12 CHAIRMAN AIZENSTAT: Thank you.

13 MS. RUSSO: And that is all I have. So I

14 respectfully request your approval.

15 CHAIRMAN AIZENSTAT: Thank you.

16 MR. TRIAS: Mr. Chairman, the Staff recommends

17 approval.

18 CHAIRMAN AIZENSTAT: Thank you.

19 MS. MENENDEZ: I have just a quick question, or

20 are you going to open up--

21 CHAIRMAN AIZENSTAT: I was going to open it up.

22 If I may, is there anybody that is here to speak on this

23 item?

24 Nobody. At this time, I'll go ahead and close it

25 to the floor. Maria.

<p style="text-align: right;">Page 13</p> <p>1 MS. MENENDEZ: Quick question. Is the issue only</p> <p>2 the orientation of the lots?</p> <p>3 MR. TRIAS: Yes.</p> <p>4 MS. MENENDEZ: Okay. I have no further questions.</p> <p>5 CHAIRMAN AIZENSTAT: Anybody else have any</p> <p>6 comments?</p> <p>7 MR. BEHAR: I make a motion for approval.</p> <p>8 MS. MENENDEZ: I second it.</p> <p>9 CHAIRMAN AIZENSTAT: Just one thing.</p> <p>10 MS. RUSSO: Yes. Uh-huh.</p> <p>11 CHAIRMAN AIZENSTAT: For me, I'm familiar with</p> <p>12 that property because I drive by there, and I think it's</p> <p>13 a natural to actually turn it that way. Two-fold, not</p> <p>14 just because of the alley and the continuance, but</p> <p>15 because of the traffic on Riviera that's there in the</p> <p>16 morning for the ingress and egress that it would be for</p> <p>17 those driveways.</p> <p>18 Just one question that I wanted to ask is, when</p> <p>19 you go ahead and turn those properties, and you have</p> <p>20 that corner lot, you have your corner setbacks which are</p> <p>21 greater than you would regularly-- I just want to ask,</p> <p>22 you're not going to be, afterward, when you build it,</p> <p>23 going to request a variance or anything like that?</p> <p>24 MS. RUSSO: I don't anticipate it. The architect</p> <p>25 that right now is being considered to build those</p>	<p style="text-align: right;">Page 14</p> <p>1 properties is the architect that built-- I don't know if</p> <p>2 you're familiar with the block heading in a northeast</p> <p>3 direction? So on Menendez, the very next block, there</p> <p>4 were a bunch of duplex structures that were built on</p> <p>5 there, and Nelson De Leon, who lives there, is the one</p> <p>6 who designed those. And so he is working with the</p> <p>7 McBrides in order to propose the two duplex structures</p> <p>8 that will be there. So he's very familiar with the area,</p> <p>9 living there, owning a unit there. And, you know, it</p> <p>10 will be further along down the line. So I don't think</p> <p>11 he anticipates the need to get a variance. I think, you</p> <p>12 know, because of the traffic on Riviera. So right now--</p> <p>13 CHAIRMAN EIZENSTAT: It's a natural.</p> <p>14 MR. BEHAR: But I think that would be a side</p> <p>15 street setback, which is less than the front street</p> <p>16 setback. So--</p> <p>17 MS. RUSSO: Right.</p> <p>18 MR. TRIAS: Yes. Mr. Chairman, if you may recall,</p> <p>19 we were amending the Code to eliminate some of those</p> <p>20 concerns.</p> <p>21 MS. RUSSO: Some of those heavy duty side street</p> <p>22 setbacks.</p> <p>23 CHAIRMAN EIZENSTAT: Like I said, it's a natural.</p> <p>24 MS. RUSSO: Right.</p> <p>25 CHAIRMAN AIZENSTAT: Any other comment? We have a</p>
<p style="text-align: right;">Page 15</p> <p>1 motion. Is there a second?</p> <p>2 MS. MENENDEZ: I did.</p> <p>3 CHAIRMAN EIZENSTAT: Maria second it. Any</p> <p>4 comments? None. Call the roll, please.</p> <p>5 THE SECRETARY: Julio Grabel?</p> <p>6 MR. GRABIEL: Yes.</p> <p>7 THE SECRETARY: Maria Menendez?</p> <p>8 MS. MENENDEZ: Yes.</p> <p>9 THE SECRETARY: Maria Velez?</p> <p>10 MS. VELEZ: Yes.</p> <p>11 THE SECRETARY: Rhonda Anderson?</p> <p>12 MS. ANDERSON: Yes.</p> <p>13 THE SECRETARY: Robert Behar?</p> <p>14 MS. BEHAR: Yes.</p> <p>15 THE SECRETARY: Eibi Eizenstat?</p> <p>16 CHAIRMAN EIZENSTAT: Yes.</p> <p>17 MS. RUSSO: Thank you all very much.</p> <p>18 CHAIRMAN EIZENSTAT: Thank you. Nice to see you</p> <p>19 back.</p> <p>20 MR. BEHAR: That was quick.</p> <p>21 MS. RUSSO: Yeah. Not so much the next time.</p> <p>22 CHAIRMAN AIZENSTAT: Craig, if you'd please read</p> <p>23 the next item into the record.</p> <p>24 MR. COLLIER: Agenda Item E-2, a Resolution of the</p> <p>25 City Commission of Coral Gables, Florida approving the</p>	<p style="text-align: right;">Page 16</p> <p>1 Final Plat entitled "Plaza Coral Gables" pursuant to</p> <p>2 Zoning Code Article 3, Division 9, "Platting/Subdivision,</p> <p>3 being a re-plat of an approximately 6.731 acre property</p> <p>4 into seven tracts of land on property assigned Commercial</p> <p>5 District (C) zoning, on the property legally described</p> <p>6 as all of blocks 20 and 30, and a portion of the platted</p> <p>7 alley lying within block 23, Coral Gables Crafts Section</p> <p>8 (2801, 2091 and 3001 Ponce de Leon Boulevard), Coral</p> <p>9 Gables, Florida; providing for an effective date.</p> <p>10 Item E-2, public hearing.</p> <p>11 CHAIRMAN AIZENSTAT: Thank you.</p> <p>12 MR. GARCIA: Good evening, Mr. Chair, Members of</p> <p>13 the Board, Mario Garcia-Serra, with offices at 600</p> <p>14 Brickell Avenue, here this evening representing Agave</p> <p>15 Ponce, LLC, the owner and developer of the Plaza Coral</p> <p>16 Gables project.</p> <p>17 Many of you on this Board will remember back in</p> <p>18 2015 when we went through the Zoning approval process</p> <p>19 for this project, which was a fairly long one, but</p> <p>20 resulted in a very promising project which we're at the</p> <p>21 point of starting construction on. What we're proposing</p> <p>22 tonight basically is a re-plat of the three blocks that</p> <p>23 encompass the Plaza Coral Gables project; re-plat it so</p> <p>24 that the tracts are consistent with the different parts</p> <p>25 of the development, retail, residential and hotel</p>