

Business Improvement District Meeting with DPZ Sign-In					Meeting May 11, 2018
#	Project Name	Speaker Name(s)	Speaker Firm Name	Speaker Telephone Number	Speaker Email Address
1		VENITY TORRE	TORRE COMPANIES .COM		vtorre @torrecompanies.ca
2		Catie Sacks	Torre Companies	803-257-3247	csacks @sanfordwaterfrontpartners.com
3		Paula Boldos Planner	City Staff		pboldos@ @coralgables.com
4		ARCELI REDILA	city staff		 @
5		JENNIFER GARCIA	STAFF		 @
6		Taciana Amador	BID Staff		tamador @shopcoralgables.com
7		JORGE KUPERTMAN	PROPERTY OWNER. BID-BOD MEMBER	305. 448-1986	J.Kupertman @jskarchitecturegroup.com
8		RAMON TRIAS	CITY		RTRIAS@ @CORALGABLES.COM
9					 @

CITY OF CORAL GABLES

- MEMORANDUM -

TO: DPZ CoDESIGN

DATE: 05 14 2018

FROM: Ramon Trias
Assistant Director of Development Services

SUBJECT: BID Meeting 05 11 18

Meeting with members of Giralda Business Improvement District, Planning Department (BID) and DPZ CoDESIGN to discuss ideas regarding re-development of district.. (attached PDF sign in sheet)

Discussion regarding the appropriate FAR and no parking requirements currently allowed in district. Staff presentation of drawings explaining current code allowance and prototypes of a few 3 story buildings with mixed uses in small parcels in Coral Gables.

BID Members suggested to increase FAR to 3.5 and height allowance to 50 feet. They suggest allowing a 4th floor to incentive development in the area. BID members explained land costs have to be taken into account to make projects feasible for re-development. Under current conditions, the redevelopment is unlikely.

Consensus was arrived to consider small parcels to have same FAR allowance as large parcels. (3.5 FAR with Mediterranean Incentives). Considering a 4th story that is set back was also discussed to make projects economically feasible for re-development. The no parking requirement would be maintained as currently allowed.

cc: (via email)
Elizabeth Plater-Zyberk, FAIA
Taciana Amador Executive Director BID
Ramon Trias – Assistant Director of Development Services
Jennifer Garcia Planning City Planner

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting

~~August 6~~
5-14-18

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias		460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain		460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera	<i>Surami Cabrera</i>	569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney		460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown	<i>Sabrina Brown</i>	460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
8	Transportation	Mark Brown	<i>Mark Brown</i>	460-5049	mbrown@coralgables.com
9	Landscape	Bruce Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	<i>Stephanie</i> Miriam Ramos	<i>Throckmorton</i>	460-5084	mramos@coralgables.com
12	Planning	Ramon Trias	<i>R-Trias</i>	460-5215	rtrias@coralgables.com
13	Planning	Jennifer Garcia		460-5214	kgarcia4@coralgables.com
14	Planning	Arceli Redila	<i>ARCELI REDILA</i>	460-5212	aredila@coralgables.com
15	Planning	Paula Roldos	<i>Paula Roldos</i>	476-7239	proldos@coralgables.com

Draft Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Project Start-up, to establish the process and procedures of the Project and to receive early input from City Staff.

Project Reference: Task 1 / Meeting #1

Date: 5.14.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance from City of Coral Gables:

Ramon Trias, Planning and Zoning Director
Stephanie M. Throckmorton, Assistant City Attorney
Arceli Redila, Principal Planner
Paula Roldos, Principal Planner
Suramy Cabrera, Development Services Director
Mark Brown, Senior Multimodal Project Manager at City of Coral Gables
Sebrina Brown, Concurrency Administrator
Jessica Keller, Assistant Director
Mr. Carlos Mindreau, City Architect
Mr. Erik Tejera, Zoning Planner

In attendance from DPZ CoDESIGN:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Partner
Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with informal comments about various aspects of the project process, code documents and development review procedures [*Article 3*].

The Review and Approval Process:

1. The current Zoning Code is difficult to navigate, and the information provided by the different Code Divisions can be contradictory at a times.
2. Ambiguities and/or contradictions across the Code are reviewed by the City Attorney's office, whose interpretation is final.
3. The current process of review and approval of applications is not as efficient as it could be. Mixed-use projects are the most difficult projects to review and approve due to the current complexities of the rezoning process. There are also ambiguities in the parking

requirements, and the current standards do not take into consideration the changes in use during the lifetime of a building.

4. All applications (with the exception of single-family dwellings) go through the Development Review Committee (DRC). All applications go through the Board of Architects. See Article 3 for more information on the Development Review Process.

Height, FAR, Uses and Parking:

5. Typical Floor Area Ratio (FAR) for a multifamily dwelling is 2.0, and for commercial/mixed-use is 3.0. FAR with a Mediterranean bonus is 3.5. FAR calculations exclude parking decks i.e. the FAR is derived from the net developable area. Some Mixed-use must be allocated within the building envelope in order to increase the FAR (a minimum of 8% of the total footprint should be retail). Maximum possible FAR is 4.37 (only achievable through TDRs).
6. The most common allowed heights for a commercial/mixed-use parcel that is equal to or larger than 20,000sf are 77'-0", 97'-0", 189'-0", otherwise the maximum building height is 45'. It appears this 45' height is a consistent standard across a variety of categories and overlays.

Annexations:

1. The City is annexing Little Gables and High Pines, these new areas may bring additional code complexities with them that need to be resolved.

The following suggestions were made:

1. Optimize the current Code, make it more user friendly.
2. Review the uses listed in the Code (around 60 uses), identify and group all regulations/information/processes pertinent to each particular use.
3. Identify points of conflicts between underlying code categories and site-specific overlays.
4. Analyze current parking standards, identify possible modifications.
5. Identify differences between Commercial Limited vs. Commercial Use vs. Mixed-use.
6. Review *Article 8-Definitions*, identify points of conflict with other Articles.
7. Remove instructional information from *Article 8-Definitions* and place this information into the appropriate articles and divisions.
8. Clean-up the notification provisions/requirements.
9. Identify overlaps between the Zoning Code and Public Works Requirements.
10. Identify discrepancies in allowable commercial development between properties less than 20,000sf and those that are larger, identify possible modifications.

Review by Article:

1. A sequential review of each code article produced few other comments. *Article 4-Zoning Districts* may be a logical starting point for review and analysis.



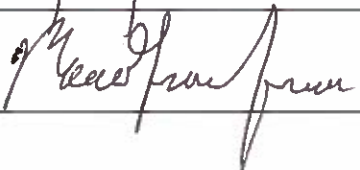

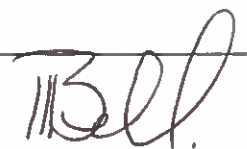




Next Scheduled Meetings:

Steering Committee – June 1st

Staff Meeting – June 11th

Zoning Code Update: Steering Committee Members Sign-In

Meeting
June 1st, 2018

#	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	bttria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	Craig Collier			craig.collier@collier-law.com
14	DPZ		305-798-7393 mobile	lizzy@dpz.com
15	DPZ		305-798-8479	GALINA@DPZ.COM

Coral Gables Zoning Code Update
Steering Committee Meeting Minutes

Task 1, Meeting #2

June 1, 2018

3:00 pm – 5:00 pm

City of Coral Gables Planning Conference Room
427 Biltmore Way

In attendance:

Robert Behar, Architect

Marshall Bellin, Bellin and Pratt

Judy Carty, Carty Architecture

Mario Garcia Serra, Gunster Law

Laura Russo, Attorney

Venny Torre, property owner, developer

Barbara Tria, Coral Pine Real Estate

Galina Tachieva, DPZ

Elizabeth Plater-Zyberk, DPZ

Ramon Trias, Director, Coral Gables Planning and Zoning

Paula Roldos, Planning and Zoning

Jennifer Garcia, Planning and Zoning

The meeting began with introductions and a review of the role of the Steering Committee. It was agreed that the Steering Committee would provide input on the current condition of the code including what works, what needs clarification, and what needs changes. Reference was made to single family residential zoning being recently adjusted; most of the meeting focused on commercial and higher density residential zoning.

The discussion ensued on the topic of **building capacity and bonuses**, with reference to the 'Mediterranean bonus'. The criteria for receiving the bonus need to be clarified.

Design quality
needs improvement.

Floor Area Ratio was discussed in terms of what counts and what does not, with several recent examples being described, including descriptions of long approvals processes.

Parking requirements were discussed with the general agreement that the quantity requirements should be reduced, in particular for properties less than 20,000SF whose dimensions preclude efficient parking and retail space development. Surplus parking garage space exists in downtown, and is being leased to auto dealers. It was noted that new development with ground floor retail should not have a parking requirement for

retail as most downtown sites available for additional building already carry one floor of retail that is being served by existing parking.

Better management of public and private parking to optimize quantity and use was discussed.

A parking demand management plan Would be useful. DPZ suggested that Norman Garrick, PE, University of Connecticut, could be an invited speaker to educate and inform City officials and the public about potential methods of organizing parking for greater efficiency and comfort.

Walkability and pedestrian friendly streets and sidewalks, were discussed as a guiding topic for the code. It was acknowledged that there may be a number of 'other opportunities' that emerge from the zoning code work, that might become part of the City's congoing improvement efforts.

The meeting ended at 5pm, with comments that there is much to address, and high aspirations for clarifications and changes.

