

1 CITY OF CORAL GABLES
2 PLANNING AND ZONING BOARD MEETING
3 VERBATIM TRANSCRIPT
4 CORAL GABLES CITY HALL
5 405 BILTMORE WAY, COMMISSION CHAMBERS
6 CORAL GABLES, FLORIDA
7 WEDNESDAY, JANUARY 9, 2008, 6:00 P.M.

8
9 Board Members Present:

10 Tom Korge, Chairman
11 Eibi Aizenstat, Vice-Chairman
12 Robert Behar
13 Pat Keon
14 Cristina Moreno
15 Javier Salman

16 City Staff:

17 Eric Riel, Jr., Planning Director
18 Walter Carlson, Assistant Planning Director
19 Elizabeth M. Hernandez, City Attorney
20 Javier Betancourt, Principal Planner
21 Jill Menendez, Administrative Assistant
22 Martha Salazar-Blanco, Zoning Administrator
23 Sebrina Brown, Concurrency Administrator

24 Also Participating:

25 Laura Russo, Esq.,
On behalf of the Bahamian Village.

William A. Cooper,
President, Lola B. Walker Homeowners
Association

Debra Sinkle-Kolsky
Representative of Redevco.

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1 THEREUPON:

2 The following proceedings were had:

3 CHAIRMAN KORGE: We have a quorum.

4 Will you call the roll, please?

5 MS. MENENDEZ: Eibi Aizenstat?

6 MR. AIZENSTAT: Here.

7 MS. MENENDEZ: Robert Behar?

8 MR. BEHAR: Here.

9 MS. MENENDEZ: Pat Keon?

10 MS. KEON: Here.

11 MS. MENENDEZ: Cristina Moreno?

12 Javier Salman?

13 Tom Korge?

14 CHAIRMAN KORGE: Here.

15 We have, I believe, two items on the
16 agenda; is that correct?

17 MR. RIEL: That's correct.

18 CHAIRMAN KORGE: Before we proceed,
19 let's -- I'll take a motion for -- We have
20 a copy of the minutes from the meeting of
21 November 14, 2007, and I'll entertain a
22 motion.

23 MR. BEHAR: Motion to approve.

24 MR. AIZENSTAT: Second.

25 CHAIRMAN KORGE: Moved and seconded.

1 Is there any discussion, questions
2 regarding the minutes?

3 Hearing none, we'll take a vote.

4 MS. MENENDEZ: Robert Behar?

5 MR. BEHAR: Yes.

6 MS. MENENDEZ: Pat Keon?

7 MS. KEON: Yes.

8 MS. MENENDEZ: Eibi Aizenstat?

9 MR. AIZENSTAT: Yes.

10 MS. MENENDEZ: Tom Korge?

11 CHAIRMAN KORGE: Yes.

12 The first item is Application Number
13 08-07-024-P, change of land use rezoning
14 and site plan review for Bahamian Village.

15 MR. CARLSON: Good evening, and Happy
16 New Year. For the record, Walter Carlson,
17 for the Planning Department.

18 Before I begin -- I just have a brief
19 presentation -- I'd like to point out that
20 the yellow page in front of you are three
21 written comments which the Department
22 received. At the time we issued the Staff
23 Report, we didn't have any comments. These
24 came in. Two were in favor and one is
25 opposed.

1 What is before you tonight is
2 essentially an amendment to the previously
3 approved Bahamian Village site plan. The
4 Bahamian Village project was reviewed and
5 approved in January of 2005, and included a
6 change of land use, a rezoning and a site
7 plan approval.

8 At that time, the remaining single-
9 family residence located in the middle of
10 the project was not a part of the
11 application. That residence has since been
12 acquired by the applicant, as was
13 originally recommended by Staff, and is now
14 proposed to be included in the development.

15 Inclusion of this remaining parcel
16 requires the land use and the zoning
17 designations for the residential lot be
18 changed to commercial, similar to the
19 surrounding property, as it was changed
20 previously, and review of the revised site
21 plan.

22 As presented in your Staff Report, the
23 project was found to be consistent with the
24 Comprehensive Plan's goals, objectives and
25 policies. The proposal satisfies the

1 review standards contained in the Zoning
2 Code for this project. An existing
3 incompatible land use would be corrected
4 with approval of this application. The
5 proposed commercial land use and zoning
6 designations are consistent with the
7 surrounding Bahamian Village commercial
8 project as was previously approved.

9 Finally, all previously required
10 conditions of approval remain in effect,
11 those which were required at the time the
12 original plan was approved.

13 Staff is recommending approval of the
14 applicant's request, with the same
15 conditions that were required when the
16 project was previously approved.

