

City of Coral Gables
Local Planning Agency (LPA)/Planning and Zoning Board Meeting
Wednesday, June 12, 2013
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

MEMBERS	J9	F13	M13	A10	M8	J12	J10	A14	S11	O9	APPOINTMENT
	'13	'13	'13	'13	'13	'13	'13	'13	'13	'13	
Eibi Aizenstat - Chair	P	P	C	C	P	P					City Manager Patrick Salerno
Robert Behar	P	P	C	C	P	P					Commissioner Rafael Cabrera, Jr.
Jeffrey Flanagan - Vice Chair	P	P	C	C	P	P					Commissioner Maria Anderson
Julio Grabiell	P	P	C	C	P	P					Mayor Jim Cason
Pat Keon	P	P	R	R	R	R					Planning and Zoning Board
Vince Lago	P	E	R	R	R	R					Commissioner Frank C. Quesada
Javier Salman	E	E	C	C	P	E					Vice Mayor William H. Kerdyk, Jr.

P = Present
E = Excused
C = Meeting Cancelled
R = Resigned

City Staff and Consultants:

Eric Riel, Jr., City Planner
Ramon Trias, Planning and Zoning Director
Jill Menendez, Administrative Assistant
Craig E. Leen, City Attorney

Court Reporter:

Joan Bailey

1 CITY OF CORAL GABLES
 2 LOCAL PLANNING AGENCY (LPA)/
 3 PLANNING AND ZONING BOARD MEETING
 4 VERBATIM TRANSCRIPT
 5 CORAL GABLES CITY HALL
 6 405 BILTMORE WAY, COMMISSION CHAMBERS
 7 CORAL GABLES, FLORIDA
 8 WEDNESDAY, JUNE 12, 2013, COMMENCING AT 6:00 P.M.

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 10 Board Members Present:
 11 Eibi Aizenstat, Chairperson
 12 Robert Behar
 13 Jeffrey Flanagan, Vice Chairperson
 14 Julio Grabiell

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 16 City Staff and Consultants:
 17 Eric Riel, Jr., City Planner
 18 Ramon Trias, Planning & Zoning Director
 19 Jill Menendez, Planning Administrative Assistant
 20 Craig E. Leen, City Attorney

21
 22 Others Participating in Proceedings:
 23 Zeke Guilford, Esq.
 24 On behalf of the Applicant
 25 Marshall Bellin, AIA

1 THEREUPON:
 2 The following proceedings were had:
 3 CHAIRMAN AIZENSTAT: Let's go ahead and
 4 start the meeting. If you'd call the roll,
 5 please.
 6 MS. MENENDEZ: Robert Behar?
 7 MR. BEHAR: Here.
 8 Jeff Flanagan?
 9 MR. FLANAGAN: Here.
 10 MS. MENENDEZ: Julio Grabiell?
 11 MR. GRABIEL: Here.
 12 MS. MENENDEZ: Javier Salman?
 13 Eibi Aizenstat?
 14 CHAIRMAN AIZENSTAT: Here.
 15 The first order of business is the approval
 16 of the minutes.
 17 MR. BEHAR: Motion to approve.
 18 CHAIRMAN AIZENSTAT: We have a motion. Is
 19 there a second?
 20 MR. GRABIEL: I second.
 21 CHAIRMAN AIZENSTAT: We have a second. Any
 22 discussion? No.
 23 Call the roll, please.
 24 MS. MENENDEZ: Jeff Flanagan?
 25 MR. FLANAGAN: Yes.

1 MS. MENENDEZ: Julio Grabiell?
 2 MR. GRABIEL: Yes.
 3 MS. MENENDEZ: Robert Behar?
 4 MR. BEHAR: Yes.
 5 MS. MENENDEZ: Eibi Aizenstat?
 6 CHAIRMAN AIZENSTAT: Yes.
 7 Tonight we have only one item on the
 8 agenda, and that is an Ordinance of the City of
 9 Coral Gables, Florida, providing for text
 10 amendments to the City of Coral Gables Official
 11 Zoning Code, Article 8, "Definitions," by
 12 amending the definitions of the University
 13 Campus District Frontage A and B, and providing
 14 for severability, repealer, codification, and
 15 an effective date.
 16 It's also known as the Pi Kappa Alpha
 17 Holding Corporation, at 5800 San Amaro Drive.
 18 It says, filed this text amendment.
 19 Is there a presentation?
 20 MR. GUILFORD: Good morning (sic), Mr.
 21 Chairman, Members of the Board. For the
 22 record, my name is Zeke Guilford, with offices
 23 at 400 University Drive.
 24 This is really a continuation of a meeting
 25 we had last month, and after that meeting --