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting
June 11 2018

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias		460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain		460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera		569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney		460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown		460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
8	Transportation	Mark Brown		460-5049	mbrown@coralgables.com
9	Landscape	BROOK Bruce Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	Miriam Ramos		460-5084	mramos@coralgables.com
12	Planning	Ramon Trias		460-5215	rtrias@coralgables.com
13	Planning	Jennifer Garcia		460-5214	kgarcia4@coralgables.com
14	Planning	Arceli Redila,		460-5212	aredila@coralgables.com
15	Zoning	Erik Tejera		460 5254	etejera@coralgables.com
16	Planning	Paula Roldos		476-7239	proldos@coralgables.com
					Graig.collier@coller-law.com

305-978-3969

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Staff Meeting

Project Reference: Task 2, Meeting #3

Date: June 11, 2018

Time: 3:00 pm – 5:00 pm

Location: City of Coral Gables Planning Conference Room
427 Biltmore Way

In attendance:

Peter Iglesias, Asst. City Manager
Dona Spain, His. Res. & Cultural Arts
Kevin Kinney, Parking
Deena Bell-Dannemiller, Landscape
Ramon Trias, Director, Coral Gables Planning and Zoning
Paula Roldos, Planning and Zoning
Jennifer Garcia, Planning and Zoning
Arceli Redila, Planning and Zoning
Craig Collier, Attorney, Collier Law

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Project Director
Judith Bell, Project Manager
Meryem Belkadi, Intern

The meeting began with introductions and a review of the feedback provided by the Steering Committee on June 1, 2018. A sequential review of each code article was also performed, and the main topics of discussion are listed below.

Review by Article:

Article 1: General Provisions

- No changes

Article 2: Decision Making and Administrative Bodies

- Division 5 – Historic Preservation Board
 - Most additions to historic buildings will require a variance under the current zoning code. There is a need to create a systematic approval process for these properties.
 - Move all the issues related to Historic Preservation to Article 4 - Division 11

- Division 7 – Administrative Decision makers & Enforcement Officers
 - This Division may have been eliminated from the current code
- Other: Consider 5-10% adjustment by administrative review

Article 3: Development Review

- Division 3 – Uniform Notice and Procedures for Public Hearing
 - Work underway by Attorney Craig Coller (Outside Consultant)
- Division 4 – Conditional Uses
 - Conditional Uses are interpreted as being a process and a use.
- Division 5 – Planned Area Development
 - PADs are for projects larger than one acre; consider moving to Appendix
- Division 10 – Transfer Development Rights
 - TDRs are tied to specific buildings, including North Ponce Area
- Division 11 – Historic Preservation: Designations and Certificates of Appropriateness
 - Most building demolitions in Coral Gables go through a Historic Preservation review
 - Move all the issues related to Historic Preservation to this Division.

Article 4 – Zoning Districts

- Try to consolidate multiple options
- MXD, MF1 & MF2: confusing, multiple factors may affect the ultimate height of a particular building, including site-specific determinations that may date back to the era of George Edgar Merrick and the early 1960's
- Site Specifics allow a range of maximum heights that vary from 45' to 150'.
- Site Specifics take precedent over other Zoning Categories
- The City will provide a map that locates all Site-Specific Overlays
- On Miracle Mile buildings with a low FAR don't require onsite parking
- On Giralda buildings up to 3-stories in height don't require onsite parking.

Article 5 – Development Standards

- DPZ suggests consolidated standards by type
- Parking Standards and Signs could become independent Articles
- Some important information is found in the City Code, such as operations, managements and bonuses. Some of these items may need be moved to the Zoning Code
- A Waterfront Division could aggregate several divisions.

Article 6 – Nonconformities

- Non-conforming lots to be added (non-conforming uses and buildings exist)
- 17 Villages were envisioned and most of them were never built. Many single-family houses are built on multiple lots in these areas. Lot splits possible only by city ordinance.

Article 7 – Violations remain as is.

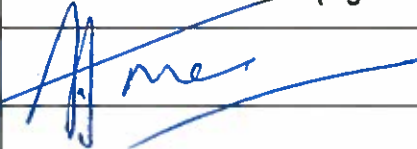

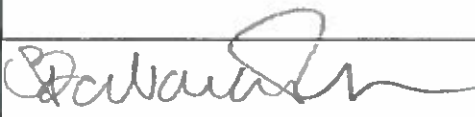


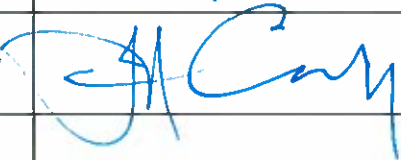


Article 8 – Definitions

- Potential electronic link of terms to other parts of the Code
- Remove regulatory items from this section

Conclusion: Reorganization of information and the addition of charts and graphs could help create a more user-friendly code. City Staff to explore the possibility of making the code available through Municode.

Steering Committee Zoning Code Update Members Sign-In

Meeting
June 15, 2018

#	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	btria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	For Craig Collier <i>Gus Gebelhus</i>			<i>Gus Gebelhus @ a roldgebels.com</i> craig.collier@coller-law.com
14				
15				

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the project background materials, to receive input from the Steering Committee in regard to the articles and divisions of the City Code.

Project Reference: Task 2 / Meeting #2

Date: 6.15.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Ramon Trias, Planning and Zoning Director, City of Coral Gables

Arceli Redila, Principal Planner, City of Coral Gables

Paula Roldos, Principal Planner, City of Coral Gables

Venny Torre, Torre Companies

Mario Garcia Serra, Gunster Law Firm

Barbara Tria, Coral Pine Real Estate

Mari Gallet, Gallet Ventures

Marshall Bellin, Bellin & Pratt Architects

Judy Carty, Principal, Carty Architecture

Laura Russo, Laura L. Russo, Esq.

Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner

Galina Tachieva, Project Director

Meryem Belkadi, Intern

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the outline organization of the zoning code, the content of articles and divisions, as well as the definitions and regulations of the zoning districts.

Zoning districts:

1. MF1 zoning district: needs some corrections; add alley entry, reconsider setbacks, allow townhouses.
2. MF2 zoning district: needs consolidation; reduce the excessive possibilities.

3. MFSA zoning district: could be extended to North Ponce and south of Downtown; review setbacks, lot width, reduce allowance of unit size to 450 sq.ft. from 575 sq.ft. Setbacks can also be reduced.
4. MXD zoning district: may substitute for many overlays. MXD for Giralda area and downtown to allow residential use above first floor.
5. UCD zoning district: to be moved to the Appendix.
6. S zoning district: covering institutional buildings such as churches, hospitals and schools should remain unchanged.
7. Miracle Mile: study the reduction of the minimum lot frontage from 50' to 25' and the reduction of the front building's height from 6 stories to 4 stories.
8. BIOD zoning district: mostly signage and operations, can be moved to other parts of the Code.
9. CL zoning district: allow residential above.
10. I zoning district: to remain unchanged.
11. NPCO and RIR zoning districts: new, to remain unchanged.
12. Site specifics needing changes are: Section K, Section L, and Douglas Section.

Other:

1. Refer to best practices manual in the Code.
2. The city will make recommendations in regard to Prohibited Uses.
3. Suggestions to activate buildings' rooftops were requested.
4. Add an index to the Code.
5. Add non-conforming lots to non-conforming buildings and uses.
6. Add standards for lots, blocks and urban design standards.

Next Scheduled Meetings:

Planning + Zoning Board workshop to be scheduled after August Staff Committee meeting.

Staff Committee Zoning Code Update Members Sign-In

Staff Meeting
August 6

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Asst. City Manager	Mr. Peter Iglesias	✓	460-5204	piglesias@coralgables.com
2	Public Works	Ed Santa Maria		460-5001	esantamaria@coralgables.com
3	Hist. Res. & Cultural Arts	Dona Spain	Dona Spain	460-5095	dspain@coralgables.com
4	Development Services	Suramy Cabrera	✓	569-1850	scabrera@coralgables.com
5	Parking	Kevin Kinney	John Howatchity J. Kinney	460-5541	kkinney@coralgables.com
6	Concurrency	Sabrina Brown	Sabrina Brown	460-5236	sbrown@coralgables.com
7	Public Works	Jessica Keller		460-5618	jkeller@coralgables.com
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9	Landscape	Bruce Dannemiller		460-5130	bdannemiller@coralgables.com
10	Landscape	Deena Bell-Llewellyn		460-5165	dbell@coralgables.com
11	City Attorney	Miriam Ramos	Craig Ramos	460-5084	mramos@coralgables.com
12	Planning	Ramon Trias	Ram Trias	460-5215	rtrias@coralgables.com
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14	Planning	Arceli Redila		460-5212	aredila@coralgables.com
15	Planning	Paula Roldos		476-7239	proldos@coralgables.com

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the Proposed Table of Contents, to receive input from the Staff Committee in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Task 3 / Meeting #1

Date: 8.6.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Ramon Trias, Planning and Zoning Director, City of Coral Gables
Peter Iglesias, Assistant City Manager
Dona Spain, Historic Restoration & Cultural Arts
Suramy Cabrera, Development Services
John Kowalchily, Parking
Mark Brown, Transportation
Sabrina Brown, Concurrency
Jennifer Garcia, Planning
Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDESIGN:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Project Director
Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Table of Contents*, as well as the mapping of the *Site Specifics*.

Staff suggestions in response to the Proposed Table of Contents:

1. General agreement with proposed reorganization, plus general clarifications
2. Historic Preservation related items to be moved to *Article 9. Historic Preservation*
3. Art in Public Spaces related items to be moved to *Article 8. Art in Public Spaces*
4. Administrative items to be moved to *Article 13. Process*
5. Notices to become a separate Article – *Article 14. Notices*
6. Create separate Articles for Architecture, Landscape & Sustainability - *Articles 5,6, & 7*

7. Definitions – items may be divided among terms and uses. Incorporate the following: if a term is not defined here, a standard dictionary definition shall apply
8. BIOD – to be moved to a new Appendix (signs and operations) – *Appendix E. Business Improvement Overlay District (BIOD)*
9. Simplify the numbering system for the Articles. Remove the sub-heading Divisions and only use Sections and Sub-sections
10. Apply good urban design criteria to determine appropriate heights and FAR
11. Site Specifics relationship to Zoning, Future Land Uses (Comp. Plan) and Bonuses – to be next phase of work

September 20th meeting

1. Discussion of materials to be presented at hearing



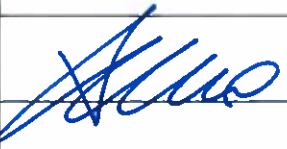




Next Scheduled Meetings:

August 10, 2018 – Steering Committee

Please find the Presentation from August 6th included on the following pages.