17 The applicant is here, and the
18 architect, to provide any details about the
19 proposed plan, if you so desire, and I
20 believe there are members of the public
21 here who would like to speak to this, as
22 well.

23 Thank you.

24 MR. AIZENSTAT: Thank you.

25 CHAIRMAN KORGE: We'll hear from the

1 applicant now. Ms. Russo?

2 MS. RUSSO: Good evening, Mr. Chairman,
3 Members of the Board. For the record,
4 Laura Russo, with offices at 2655 LeJeune
5 Road. I am here this evening representing
6 Bahamian Village, LLC.

7 As Mr. Carlson told you, this is an
8 amendment to a previously approved site
9 plan. We're here because we acquired the
10 hole in the doughnut that sort of prevented
11 a better plan. As a result of acquiring
12 that property and being able to demolish
13 the existing residence, we have a much
14 better project for the community.

15 And the one thing I want to mention to
16 you, on your site plan, you see a wall, a
17 three-foot wall on the north -- on Florida
18 Avenue and on Grand Avenue, and that was
19 inadvertently left on. It's not on the
20 elevations. The neighbors don't want those
21 walls, and it's my understanding they are
22 not required by the Zoning Code.

23 The wall on the eastern portion of the
24 property between the parking lot and the
25 residence immediately to the east will

1 remain. That is a Zoning Code requirement.

2 We have reviewed all of Staff's
3 conditions, which were the same conditions
4 as previously imposed, and we have
5 absolutely no problem with abiding by
6 Staff's conditions for the site plan
7 approval.

8 We do have a site plan here, but I
9 believe you have it in your materials, but
10 we have a larger version if you'd like to
11 see it, and the elevations, and we have the
12 president of the Lola B. Walker Homeowners
13 Association here to speak in support of the
14 project.

15 CHAIRMAN KORGE: Thank you. I'll note,
16 for the record, that Javier Salman has
17 arrived.

18 Are there any questions of the
19 applicant at this time?

20 No?

21 Let's open it for any public comment.
22 Does anybody from the public -- does
23 anybody from the public want to make any
24 comments at this time? If so, please step
25 forward.

1 MR. COOPER: Good afternoon. My name
2 is William A. Cooper, 200 Washington Drive,
3 Coral Gables, Florida.

4 CHAIRMAN KORGE: I think we need to
5 swear him in, don't we?

6 (Thereupon, Mr. Walker was duly sworn
7 by the court reporter.)

8 CHAIRMAN KORGE: Yes, sir.

9 MR. COOPER: Again, good evening. My
10 name is William A. Cooper. I reside at 200
11 Washington Drive, Coral Gables, Florida.
12 I am the president of the Lola B. Walker
13 Homeowners Association.

14 We've been behind this project from Day
15 One, and hopefully, to begin the New Year,
16 you will pass this on first reading.

17 Thank you. Happy New Year.

18 CHAIRMAN KORGE: Thank you.

19 Anybody else from the public wish to
20 speak?

21 Then I'll close the public comment
22 portion of this and open the proposal for
23 discussion.

24 MR. BEHAR: I just want to commend the
25 applicant on being able to acquire that

1 left-over piece and finally put them
2 together, which is going to make a lot more
3 sense. So, good job.

4 CHAIRMAN KORGE: Is there a motion for
5 approval?

6 MR. BEHAR: I'll make a motion to
7 approve.

8 MS. KEON: I'll second it.

9 CHAIRMAN KORGE: It's moved and
10 seconded. Is there any discussion on the
11 motion?

12 Hearing none --

13 MS. KEON: Can I ask one question?

14 Does this still remain a private
15 partnership -- a public -- Is this still a
16 partnership between you all --

17 MS. SINKLE-KOLSKY: Yes.

18 MS. KEON: -- and the Homeowners
19 Association, at the same --

20 MS. SINKLE-KOLSKY: The same, 50/50.

21 MS. KEON: Thank you.

22 CHAIRMAN KORGE: Any other questions or
23 discussion?

24 Let's call the roll, please.

25 MS. MENENDEZ: Pat Keon?

1 MS. KEON: Yes.

2 MS. MENENDEZ: Javier Salman?

3 MR. SALMAN: Yes.

4 MS. MENENDEZ: Eibi Aizenstat?

5 MR. AIZENSTAT: Yes.

6 MS. MENENDEZ: Robert Behar?

7 MR. BEHAR: Yes.

8 MS. MENENDEZ: Tom Korge?

9 CHAIRMAN KORGE: Yes.

10 Thank you.

11 MS. RUSSO: Thank you very much.

12 MR. BEHAR: Unfortunately, the
13 architect has not made a lot of fees
14 tonight.

15 CHAIRMAN KORGE: The next item on the
16 agenda is a Zoning Code text amendment, on
17 Article 3, Division 13, Concurrency Review.

