

City of Coral Gables
Planning and Zoning Board Meeting
March 11, 2009
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables

Members:	J14	F11	M11	Ap15	M13	Jn28	J8	A12
Eibi Aizenstat	P	P	P					
Robert Behar	P	U	P					
Jack M. Coe	P	P	P					
Jeffrey Flanagan	P	P	P					
Pat Keon	P	P	P					
Tom Korge	P	P	P					
Javier Salman	P	P	P					

Appointed by:
City Manager
Commissioner Rafael "Ralph" Cabrera, Jr.
Mayor Donald D. Slesnick, II
Commissioner Maria Anderson
Planning & Zoning Board
Commissioner Wayne "Chip" Withers
Vice Mayor William H. Kerdyk Jr.

P = Present

U = Unexcused

City Staff:

Eric Riel, Jr., Planning Director
Scot Bolyard, Planner
Jill Menendez, Adm. Assistant

Court Reporter:

None present

Mr. Korge called the meeting to order at 6:02 p.m. Ms. Menendez called the roll, and it was concluded that a quorum was present.

APPROVAL OF FEBRUARY 11, 2009 PLANNING & ZONING BOARD MEETING MINUTES

The Board indicated there were no corrections to the minutes. Jack Coe made a motion to approve the Minutes, which motion was seconded by Jeff Flanagan, and approved as follows:

Roll Call: Eibi Aizenstat, Jack Coe, Jeff Flanagan and Tom Korge (all ayes)
(Robert Behar – abstained)

AGENDA ITEM NO. 6

APPLICATION NO. 12-08-080-P. TENTATIVE PLAN REVIEW. REQUESTING APPROVAL OF A TENTATIVE PLAT ENTITLED "GC OF CORAL GABLES", BEING A REPLAT OF AN APPROXIMATELY 0.87 ACRE SITE LOCATED AT 105-115 U.S. 1 / SOUTH DIXIE HIGHWAY (FULL DETAILED LEGAL DESCRIPTION ON FILE), CORAL GABLES, FLORIDA.

At this time Robert Behar recused himself from meeting and was reminded of next Planning and Zoning Board Meeting scheduled for April 15, 2009. A quorum was reconfirmed and the meeting continued.

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Mr. Korge stated for the record the arrival of Javier Salman.

Scot Bolyard, Planner with the Planning Department, continued his presentation of the above agenda item as follows:

"The application before you is for a tentative plat review for the property located at 105-115 S. Dixie Hwy/U.S. Route 1.

The applicant is requesting review and approval of the tentative plat for the purpose of removing an existing easement along the rear of the property. The property currently contains 7 platted lots, 1 platted block and an unnamed street which was vacated 1956. If re-platted the result will be one (1) unified tract of land.

The Planning Department is recommending approval of the tentative plat with the condition that a letter of "no objection" be provided from FP&L prior to the submittal of the final plat for City Commission review.

- For the record, the condition noted in the Staff Report does not reference FP&L as the entity required to submit the letter of "no objection". For future reference, the condition will be amended to indicate as such.

All of the other utility companies provided a letter of "no objection" in regards to the re-plat, which are included in the Applicant's submittal package.

The condition of approval is necessary as the existing easement along the rear of the property is serviced by FP&L which is requiring that arrangements be secured for relocating the easement. The applicant is working with FP&L to provide a 10' easement along the front of the property.

No changes in the property's existing land use or zoning designations are being requested and Planning has not received any comments from property owners.

This application currently is not scheduled for City Commission review. If approved with Staff's conditions, the applicant will need to provide the letter of "no objection" from FP&L before they can be scheduled for review before the City Commission.

The next step for this application is to prepare the final plat and secure preliminary approval by the County, after which the Public Works department reviews the final plat and it is then submitted to the City Clerk. Final Plat's require only one (1) hearing before the City Commission and are adopted via Resolution.

This concludes Staff's presentation, I will be happy to answer any questions, and the applicant is here to answer questions as well."

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Mr. Korge stated for the record the arrival of Pat Keon.

Abraham Hadad, the applicant with offices at 7855 N.W. 12 Street, Doral, Florida, and Michael Garcia Carrillo, property owner, residing at 6235 Paradise Point Drive, were present at the meeting. Both the applicant and owner, addressed a few questions made by the Board regarding easement, no objection by utilities companies, present condition of the property and the scaling back of the project to built as of right.

There being no discussion or questions by the Board, Jack Coe called the motion, which motion was second by Javier Salman and approved as follows:

Roll Call: Jack Coe, Jeff Flanagan, Pat Keon, Javier Salman, Eibi Aizenstat, Tom Jorge (all ayes)

Next Planning and Zoning Board Meeting is scheduled for April 15th, the meeting was adjourned at 6:15 p.m.

The City of Coral Gables
Planning and Zoning Board

Reviewed as to form and sufficiency

Eric Riel, Jr.
Planning Director
Secretary to the Planning and Zoning Board

Attachment:

A. Robert Behar – Form 8B Memorandum of Voting Conflict.