Steering Committee Zoning Code Update Members Sign-In

Meeting
Aug 10, 2018

#	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Venny Torre		305-442-9494 / mobile 305-332-5700	venny@torrecompanies.com
2	Robert Behar		305-740-5442 / mobile 305-607-2021	Robert@beharfont.com
3	Mario Garcia Serra		305-376-6000	mgarcia-serra@gunster.com
4	Joe Kohl		305-666-0446	jkohl@doverkohl.com
5	Jorge Navarro		305-579-0821	navarrojo@gtlaw.com
6	Barbara Tria		305-665-6199	bttria@coralpinerealestate.com
7	Mari Gallet		786-277-6274	galletmari@gmail.com
8	Marshall Bellin		305-274-6000	marshall@bellinandpratt.com
9	Judy Carty		786-717-7100 ext 203	jcarty@CartyArchitecture.com
10	Jorge Hernandez		305-774-0022	jorge@jhlharchitect.com
11	Laura Russo		305-476-8300 mobile 305-8019002	Laura@Laurarussolaw.com
12	Mr. Charles Bohl		305-528-5109	cbohl@miami.edu
13	Craig Collier		305-978-3766	craig.collier@collier-law.com
14				
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Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Interactive analysis of the Proposed Table of Contents, to receive input from the Steering Committee in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Task 3 / Meeting #2

Date: 8.10.18

Time: 3:00pm – 5:00pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

In attendance:

Venny Torre, Torre Companies
Robert Behar, Principal, Behar Font & Partners, P.A
Jorge Navarro, Greenberg Traurig, LLP
Mari Gallet, Gallet Ventures
Judy Carty, Principal, Carty Architecture
Laura Russo, Laura L. Russo, Esq.
Craig Collier, Craig H. Collier, P.A.

In attendance from DPZ CoDesign:

Elizabeth Plater-Zyberk, Partner
Galina Tachieva, Project Director
Judith I. Bell, Project Manager

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Table of Contents*, as well as the mapping of the *Site Specifics*.

Committee comments in response to the presentation included the following suggestions:

1. Retain *Sections* as the sub-headings for the different Articles
2. Evaluate Zoning Code graphics
3. Examine regulatory language about *Signs*
4. Evaluate moving the *Definitions* to the beginning of the code
5. Better interconnect the different *Code Sections* through links and keyword search interface
6. Evaluate using an interactive city-wide zoning map
7. Delete DIR – no longer in use
8. Concurrency Review – to be determined if still needed

9. Desire for qualitative improvements not just reorganization
10. Discussion about Mediterranean bonuses
11. Discussion about the need of city-wide parking strategies

Tracking of new language within the Zoning Code:

12. Implement ways to track current vs. new regulatory language
13. Divide the Code updates into two phases:
 - First Phase: Reorganize Existing Zoning Code
 - Second Phase: Zoning Code Content Improvements

Recommendations / Future Work:

14. Clarify language related to FAR bonuses
15. Review Mixed-use Regulations / potential new Mixed-use District
16. Compile general recommendations / identify issues that may be included in a Second Stage of Work
17. Examine potential Growth Corridors along Lejeune, Ponce de Leon, Douglas and 8th Street

Next Steps:

18. Mapping Analysis to show the different layers of zoning over a particular area, including the following: Zoning Map, Future Land Use (Comp. Plan), Overlays, Site Specifics, Mediterranean Bonuses & proposed recommendations.
19. New sample Article prior to comprehensive revision

Next Scheduled Meetings:

August 21, 2018

Planning + Zoning Board workshop to be scheduled after August Staff Committee meeting.

Please find the presentation from August 10th included on the following pages.

Attendance Sign In Sheet – September 21, 2018

DPZ/Planning & Zoning Board re ZC Update

	Name	Mailing Address	Phone
1.	RAMON TRIAS	CITY HALL	
2.	MARIA MELIEDEO	BARD MEADOW	3057330029
3.	ANTHONY GARCIA	5871 SUNSET DRIVE	305718-6426
4.	JENNIFER GARCIA	CITY	—
5.	ARCELI REDIVA	CITY	
6.	ELIZ PLATER-ZYBERK-	DPZ 1023 SUNDANCE MIAMI	33133 305-644-1023
7.	GALINA TACHIEVA	DPZ " " "	" " "
8.	CAMILLE CORREES	DPZ " "	" "
9.	Craig Collier	1680 Michigan Ave, M3, FL	305-978-3969
10.	Rhonda Anderson	2655 Le Jeune Rd #540	
11.	Julio GARIBEL	1126 S. GREENWAY DR	305-5620067
12.	JUDITH I BELL	DPZ " "	305-644-1023
13.			
14.			
15.			
16.			
17.			
18.			

Coral Gables Zoning Code Update
Planning and Zoning Board Meeting Minutes

Purpose of Meeting: To receive input from the Planning and Zoning Board in regard to the potential reorganization of articles and divisions of the Zoning Code.

Project Reference: Phase 1 / Task 4 / Workshop #1

Date: 9.21.18

Time: 2:00pm – 4:15pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

Attendees:

City of Coral Gables:

Ramon Trias, *Planning and Zoning Director*
Jennifer Garcia, *City Planner*

Planning and Zoning Board:

Maria Menendez, *Board Member, Vice Chairperson*
Julio Grabiell, *Board Member*
Rhonda Anderson, *Board Member*

Other Participants:

Anthony Garcia, *Street Plans, Principal*
Craig Collier, *Craig H. Collier, P.A., Land Use and Zoning Attorney*

DPZ CoDesign:

Elizabeth Plater-Zyberk, *DPZ CoDesign, Partner*
Galina Tachieva, *DPZ CoDesign, Partner*
Judith Bell, *DPZ CoDesign, Project Manager*
Camille Cortes, *DPZ CoDesign, Junior Designer*

Key Points Discussed:

After introductions, the meeting began with a presentation prepared by DPZ to discuss the proposed *Zoning Code Table of Contents*, as well as code content such as the mapping of the *Site Specifics*.

Board Members comments in response to the presentation included the following:

1. Telecommunications – an example of selected sections potentially to be moved out of Zoning Code and into other City Regulations.
2. Future annexations – impacts to be examined after annexation completed.
3. Open Space – discussion of front setbacks and landscape.

In response to the final slide, questions and comments followed:

1. Comments on document reorganization
 - General consensus and positive comments towards proposed reorganization of the Zoning Code
2. FAR – varies between 1.0 - 4.375 (with TDR)
 - Simplify MF2 – Multiple FARs
3. Height – varies between 45' - 190.5'
 - Clarify relation to bonuses
4. Setbacks – review stepbacks?
 - Examine regulatory language for setbacks at various heights
5. Uses – allow residential in all commercial within the Central Business District? (mixed-use)
 - Positive comments: discussion about parking, size of lots, and heights
6. Small Lots < 20,000 sf = 45ft height limit – results in only low & high buildings – “missing middle”?
 - Currently there isn't a parking requirement for buildings constructed before 1963 in the Central Business District. Downtown Parking Garages are supplying sufficient capacity to offset current demand.
 - Mixed-use lots < 20,000 sf, examine parking reductions for ground-floor commercial uses, as these likely are already in place without parking.
7. Parking for small lots – eliminate?
 - Examine eliminating parking for ground floor commercial uses and only require parking for uses above the ground floor
 - Discourage parking underground – high water table
8. Update process recommendations – organization and content?
 - Current Stage: Reorganization of Articles, Divisions and Sections
 - Potential Second Stage: Content improvements (excluding Single-Family Residential (SFR) District) to consolidate and coordinate conflicting regulations (reference to maps shown in slide presentation)
 - Attorney Craig Collier is currently conducting revisions to the Notices Sections
9. Public participation?
 - Public Participation – open public meetings may be desirable

Next Scheduled Meeting: Wednesday October 17, 2018 at 6pm

Please find the presentation from September 21st included on the following pages.