18 MR. BETANCOURT: Good evening,
19 Mr. Chair, Mr. Vice-Chair, Members of the
20 Board, and Happy New Year, as well. For
21 the record, Javier Betancourt, with the
22 City's Planning Department.

23 The item before you is a proposed
24 amendment to Article 3, Division 13 of the
25 Zoning Code, entitled Concurrency Review.

1 The Planning Department recommends
2 approval of the proposed text amendment as
3 provided in Attachment A, which is a clean
4 version, and Attachment B, you'll find the
5 strike-through and underlined version, as
6 well.

7 CHAIRMAN KORGE: Excuse me, let me just
8 interrupt.

9 MR. BETANCOURT: Yes.

10 CHAIRMAN KORGE: For the record,
11 Cristina Moreno has arrived.

12 Go ahead, I'm sorry.

13 MR. BETANCOURT: This item is related
14 to the various public school concurrency
15 items recommended for approval by this
16 Board on November 14 and approved by the
17 Commission on December 11th.

18 The primary purpose of the amendment is
19 to include new regulations for public
20 school concurrency review pursuant to new
21 State-mandated requirements.

22 In working with the Building & Zoning
23 Department to amend these regulations,
24 Staff found that a more thorough rewrite of
25 the Concurrency Review section was desired,

1 in order to provide for a more efficient
2 and effective concurrency process in
3 general.

4 Accordingly, the amendment includes a
5 number of revisions that are summarized in
6 your Staff Report and provided in detail in
7 Attachments A and B.

8 Building & Zoning Department Staff have
9 reviewed the proposed amendment and have
10 expressed support for the changes, and
11 finally, this item is scheduled for
12 consideration on First Reading by the City
13 Commission on January 22nd.

14 That concludes my short presentation.
15 I'll be happy to answer any questions.

16 In addition, we have Sebrina Brown and
17 Martha Salazar-Blanco here, from the
18 Building & Zoning Department. They're
19 charged with operating the concurrency
20 management system, and can answer any
21 questions to that end.

22 CHAIRMAN KORGE: Any questions?

23 No questions. We'll open it for any
24 public comment.

25 I don't see any members of the public

1 here, other than Staff.

2 None? Any discussion?

3 Is there a motion to approve this
4 Zoning Code text amendment?

5 MR. SALMAN: So moved.

6 CHAIRMAN KORGE: Moved. A second,
7 anybody?

8 MS. MORENO: I'll second.

9 CHAIRMAN KORGE: Seconded. Any
10 discussion on the motion?

11 No discussion on the motion? We'll
12 call the vote.

13 MS. MENENDEZ: Cristina Moreno?

14 MS. MORENO: Yes.

15 MS. MENENDEZ: Javier Salman?

16 MR. SALMAN: Yes.

17 MS. MENENDEZ: Eibi Aizenstat?

18 MR. AIZENSTAT: Yes.

19 MS. MENENDEZ: Robert Behar?

20 MR. BEHAR: Yes.

21 MS. MENENDEZ: Pat Keon?

22 Tom Korge?

23 CHAIRMAN KORGE: Yes.

24 That's it, I believe.

25 MR. RIEL: 6:23.

1 CHAIRMAN KORGE: A record.

2 Our next meeting is on February 13th,
3 right?

4 MR. RIEL: Yes.

5 CHAIRMAN KORGE: You'll e-mail
6 everybody?

7 MR. RIEL: Yes, we will.

8 CHAIRMAN KORGE: Okay.

9 MR. AIZENSTAT: I'm sorry, the next
10 meeting is what date?

11 MR. RIEL: I believe it's February
12 13th.

13 MR. AIZENSTAT: Yeah, I think we got an
14 e-mail that had all the schedules sent to
15 us. The Department is actually very good
16 about informing us of such.

17 CHAIRMAN KORGE: We're adjourned.

18 MS. HERNANDEZ: Very good.

19 MR. AIZENSTAT: The meeting is
20 adjourned?

21 MS. HERNANDEZ: Absolutely.

22 (Thereupon, the meeting was adjourned
23 at 6:24 p.m.)

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C E R T I F I C A T E

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomate
Reporter, Florida Professional Reporter, and a
Notary Public for the State of Florida at Large, do
hereby certify that I was authorized to and did
stenographically report the foregoing proceedings
and that the transcript is a true and complete
record of my stenographic notes.

I further certify that all speakers were
duly sworn by me.

DATED this 15th day of January, 2008.

JOAN L. BAILEY, RDR, FPR

Notary Commission Number DD 64037
Expiration June 14, 2011.