1 well, I'm going to say, during that meeting, I
 2 could not proffer a covenant suggested to limit
 3 it to 45 feet, because the client was not here.
 4 After the meeting, we met with Staff, what
 5 was the best way to do it, just proffer to do a
 6 restrictive covenant, should we make another
 7 subcategory frontage just for this particular
 8 piece of property, and after some discussion,
 9 we felt it was probably -- the easiest way to
 10 accomplish what the Board wanted is that we
 11 will be proffering a restrictive covenant,
 12 limiting the height to 45 feet, and also the
 13 restrictive covenant will cover a landscaping
 14 issue, as well.
 15 So, with that being said, I think Staff has
 16 recommended approval of it, and unless there's
 17 any questions, we'll now conclude our
 18 presentation. How short it was.
 19 MR. BEHAR: Julio, did --
 20 CHAIRMAN AIZENSTAT: Any questions?
 21 MR. BEHAR: Now, those were the concerns --
 22 CHAIRMAN AIZENSTAT: Before we do, the
 23 Staff presentation, just so we can --
 24 MR. RIEL: Staff really has nothing further
 25 to add, just that we do recommend approval of

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1 the text amendment as provided on Page 1 in the
 2 Staff Report, which is essentially modifying
 3 the definition of University Campus District
 4 Frontage A and Frontage B.
 5 CHAIRMAN AIZENSTAT: Okay, and that will go
 6 into the record?
 7 MR. RIEL: Correct.
 8 CHAIRMAN AIZENSTAT: Okay. Comments?
 9 Robert?
 10 MR. BEHAR: Last time, I made a motion to
 11 approve, then I withdrew, because Julio had
 12 some concerns.
 13 These will address your concerns.
 14 MR. GRABIEL: This does.
 15 MR. BEHAR: Okay. Then I'll make a motion
 16 for approval.
 17 MR. GRABIEL: I second.
 18 CHAIRMAN AIZENSTAT: We have a motion. We
 19 have a second.
 20 MR. LEEN: Mr. Chair, I would just note
 21 that there's no one here -- There's no members
 22 of the public that want to speak.
 23 CHAIRMAN AIZENSTAT: That is correct.
 24 MR. LEEN: Okay.
 25 CHAIRMAN AIZENSTAT: Any other comments

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1 from the Board, seeing as there's nobody from
 2 the public, for any comments?
 3 We have a first. We have a second.
 4 Jeff? No?
 5 Call the roll, please.
 6 MS. MENENDEZ: Julio Grabiell?
 7 MR. GRABIEL: Yes.
 8 MS. MENENDEZ: Robert Behar?
 9 MR. BEHAR: Yes.
 10 MS. MENENDEZ: Jeff Flanagan?
 11 MR. FLANAGAN: Yes.
 12 MS. MENENDEZ: Eibi Aizenstat?
 13 CHAIRMAN AIZENSTAT: Yes.
 14 MR. GUILFORD: Great. Thank you very much.
 15 CHAIRMAN AIZENSTAT: Thank you.
 16 Are there any other items?
 17 MR. RIEL: Not from Staff?
 18 CHAIRMAN AIZENSTAT: Is this the --
 19 MR. BEHAR: Quickest. This will be the
 20 fastest meeting we ever had.
 21 MR. RIEL: 6:03.
 22 MR. BEHAR: 6:03.
 23 MR. GRABIEL: I wanted to make it 6:02,
 24 but I lost that.
 25 MR. RIEL: You got three minutes.

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1 Adjourned.
 2 MR. FLANAGAN: So I didn't ask any questions.
 3 CHAIRMAN AIZENSTAT: The meeting is
 4 adjourned, and thank you.
 5 (Thereupon, the hearing was adjourned at
 6 6:03 p.m.)
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1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7 I, JOAN L. BAILEY, Registered Diplomate
 8 Reporter, Florida Professional Reporter, and a Notary
 9 Public for the State of Florida at Large, do hereby
 10 certify that I was authorized to and did
 11 stenographically report the foregoing proceedings and
 12 that the transcript is a true and complete record of my
 13 stenographic notes.
 14
 15 DATED this 14th day of June, 2013.
 16
 17
 18
 19 (SIGNED COPY ON FILE)
 20
 21 JOAN L. BAILEY, RDR, FPR
 22 Notary Commission Number EE 083192
 23 Expiration June 14, 2015.
 24
 25