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, OCTOBER 17, 2018, COMMENCING AT 6:02 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairperson Rhonda A. Anderson Maria Velez Robert Behar</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Miriam Ramos, City Attorney Jennifer Garcia, City Planner Arceli Redila, Principal Planner Jill Menendez, Administrative Assistant, Board Secretary ALSO PARTICIPATING: Elizabeth Plater-Zyberk, DPZ CoDesign</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: Good evening to all of 4 the members in the audience tonight. I'd like 5 to welcome everybody. 6 This is just a presentation, so I'm going 7 to dispense with the usual reading. At this 8 time, I'd like to call the meeting to order. 9 The time is 6:02. 10 Jill, if you could do a roll call, please. 11 THE SECRETARY: Rhonda Anderson? 12 MS. ANDERSON: Present. 13 THE SECRETARY: Robert Behar? 14 MR. BEHAR: Here. 15 THE SECRETARY: Julio Grabiell? 16 Maria Menendez? 17 Maria Velez? 18 MS. VELEZ: Here. 19 THE SECRETARY: Eibi Aizenstat? 20 CHAIRMAN AIZENSTAT: Here. 21 Let's go ahead and take a look at the 22 minutes for approval. 23 MS. VELEZ: I'll move. 24 CHAIRMAN AIZENSTAT: So moved. 25 MR. BEHAR: Second.</p>
<p style="text-align: center;">Page 3</p> <p>1 CHAIRMAN AIZENSTAT: Second. 2 Any discussion? 3 MS. ANDERSON: No. 4 MS. VELEZ: No. 5 CHAIRMAN AIZENSTAT: No? Call the roll, 6 please. 7 THE SECRETARY: Robert Behar? 8 MR. BEHAR: Yes. 9 THE SECRETARY: Maria Velez? 10 MS. VELEZ: Yes. 11 THE SECRETARY: Rhonda Anderson? 12 MS. ANDERSON: Yes. 13 THE SECRETARY: Eibi Aizenstat? 14 CHAIRMAN AIZENSTAT: I would like to 15 abstain because I was not here for that 16 meeting. My question is, what happens? 17 Yes, I'm fine with it. 18 MS. GARCIA: They need five more minutes. 19 CHAIRMAN AIZENSTAT: Okay. 20 MR. TRIAS: Mr. Chairman, we have one item 21 today only and that item is a presentation from 22 the consultant to discuss the Zoning Code 23 process. So as soon as Liz is ready -- and my 24 goal for this meeting is for Liz to be able to 25 explain what has taken place so far and lay out</p>	<p style="text-align: center;">Page 4</p> <p>1 the future steps and get your input in how much 2 involvement the Board wants to have and when, 3 and get some of idea of the time. 4 So, Liz, whenever you're ready. 5 CHAIRMAN AIZENSTAT: Thank you. 6 MS. PLATER-ZYBERK: Good evening. 7 CHAIRMAN AIZENSTAT: Welcome. 8 MS. PLATER-ZYBERK: Thank you. 9 So I've just been told that the slide 10 advancer is missing, so my counterpart in the 11 machine room will be assuming that. She knows 12 when to push the next slide. 13 CHAIRMAN AIZENSTAT: Okay. Can I ask you, 14 just before we start, just for the record -- 15 MS. PLATER-ZYBERK: Yes. 16 CHAIRMAN AIZENSTAT: -- please state your 17 name and address. 18 MS. PLATER-ZYBERK: Elizabeth 19 Plater-Zyberk, representing DPZ CoDesign. 20 There are usually three of us who show -- three 21 or four of us who show up at the meetings with 22 the City Staff, so there's a larger team that's 23 working with this. And Judith Bell is with me 24 tonight working the computer. 25 So what we're intending to do this evening</p>

<p style="text-align: right;">Page 5</p> <p>1 may be a little bit redundant for some of you.</p> <p>2 It's an update of the work that's been done on</p> <p>3 this project, the updating of the Zoning Code,</p> <p>4 which has been through a series of meetings</p> <p>5 already with Staff and a Staff Committee and a</p> <p>6 Steering Committee.</p> <p>7 So I think they can hear me.</p> <p>8 MS. GARCIA: He's working on it. Give him</p> <p>9 a few minutes.</p> <p>10 MS. PLATER-ZYBERK: At any rate, I will</p> <p>11 continue to give you some general ideas about</p> <p>12 where we've been and, I think, where -- we're</p> <p>13 looking forward to hearing from this Board</p> <p>14 about our next steps.</p> <p>15 So this is coming to the end of the</p> <p>16 assessment and analysis phase of the project,</p> <p>17 which then has a phase of proposing changes,</p> <p>18 and then a phase of implementation. This is</p> <p>19 all on the slides, and when we get to that</p> <p>20 part, I'll skip through it quickly, but,</p> <p>21 essentially, we understood that there are two</p> <p>22 components.</p> <p>23 So this is just the title slide, telling</p> <p>24 you where we are and what we're doing.</p> <p>25 Let's see here. Okay. So here I am</p>	<p style="text-align: right;">Page 6</p> <p>1 explaining the schedule to you. We're coming</p> <p>2 to the end of the first phase, which was</p> <p>3 analyzing the document and getting as much</p> <p>4 input as possible on how it could be better.</p> <p>5 Next.</p> <p>6 This is where we've been. Reading from the</p> <p>7 bottom up, we started in the Spring, and you</p> <p>8 can see we've had a series of Steering and</p> <p>9 Staff Committee meetings, which bring us to</p> <p>10 this Board meeting. We had a Board Workshop</p> <p>11 earlier in September.</p> <p>12 Next.</p> <p>13 So the preliminary assessment -- you know,</p> <p>14 I'm used to having a computer here in front of</p> <p>15 me to read this, but essentially what we heard</p> <p>16 from those Committees and others were that</p> <p>17 the -- thank you. You're moving the screen for</p> <p>18 me.</p> <p>19 MR. BEHAR: Can you get the screen to work</p> <p>20 for her?</p> <p>21 MR. TRIAS: Yeah, it's not working --</p> <p>22 MR. BEHAR: It would be much easier.</p> <p>23 MS. PLATER-ZYBERK: I'll keep going.</p> <p>24 That the organization of the Code presents</p> <p>25 some problems, that it could be easier --</p>
<p style="text-align: right;">Page 7</p> <p>1 people wish it could be easier to use. A</p> <p>2 number of -- so that's really about the</p> <p>3 structure of the Code -- and then a number of</p> <p>4 content issues, included some of the Site</p> <p>5 Specific regulations, a couple of the</p> <p>6 categories, MF2, MFSA, Mixed-Use categories,</p> <p>7 the interaction of density, height and FAR</p> <p>8 needed clarification. In some cases, they</p> <p>9 seemed contradictory.</p> <p>10 Thank you for moving that around.</p> <p>11 There's been a lot of discussion about</p> <p>12 possibly reducing -- parking reductions and</p> <p>13 considering relief for small site</p> <p>14 development -- thank you -- that means sites</p> <p>15 below 20,000 square feet. So this is a series</p> <p>16 of repeating themes that keeps coming up in</p> <p>17 meetings.</p> <p>18 Next slide, please.</p> <p>19 So we began by, of course, looking at the</p> <p>20 Code very thoroughly and we thought that the</p> <p>21 first thing that needed to be cleared, we would</p> <p>22 take the first part of that list, to clarify</p> <p>23 the structure. I should point out, however,</p> <p>24 that in that first list, we didn't see</p> <p>25 single-family residence, because that's been</p>	<p style="text-align: right;">Page 8</p> <p>1 worked on, in various ways, including a</p> <p>2 committee which addressed changes to the</p> <p>3 single-family home part of the Code, and so at</p> <p>4 this point, we haven't addressed it. It hasn't</p> <p>5 been part of the discussions, in large part.</p> <p>6 So what we have in front of you here is a</p> <p>7 list of proposed changes to the Table of</p> <p>8 Contents, essentially, the structure of the</p> <p>9 document. And where it is now, with eight</p> <p>10 articles, we're suggesting sixteen, by pulling</p> <p>11 certain things out of the existing eight to be</p> <p>12 standalone articles, and I will go into this a</p> <p>13 little bit more, so you can understand what</p> <p>14 some of those moves are, but you'll see</p> <p>15 Historic Preservation, Art in Public Places,</p> <p>16 Parking, Signs, the things that are typically</p> <p>17 separate chapters in Zoning Codes, and largely</p> <p>18 now are all lumped into Article 5, under</p> <p>19 Development Standards, we're suggesting should</p> <p>20 have their own place.</p> <p>21 If you look at the appendices, we also</p> <p>22 found that things like the University Campus</p> <p>23 District, which is a document that describes</p> <p>24 the campus, was embedded somewhere else in the</p> <p>25 Code, and, really, it's a separate item. It</p>

<p style="text-align: right;">Page 9</p> <p>1 can be a standalone. It's a large Site</p> <p>2 Specific, in other words.</p> <p>3 At any point, if you have any questions,</p> <p>4 please stop me.</p> <p>5 Next.</p> <p>6 So just to go into it a little bit more,</p> <p>7 the general provisions will remain largely</p> <p>8 intact, or, let's say, largely together. The</p> <p>9 decision-making and administrative processes,</p> <p>10 administrative bodies will become part of a</p> <p>11 process chapter that describes the processes of</p> <p>12 approvals. Development Review, likewise,</p> <p>13 although it's a separate article now, would</p> <p>14 become part of the process, and then other</p> <p>15 things that are in Development Review would</p> <p>16 have their own articles.</p> <p>17 Notices, which have become more critical or</p> <p>18 more intense and -- a more intense kind of</p> <p>19 activity for the City, will have its own place,</p> <p>20 Historic Preservation, Art in Public Places.</p> <p>21 Next.</p> <p>22 The Zoning Districts, of course, will be</p> <p>23 focused on in the Zoning Districts article,</p> <p>24 largely, and that's where some of the critical</p> <p>25 content is, that you saw in the first list,</p>	<p style="text-align: right;">Page 10</p> <p>1 might require some changes. So we haven't</p> <p>2 addressed the content of this yet, but we know</p> <p>3 that it's likely to be remaining together.</p> <p>4 And, then, here you can see where two of</p> <p>5 the items that were in Article 4 are going to</p> <p>6 the appendix.</p> <p>7 Let's keep going.</p> <p>8 Article 5, which is currently the kind of</p> <p>9 catch-all article that has many, many things,</p> <p>10 many divisions in it, you can see our</p> <p>11 suggestions about dividing this into a number</p> <p>12 of different places; Uses might cover some of</p> <p>13 the accessory uses, essentially, the Use based</p> <p>14 issues; Awnings and Canopies, going back and</p> <p>15 forth, that could be part of the Architecture</p> <p>16 Chapter. Once we've delved into the text of</p> <p>17 the Code, some of these things would become</p> <p>18 more obvious.</p> <p>19 Let's see if there's anything in particular</p> <p>20 here. Landscape might have its own article,</p> <p>21 and, of course, Parking would have its own</p> <p>22 article. So it would be very obvious where to</p> <p>23 go to look for things. This is about making it</p> <p>24 easier to use.</p> <p>25 Next.</p>
<p style="text-align: right;">Page 11</p> <p>1 Continuing, these are the other parts of</p> <p>2 the Division. You can see it keeps going,</p> <p>3 Division 15, 16 and so on, and each one of</p> <p>4 these is being separated out into that part of</p> <p>5 the Code that deals with Uses, into that part</p> <p>6 of the Code that deals with form, and so on.</p> <p>7 Next.</p> <p>8 Nonconformities, now to be called Lawfully</p> <p>9 Existing, and we're pointing out that this is</p> <p>10 Uses, Lots, Structures and Signs, because all</p> <p>11 four of those can be outside of existing</p> <p>12 regulations. The violations would go into</p> <p>13 process, and definitions would be definitions.</p> <p>14 Next.</p> <p>15 So this is just to show the complexity of</p> <p>16 it, but also to show that we can track the</p> <p>17 moves, so that we don't leave anything behind</p> <p>18 and it doesn't get lost.</p> <p>19 Next.</p> <p>20 And so, for instance, here's one that we've</p> <p>21 taken a run at, in terms of re-organizing. The</p> <p>22 Zoning District, formally Article 4, would have</p> <p>23 the specific form limits or descriptions</p> <p>24 under -- in this sequence of categories, the</p> <p>25 residential, the single-family, which we're</p>	<p style="text-align: right;">Page 12</p> <p>1 saying would remain largely the same, the</p> <p>2 multi-families, which we're being asked to look</p> <p>3 at a little bit more thoroughly, in terms of</p> <p>4 content, and the Overlay Districts and then the</p> <p>5 non-residential districts, and this is where</p> <p>6 the discussion about Mixed-Use comes in, the</p> <p>7 multiple overlays. When you see some of the</p> <p>8 maps that we've made, you'll understand why</p> <p>9 we're talking about content in those terms.</p> <p>10 Next.</p> <p>11 So now, speaking to that, you will see that</p> <p>12 there are a number of often conflicting</p> <p>13 overlaying regulations that are part of the</p> <p>14 confusion. So it's not just the structure of</p> <p>15 the Code and it's hard to find things, but</p> <p>16 there are things that actually are</p> <p>17 contradictory.</p> <p>18 Next.</p> <p>19 And we went through each area of the City</p> <p>20 that has uses other than single-family</p> <p>21 residential, and we did these plans, with the</p> <p>22 help of the Staff. They were -- these didn't</p> <p>23 really exist in this way, before we did them,</p> <p>24 but what you see is the current Zoning Map on</p> <p>25 the left, the Future Land Use Map, which is</p>

<p style="text-align: right;">Page 13</p> <p>1 related to the Comprehensive Plan to the right</p> <p>2 of that.</p> <p>3 Beyond that, the Mixed-Use, another</p> <p>4 category called the Mixed-Use -- this is</p> <p>5 Downtown, the KLN Craft section, the Mixed-Use</p> <p>6 district, which is really mostly into North</p> <p>7 Ponce, but it comes into Downtown a little bit,</p> <p>8 the Downtown District, which is really Miracle</p> <p>9 Mile, the Site Specific regulations, which are</p> <p>10 essentially a height regulation, and then the</p> <p>11 Conservation Overlay District, which also comes</p> <p>12 down into this area a little bit. There's no</p> <p>13 line that says everything is one thing to the</p> <p>14 outside of the line, and they also overlap the</p> <p>15 boundaries. So that adds to the confusion.</p> <p>16 And what you see at the end is a blank map</p> <p>17 for proposal, because our suggestion is that,</p> <p>18 if you want to, you could address these</p> <p>19 contradictions -- it may be not be easy -- and</p> <p>20 come up with, instead of a series of overlays,</p> <p>21 maybe a couple or several Zoning Districts that</p> <p>22 actually have lines between them, so you can</p> <p>23 tell which one your property would be regulated</p> <p>24 by.</p> <p>25 Next.</p>	<p style="text-align: right;">Page 14</p> <p>1 The Douglas Section, similarly, has the</p> <p>2 same panoply of Zoning, Future Land Use,</p> <p>3 Overlays, such as you see, Site Specifics.</p> <p>4 Next.</p> <p>5 The Flagler Section has very little</p> <p>6 contradictions or multiplicity, because it's</p> <p>7 mostly single-family.</p> <p>8 Next.</p> <p>9 The area to the north -- we focused on</p> <p>10 anything that had commercial or other than</p> <p>11 residential uses. The boundary of the City,</p> <p>12 along Eighth Street, essentially has one kind</p> <p>13 of Zoning, and one could discuss changes in</p> <p>14 that, but it's not as complex as the others.</p> <p>15 Next.</p> <p>16 The Biltmore Section, which is small but</p> <p>17 pretty complicated, because there's a lot of</p> <p>18 history here and has similar overlays of</p> <p>19 contradiction.</p> <p>20 Next.</p> <p>21 The industrial section, the Merrick Park</p> <p>22 area, which likewise has a series of overlays.</p> <p>23 Next.</p> <p>24 The Riviera Section, which is really just</p> <p>25 the frontage of Dixie Highway.</p>
<p style="text-align: right;">Page 15</p> <p>1 Next.</p> <p>2 And then the area that extends down into</p> <p>3 the boundary with South Miami.</p> <p>4 So Ramon Trias has shown us one property in</p> <p>5 this area, for instance, that has two or three</p> <p>6 different Zoning categories within the</p> <p>7 property, that's been aggregated, plus Overlays</p> <p>8 and Site Specifics, which makes the</p> <p>9 interpretation of it next to impossible.</p> <p>10 Next.</p> <p>11 So I think one of the -- well, at the end,</p> <p>12 I'll have a series of questions for you. So</p> <p>13 that's one thing, is there a mandate or a</p> <p>14 request or a desire to try to straighten some</p> <p>15 of those Overlays and contradictions out?</p> <p>16 Then, of course, we've heard a lot about</p> <p>17 the Mediterranean bonus and we thought it might</p> <p>18 be useful to clarify that. That deals with</p> <p>19 three kinds of density, low, medium and high;</p> <p>20 height, density and FAR, and then several</p> <p>21 levels of application of the bonuses.</p> <p>22 Next.</p> <p>23 There's, first, a pre-requisite -- I'm sure</p> <p>24 you all know this, but perhaps others watching</p> <p>25 do not -- in which a number of</p>	<p style="text-align: right;">Page 16</p> <p>1 pre-requisites -- there are fourteen listed</p> <p>2 here -- are required to even be considered for</p> <p>3 the benefit of the Mediterranean Style Design</p> <p>4 Standards, no blank walls, architectural</p> <p>5 elements at the top of the buildings, minimum</p> <p>6 landscaped open area requirements, providing</p> <p>7 street lighting and so on. These are the kinds</p> <p>8 of very basic urban quality aspects.</p> <p>9 Next.</p> <p>10 The Level Two qualifications, which achieve</p> <p>11 an additional floor in Multi-Family and</p> <p>12 Commercial, and a point to FAR bonus, would</p> <p>13 require the application of a number of these</p> <p>14 architectural elements, arcades or loggias,</p> <p>15 building stepbacks, lighting of the landscape,</p> <p>16 paver treatments and so on. Again, I'm not</p> <p>17 reading them all, but there's a dozen of them.</p> <p>18 For residential uses in Multi-Family, six</p> <p>19 of these twelve items must be present. In</p> <p>20 Non-Residential Uses, the Commercial and</p> <p>21 Industrial Districts, eight must be present,</p> <p>22 and also for Mixed-Use, for the MXD.</p> <p>23 Next.</p> <p>24 Level 2 qualifications, which in low to</p> <p>25 medium density allow one floor additional and a</p>

<p style="text-align: right;">Page 17</p> <p>1 .3 FAR bonus in high density, two floors are 2 allowed and a .3 FAR bonus, and, in this case, 3 the inclusion of design elements and 4 architectural styles from the following, 5 referring to the historical buildings, the 6 eight historical buildings of the City are 7 required. 8 Next. 9 So with this kind of kit of parts -- of 10 regulating parts, we asked the City if there 11 was information on recently built buildings, to 12 understand what general patterns may be 13 emerging from something that seems very complex 14 and maybe sometimes chaotic, and so we took a 15 look at these case studies, again, with the 16 City's assistance, because they have very good 17 records. 18 Next. 19 And so I'll just go through them very 20 quickly. Some of them are built and some are 21 not. The Mediterranean Village, of course, not 22 yet, and has an FAR of 3.59 and a building 23 height of 200. This is probably -- this is not 24 the most extreme. 25 Next.</p>	<p style="text-align: right;">Page 18</p> <p>1 I would say, not extreme, but the most 2 dense. 3 And in each case, we took a look, also, at 4 what are some of the regulatory documents that 5 may have produced them, and so you know, if 6 you've seen this project, that it has a kind of 7 form based Code or design guideline of its own. 8 Next. 9 Gables Gateway, on the north side of Ponce, 10 at Le Jeune, has an FAR of 2.9 and a building 11 height of 100 feet, 10 stories. 12 Next. 13 MR. TRIAS: That was designed by one of our 14 members. 15 MS. PLATER-ZYBERK: Yes. He knows it well. 16 Next. 17 This is the view from Le Jeune Road 18 coming -- looking south. 19 Next. 20 Across the railroad -- across Ponce and the 21 railroad, the property currently rising very 22 quickly, FAR of 3.48, height of 180 feet or 14 23 stories. 24 Next. 25 Some of the illustrations for the project</p>
<p style="text-align: right;">Page 19</p> <p>1 and the drawings used in the approvals. 2 Next. 3 2020 Salzedo, which is considered part of 4 the Downtown area, has a 4.375 FAR, with TDRs, 5 Transfer of Development Rights, 180 feet. 6 Next. 7 This is the building seen from two angles. 8 Next. 9 Some of the elements illustrated from the 10 historic buildings that were used in the 11 approvals for this building. 12 Next. 13 The Palace at Andalucia, 3.5 FAR, 101 feet 14 in height. 15 Next. 16 Interestingly enough, it's in the exact 17 center of the slide. The parking garage is on 18 the south side of the street, and the building 19 on the north side has an entirely inhabited 20 program. 21 Next. 22 Here you can see them looking east, parking 23 to the right, building on the left. 24 Next. 25 And as you could see, that was The Palace.</p>	<p style="text-align: right;">Page 20</p> <p>1 Some of the drawings used in its approvals. 2 Next. 3 And then two side by side that are 4 interesting, because they have different uses. 5 We didn't have all of the information about 6 these, 1300 and 1200 Ponce, one an office 7 building and one a residential building. 8 Next. 9 And here you see them side by side, the 10 residential building on the left -- the 11 balconies give it away -- and the office 12 building on the right. And what you see is one 13 of the step backs that are part of the Code; in 14 the case on the left, above the first floor, in 15 the case on the right, above the fourth floor. 16 Next. 17 They stepped down to the residential, to 18 the North Ponce area behind them, with varying 19 degrees of success. 20 Next. 21 And I think this is the last one. The 22 Aloft, which -- next -- is seven stories. This 23 is the view from Le Jeune Road. It has the 24 arcade and a number of other requirements. 25 Next.</p>

<p style="text-align: right;">Page 21</p> <p>1 This is the side street view.</p> <p>2 Next.</p> <p>3 And then the final thing that I have to</p> <p>4 show you is the most recent analysis we did.</p> <p>5 We were asked to look at the open space</p> <p>6 requirements.</p> <p>7 Next.</p> <p>8 And so this is new since the Workshop of</p> <p>9 the Planning Board earlier -- several weeks</p> <p>10 ago. So these are the different Zonings, and</p> <p>11 the way -- and the open space requirement, as</p> <p>12 it is distributed currently through the</p> <p>13 Zoning -- through the Zoning requirements, and,</p> <p>14 essentially, there's a lot of different details</p> <p>15 here, but it usually gets -- it's done through</p> <p>16 the setbacks and through the edges of the</p> <p>17 property.</p> <p>18 So, in some ways, it could be considered an</p> <p>19 inadequate attention to open space. I don't</p> <p>20 know if that's where the concern is coming</p> <p>21 from, but it's clear, if you just -- if you</p> <p>22 scrutinize this diagram, that it's different</p> <p>23 per Zoning District or location or something</p> <p>24 else that gets written into a specific type,</p> <p>25 and that it's not uniform relative to its urban</p>	<p style="text-align: right;">Page 22</p> <p>1 location. So from one building to the next,</p> <p>2 the way the frontage of the building meets the</p> <p>3 street, in terms of arcade, landscape, whether</p> <p>4 there can be trees or not, varies.</p> <p>5 So one of the first things one considers in</p> <p>6 urban design and place-making and trying to</p> <p>7 bring some kind of identity or character to a</p> <p>8 place is that you try to make the public</p> <p>9 spaces, in particular the streets, have some</p> <p>10 kind of uniform envelope, which isn't</p> <p>11 necessarily a style issue as much as how the</p> <p>12 building meets the street and what the</p> <p>13 landscape might be doing.</p> <p>14 So I think these could be scrutinized more</p> <p>15 closely, looking at the document, but I'm going</p> <p>16 to show you some examples and what these speak</p> <p>17 to.</p> <p>18 Next.</p> <p>19 So this is probably a five-foot setback,</p> <p>20 which has that piece of hedge in it, between</p> <p>21 the City's sidewalk -- in other words, the</p> <p>22 right-of-way ends at the end of the sidewalk.</p> <p>23 That little curb for the planter is probably in</p> <p>24 the private property. And then there's a small</p> <p>25 amount of planting, which is brought into some</p>
<p style="text-align: right;">Page 23</p> <p>1 question when it's put under an awning. You</p> <p>2 know, yes, you can have sprinklers and here</p> <p>3 there's plenty of sun, so we're not worried</p> <p>4 about that, but there's a kind of contradiction</p> <p>5 in terms here.</p> <p>6 Next.</p> <p>7 Similarly, in this case -- I'm not calling</p> <p>8 out where these are. I don't know. We picked</p> <p>9 some random examples -- again, some of the</p> <p>10 green is between the building base, the black</p> <p>11 base, and the sidewalk, and some of it is</p> <p>12 running under the building. It's actually</p> <p>13 under the arcade --</p> <p>14 MS. ANDERSON: It's on Le Jeune Road.</p> <p>15 MS. PLATER-ZYBERK: This is on Le Jeune</p> <p>16 Road -- which seems, also, a little bit odd.</p> <p>17 And then there's only a little bit of space, so</p> <p>18 the palms are beginning to lean out, especially</p> <p>19 since the awning is impinging on them.</p> <p>20 Next.</p> <p>21 This one might be considered a little bit</p> <p>22 better, because there's an arcade without</p> <p>23 plants in it, and there's space in the sidewalk</p> <p>24 to put the palms as a kind of street tree, but,</p> <p>25 on the other hand, we know that the retail has</p>	<p style="text-align: right;">Page 24</p> <p>1 a problem with being that far from the street,</p> <p>2 deep in the arcade, and without being out at</p> <p>3 the street level -- without being close to the</p> <p>4 street.</p> <p>5 And something that's a little bit harder to</p> <p>6 see, at the bottom, is the floor level</p> <p>7 remaining constant while the sidewalk is</p> <p>8 dipping down a little bit, because we do have</p> <p>9 some topography in our City, and how that's</p> <p>10 handled architecturally. It seems like an</p> <p>11 afterthought.</p> <p>12 Next.</p> <p>13 Here's more of the kind of awning and</p> <p>14 planting under the building intersection. What</p> <p>15 you do see, in this case, is that sizeable</p> <p>16 trees are possible if you use the parking lane</p> <p>17 for planters. So it's an irregular</p> <p>18 streetscape, because you're not using the whole</p> <p>19 length of it.</p> <p>20 Next.</p> <p>21 And, you know, one might say that the trees</p> <p>22 and the arcade are somewhat redundant. In this</p> <p>23 case, putting the landscaped piece right in</p> <p>24 front of the building doesn't seem to make</p> <p>25 sense. If you're going to walk out, you should</p>

<p style="text-align: right;">Page 25</p> <p>1 be able to walk out.</p> <p>2 Next.</p> <p>3 The long length of landscape on the right,</p> <p>4 which doesn't allow the pedestrian to cross.</p> <p>5 It looks like a barrier. And, of course, it's</p> <p>6 different from one street side to the other.</p> <p>7 Next.</p> <p>8 Again, the trees getting space with the</p> <p>9 parking lane, but, in this case, it looks like</p> <p>10 the sidewalk outside of the building envelope</p> <p>11 was wide enough for planning trees, so maybe</p> <p>12 you could have done that in a straight line and</p> <p>13 not have to have used the parking up for the</p> <p>14 tree.</p> <p>15 MR. BEHAR: That goes back, where the Code</p> <p>16 requires that you do the bump-outs.</p> <p>17 MR. TRIAS: Right. Right.</p> <p>18 MS. ANDERSON: Pedestrian space --</p> <p>19 MR. TRIAS: I believe that you were the</p> <p>20 architect on this one, too, right?</p> <p>21 MR. BEHAR: I don't know, but --</p> <p>22 MR. TRIAS: But that is a requirement of</p> <p>23 the Code. So those are the contradictions or</p> <p>24 -- yeah --</p> <p>25 MS. PLATER-ZYBERK: I'm just pointing out,</p>	<p style="text-align: right;">Page 26</p> <p>1 without saying that any -- that there are</p> <p>2 issues here that are worthy of some discussion.</p> <p>3 MR. TRIAS: I think this is the better</p> <p>4 image of the ones I've seen. If somebody were</p> <p>5 to show me all of those pictures about Coral</p> <p>6 Gables, I would say, "Oh, my God, what a</p> <p>7 terrible place," in terms of design. So we</p> <p>8 need to -- I mean, I think that's the point</p> <p>9 that Liz is trying to make. I mean, a lot of</p> <p>10 the things that we have in the Code right now</p> <p>11 are really not encouraging quality. It's just</p> <p>12 a checklist, basically.</p> <p>13 MR. BEHAR: You're right, and that's</p> <p>14 something we need to look at, because in</p> <p>15 addition to that, that you have to do that, the</p> <p>16 development has to pay for the loss of the</p> <p>17 parking space --</p> <p>18 MS. PLATER-ZYBERK: Right.</p> <p>19 MR. BEHAR: -- which makes absolutely no</p> <p>20 sense, you know. Yes, you're right, this is</p> <p>21 one that I did, and we -- you mentioned about</p> <p>22 the sidewalk being even with the arcade, which,</p> <p>23 in this case, it does --</p> <p>24 MR. TRIAS: Yes. Yes.</p> <p>25 MR. BEHAR: -- because, you know, you're</p>
<p style="text-align: right;">Page 27</p> <p>1 not going to put a landscaped area that becomes</p> <p>2 unusable.</p> <p>3 MS. PLATER-ZYBERK: Right. Yeah.</p> <p>4 MS. ANDERSON: Well, I like the bump-outs</p> <p>5 because it gets the trees further away from the</p> <p>6 building. They're not smashed against the</p> <p>7 building.</p> <p>8 MS. PLATER-ZYBERK: Well, in some of the</p> <p>9 prior cases I showed you, you absolutely needed</p> <p>10 them. So this is an example of where you might</p> <p>11 not have, but --</p> <p>12 MS. ANDERSON: Well, here, you know --</p> <p>13 again, we're trying to encourage pedestrian</p> <p>14 traffic, and if we're going to be eliminating</p> <p>15 bump-outs in order to try to provide more</p> <p>16 parking, but making this a cement jungle,</p> <p>17 you're not going to encourage pedestrians to</p> <p>18 want to walk, because it's so hot, so sunny.</p> <p>19 MS. PLATER-ZYBERK: Remember, though, that</p> <p>20 in this particular case -- I'm sorry, Robert, I</p> <p>21 didn't know this was yours. I didn't want to</p> <p>22 be --</p> <p>23 MR. BEHAR: Too critical.</p> <p>24 MS. PLATER-ZYBERK: No, I mean, it's just a</p> <p>25 kind of example. All of the others had</p>	<p style="text-align: right;">Page 28</p> <p>1 virtually a tiny sidewalk, you know, the</p> <p>2 five-foot or seven-foot sidewalk.</p> <p>3 MS. ANDERSON: And I hate those. All the</p> <p>4 way up and down Le Jeune Road, it's terrible.</p> <p>5 MR. TRIAS: I want to give credit to</p> <p>6 Robert. I mean, all of your -- the clear space</p> <p>7 in your arcades, it's always --</p> <p>8 MS. PLATER-ZYBERK: Yeah.</p> <p>9 MR. BEHAR: And I don't know if I have a</p> <p>10 self-imposed setback or not, okay. Maybe, on</p> <p>11 this, and I've got to go back, if we had set</p> <p>12 the building back a little bit extra to give a</p> <p>13 wider sidewalk, because of a five-foot setback,</p> <p>14 sometimes it doesn't work.</p> <p>15 MS. PLATER-ZYBERK: Yeah. Right.</p> <p>16 MR. TRIAS: Right.</p> <p>17 But, I mean, if you measure the width of</p> <p>18 the arcade, you will see that it's wider. If</p> <p>19 you measure the sidewalk, the same thing.</p> <p>20 MS. PLATER-ZYBERK: So I think where I'm</p> <p>21 going with this is that whatever concern there</p> <p>22 is about open space and how it is experienced</p> <p>23 in the City, on the City streets and throughout</p> <p>24 the Downtown, it needs more than saying it</p> <p>25 should be ten percent or some percent of your</p>

<p style="text-align: right;">Page 29</p> <p>1 site, because it's always going to be pushed to</p> <p>2 the outside in some way, that's not under the</p> <p>3 larger control of an urban design, but it's</p> <p>4 determined site by site.</p> <p>5 And some of you may remember, years ago,</p> <p>6 when at the University we did the BID plan. We</p> <p>7 made some suggestions for two of the streets</p> <p>8 that were very specific to the street,</p> <p>9 understanding what the right-of-way was, how</p> <p>10 much sidewalk was left, whether you could take</p> <p>11 any space out of parking or traffic lanes, and</p> <p>12 that sort of street by street approach. I</p> <p>13 think, would benefit the City, if you really</p> <p>14 want to deal with open space, beyond haggling</p> <p>15 over what percent of one site it should be.</p> <p>16 CHAIRMAN AIZENSTAT: One question for you.</p> <p>17 A couple of slides back, you showed some</p> <p>18 landscaping that didn't allow pedestrians to</p> <p>19 cross. That one that's in place there.</p> <p>20 I wonder if that was done on purpose -- I</p> <p>21 don't know -- so there is no jaywalking or you</p> <p>22 could cross at the crosswalks, because you're</p> <p>23 in Downtown Coral Gables, where people go out</p> <p>24 for lunch from the offices and so forth.</p> <p>25 MS. PLATER-ZYBERK: Yeah.</p>	<p style="text-align: right;">Page 30</p> <p>1 MS. ANDERSON: From a safety standpoint --</p> <p>2 MR. BEHAR: I don't think this was done</p> <p>3 with that intention, because I remember being</p> <p>4 on the Board of Architects when this project</p> <p>5 came in, and I think it was done for the</p> <p>6 reasons to meet the landscape, you know --</p> <p>7 CHAIRMAN AIZENSTAT: Requirements or</p> <p>8 percentage?</p> <p>9 MR. BEHAR: Yeah.</p> <p>10 CHAIRMAN AIZENSTAT: Even if it's on the</p> <p>11 right-of-way, it meets the landscape</p> <p>12 requirements for the project?</p> <p>13 MR. BEHAR: Well, remember -- yes,</p> <p>14 basically.</p> <p>15 MS. PLATER-ZYBERK: Well, you may have</p> <p>16 approved it for one or two projects. I don't</p> <p>17 know about this one.</p> <p>18 MS. VELEZ: We had a project in the last</p> <p>19 meeting, and I asked that same question. When</p> <p>20 we were looking at the percentages, I said,</p> <p>21 "But all of the landscaping is in the</p> <p>22 right-of-way," and, yes, it does count, which</p> <p>23 doesn't make a lot of sense to me, because it</p> <p>24 allows the building to be way too close.</p> <p>25 MS. PLATER-ZYBERK: So, at any rate, you're</p>
<p style="text-align: right;">Page 31</p> <p>1 doing it building by building, instead of</p> <p>2 street by street. And so if you had a plan</p> <p>3 ahead of time for that street, then the</p> <p>4 architects could try to -- at least try to</p> <p>5 conform with it.</p> <p>6 MR. TRIAS: If you look at the street, you</p> <p>7 don't see crosswalks anywhere.</p> <p>8 CHAIRMAN AIZENSTAT: Correct.</p> <p>9 MR. TRIAS: So how is that pedestrian? And</p> <p>10 those are the issues that we need to</p> <p>11 coordinate.</p> <p>12 CHAIRMAN AIZENSTAT: I think, in that</p> <p>13 street, if you continue forward, there is a</p> <p>14 crosswalk by the Graziano's and there is a</p> <p>15 crosswalk that goes towards --</p> <p>16 MR. BEHAR: But this is not Graziano's.</p> <p>17 This is the --</p> <p>18 CHAIRMAN AIZENSTAT: That's the Fritz and</p> <p>19 Franz.</p> <p>20 MR. BEHAR: The Frits and Franz.</p> <p>21 CHAIRMAN AIZENSTAT: So at the end of it is</p> <p>22 the Graziano's Market.</p> <p>23 MR. BEHAR: All of the way to the end.</p> <p>24 CHAIRMAN AIZENSTAT: That's where I think</p> <p>25 there is a crosswalk.</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. BEHAR: All of the way to the end,</p> <p>2 yeah.</p> <p>3 CHAIRMAN AIZENSTAT: And I think there's a</p> <p>4 crosswalk by the Denny's, forward.</p> <p>5 MR. TRIAS: Right. Right. If you keep</p> <p>6 going, yes.</p> <p>7 CHAIRMAN AIZENSTAT: Nothing in between.</p> <p>8 MS. ANDERSON: But that's the whole block</p> <p>9 over.</p> <p>10 CHAIRMAN AIZENSTAT: Yeah.</p> <p>11 MR. TRIAS: Yeah.</p> <p>12 MS. ANDERSON: Yeah, it really should have</p> <p>13 a crosswalk there.</p> <p>14 MS. PLATER-ZYBERK: But, you know, this is</p> <p>15 a good example of, we don't have a lot of</p> <p>16 public spaces that are not linear in our</p> <p>17 gridded city. That's a kind of American</p> <p>18 character. But here's a space that's</p> <p>19 triangular and could be developed, in an urban</p> <p>20 design fashion, in such a way that it would</p> <p>21 make the place. It's not just defined by the</p> <p>22 curbs.</p> <p>23 MR. TRIAS: And I think that one of the</p> <p>24 points that Liz is bringing up is that if you</p> <p>25 simply say a 15 percent open space, you end up</p>

<p style="text-align: right;">Page 33</p> <p>1 with, yeah, some space over there. That,</p> <p>2 indeed, if we have a more sophisticated way to</p> <p>3 deal with space, then we can talk about</p> <p>4 crosswalks, we can talk about urban design and</p> <p>5 so on. You know, I think that's a good</p> <p>6 approach.</p> <p>7 MS. PLATER-ZYBERK: But I should remind us</p> <p>8 all that we're talking about the Zoning Code,</p> <p>9 which is a different instrument than an Urban</p> <p>10 Design Plan.</p> <p>11 MR. TRIAS: No, but the thing is that our</p> <p>12 Zoning Code is special, because it has the</p> <p>13 Board of Architects and it requires a very</p> <p>14 significant design review. So if we understand</p> <p>15 it like that, then we have better tools, I</p> <p>16 think.</p> <p>17 MS. PLATER-ZYBERK: I'm just pointing out</p> <p>18 that that percentage may not be the only way to</p> <p>19 get a better open space result.</p> <p>20 Enough said. Let's move on.</p> <p>21 I think that was -- oh, and, then, of</p> <p>22 course, there, the cross-block walkways, which</p> <p>23 could be probably better developed. That's a</p> <p>24 part of the content of the Code. I'm not</p> <p>25 sure -- we haven't looked at that, but clearly</p>	<p style="text-align: right;">Page 34</p> <p>1 there are -- the blocks are long and the</p> <p>2 walkways are useful. This is one of them.</p> <p>3 Next.</p> <p>4 This is probably your most -- your best and</p> <p>5 most intentional one, that runs through the</p> <p>6 building from Miracle Mile to the other side.</p> <p>7 MS. ANDERSON: Right.</p> <p>8 MS. PLATER-ZYBERK: Next.</p> <p>9 So this is, I believe, the last slide, in</p> <p>10 which we ask for your input, your comments on</p> <p>11 the re-organization of the document, any</p> <p>12 comments you might have on the form and</p> <p>13 capacity rules. I think, with regard to FAR,</p> <p>14 it's pretty clear, except in FM2, I believe.</p> <p>15 This is the one that has a kind of sliding</p> <p>16 scale of the taller you get, the lower the FAR</p> <p>17 gets, and it's a complex kind of picture. I</p> <p>18 wonder whether that could be simplified or made</p> <p>19 less complex, or, let's say, more predictable.</p> <p>20 The height, there seemed to be these kind</p> <p>21 of height thresholds, which seem to be working,</p> <p>22 as you could see from the buildings that we</p> <p>23 showed. So there seems to be a pattern there.</p> <p>24 However, the height limit on it of the less</p> <p>25 than 20,000 might be something that could be</p>
<p style="text-align: right;">Page 35</p> <p>1 reviewed.</p> <p>2 The step backs, are those doing what we</p> <p>3 want them to do?</p> <p>4 The idea that you get Mixed-Use out of</p> <p>5 Commercial and that you have to rezone to</p> <p>6 Commercial to get it, in certain parts of the</p> <p>7 City, why couldn't it all be Mixed-Use and not</p> <p>8 worry about having an underlay and an overlay?</p> <p>9 The small lots, I just mentioned. Is that</p> <p>10 worth re-considering? What about parking for</p> <p>11 the small lots. Everybody is pointing out most</p> <p>12 of them are built out, at least to one or two</p> <p>13 stories already, and they don't have parking,</p> <p>14 so would it be that big of an impact on the</p> <p>15 City to not require parking for the smaller</p> <p>16 lots?</p> <p>17 And then your recommendations with regard</p> <p>18 to the organization of the document and the</p> <p>19 content issues I've brought up, as well as the</p> <p>20 degree of public participation, beyond now,</p> <p>21 that you think we might need -- the City might</p> <p>22 need to engage.</p> <p>23 So three things, document structure and</p> <p>24 organization, content, the content issues, and</p> <p>25 public engagement.</p>	<p style="text-align: right;">Page 36</p> <p>1 Thank you.</p> <p>2 CHAIRMAN AIZENSTAT: I'd like to take a</p> <p>3 moment to recognize Commissioner Pat Keon, that</p> <p>4 has joined us.</p> <p>5 Thank you. Welcome.</p> <p>6 Any questions? I would actually like to</p> <p>7 first get some input from the architects on the</p> <p>8 Board, which would be Robert. Julio,</p> <p>9 unfortunately, is not here with us.</p> <p>10 But if it's okay with the Board Members, I</p> <p>11 would like for him to start.</p> <p>12 MR. BEHAR: Thank you.</p> <p>13 No, I think -- and I've been on the</p> <p>14 Steering Committee, so I've been involved, and</p> <p>15 I think the intent of what Liz is doing is</p> <p>16 correct. One is, we need to simplify our Code,</p> <p>17 okay, because it's very -- I don't want to say,</p> <p>18 difficult, but it's very confusing at times.</p> <p>19 So I think that process is going in the right</p> <p>20 direction, and I think that was -- whatever</p> <p>21 task that was, I think it's getting there.</p> <p>22 What follows, I think, is going to be very</p> <p>23 critical, it's how we're going to -- how we're</p> <p>24 going to sort out, you know -- an example, you</p> <p>25 know, and I'll pull it out of your slide</p>

<p style="text-align: right;">Page 37</p> <p>1 presentation, the Mediterranean bonuses, how 2 we're going to be able to simplify something 3 that is not -- by the time it gets to the 4 Commissioners for final approval, it's an 5 easier process, was not up to interpretation by 6 somebody, you know. I think those are what are 7 concerning to me, how we're going to get there. 8 There's a lot of work to be done, that 9 you're going to have to do, in order to get -- 10 because when we leave it up to the Board of 11 Architects, in some cases, it's a discrepancy, 12 who is going to favor one project versus the 13 other, and that, to me, is, I think, the 14 biggest problem that I see -- or the biggest 15 challenge that you have to be able to clearly 16 make changes to the current Code to allow for 17 that. 18 I think that what you put on the screen 19 right now, I think, is correct. I think, you 20 know, for example, parking, we know that the 21 tendency today is to try to reduce parking, not 22 only because it's going to reduce the mass of 23 the building, it's that we're using cars less 24 and less, and I think it's going to benefit not 25 only the smalls lot, it's going to benefit the</p>	<p style="text-align: right;">Page 38</p> <p>1 big lots. 2 One of the projects that you showed, which 3 is the project we did in the Gables -- Gateway 4 Gables Ponce Project, that project had 348 5 units, but yet it had over 900 parking spaces. 6 You know, we don't need to. We need to look at 7 that, because that's something that is going to 8 benefit the City, you know, now and in the 9 future. 10 MR. TRIAS: And, Mr. Behar, if you had that 11 project going through the process today, you 12 could used the shared parking, for example. 13 MR. BEHAR: But, Ramon, the shared parking, 14 yes, you're correct, but what you're allowed to 15 reduce -- the only benefit today, really, on 16 that project, is that the requirement for the 17 one bedroom unit -- 18 MR. TRIAS: Yeah, we reduced that, too. 19 MR. BEHAR: It went from 1.5 to one, but I 20 think we have an opportunity to even look at 21 more, and I think that's what I expect, for you 22 to come back to us, Liz, and say, you know, our 23 recommendation would be "X," you know. I think 24 that's an opportunity, because that's going to 25 reduce a lot of the projects you showed,</p>
<p style="text-align: right;">Page 39</p> <p>1 including my projects. You know, you could see 2 that your pedestals are very massive. I think 3 that would help us eliminate some of that 4 massiveness of those projects. 5 I think, when you, you know, maybe have 6 some smaller lot, you have a little bit of, you 7 know, more benefit. I think that could be 8 good, you know, in a lot of areas of the City, 9 especially the Ponce corridor. I think that's 10 where we're going to see, for the next twenty 11 years, more development coming in that area, 12 because it's really conducive to do that. 13 I think, again, one of my concerns and I 14 still -- and I've been proposing this for a 15 long time, I think we need to look at not 16 following the eight examples that are set in 17 the Code, but I think we've got to find a way 18 to incentivize projects for quality, good 19 response to the urban fabric, to everything 20 that is there, not just because, if they have a 21 copula, well, why, you know, they get more 22 beneficial -- more benefits than others. 23 And I think that today, in some of our 24 Commissioners, and, you know, Commissioner Keon 25 will attest to that, you know, we want to look</p>	<p style="text-align: right;">Page 40</p> <p>1 at better projects, you know, quality projects. 2 That's the goal, the intent of what we want to 3 do today, and I think what I would look from 4 you -- and I think everything you're doing so 5 far is going in the direction -- I think that, 6 how are we able to achieve that, in an easier 7 manner than what we have today. 8 MR. TRIAS: And I think -- Mr. Behar, I 9 think that you're probably the most experienced 10 architect on those types of projects -- 11 MR. BEHAR: Thank you. 12 MR. TRIAS: And you are, and I think that 13 your experience could be very beneficial. If 14 we can have a meeting with Liz, for example, 15 that would be one of my suggestions, to have a 16 meeting specifically on your issues and trying 17 to see if we can come up with the technical 18 solutions. And keep in mind that Zoning is a 19 limited tool. Zoning is not going to solve all 20 of our problems, but I think that your 21 expertise -- and that could be one of the 22 follow-up ideas that I may suggest, is that we 23 could set up some meetings with the consultant, 24 of some individuals who have some particular 25 issues, and then follow-up and then come back a</p>

<p style="text-align: right;">Page 41</p> <p>1 couple of months later to another meeting here.</p> <p>2 I mean, I think, at some point, we need</p> <p>3 to -- I would like to get your view on how do</p> <p>4 you see your role in the process, because at</p> <p>5 the end, you will have to recommend approval or</p> <p>6 not to the Commission of the changes.</p> <p>7 The way I see the changes, I agree with</p> <p>8 Mr. Behar, I see the re-organization and</p> <p>9 re-labeling, which is what Liz presented, and</p> <p>10 that, to me, that's a very clear, black and</p> <p>11 white, issue. It's very good, very helpful.</p> <p>12 It doesn't simplify the Code. It clarifies the</p> <p>13 Code. I mean, it doesn't change any of the</p> <p>14 content. And we can do that, and then the rest</p> <p>15 of it is the actual changes.</p> <p>16 MR. BEHAR: But just that process will, you</p> <p>17 know, clarify fifty percent of the problems</p> <p>18 that we have today with the Code.</p> <p>19 MR. TRIAS: If we only do that, we've done</p> <p>20 something significant.</p> <p>21 MR. BEHAR: I agree, because, you know, it</p> <p>22 really -- and I think Liz and Staff have done</p> <p>23 so far, from what I've seen, a very good job</p> <p>24 getting to that point, which I'm very happy,</p> <p>25 very pleased to see that. And, you know, like</p>	<p style="text-align: right;">Page 42</p> <p>1 I said before, is how do we get, you know, a</p> <p>2 little bit further.</p> <p>3 MS. PLATER-ZYBERK: So one of the</p> <p>4 questions, I think, that's come up in some of</p> <p>5 the meetings, may have been a Staff Committee</p> <p>6 suggestion, that we actually separate these two</p> <p>7 issues and first do the re-organization, and</p> <p>8 not even address the content issues, until</p> <p>9 everybody is comfortable with that, and then do</p> <p>10 the content.</p> <p>11 So I don't know where we'd come out on that</p> <p>12 yet.</p> <p>13 CHAIRMAN AIZENSTAT: Were members of the</p> <p>14 community and residents on any of those</p> <p>15 committees or any of those meetings that you've</p> <p>16 had or was it strictly Staff?</p> <p>17 MR. TRIAS: No. We had several Committees,</p> <p>18 and, yes, we had members. It's just that it</p> <p>19 wasn't an open meeting. It was invited. So we</p> <p>20 had some professionals. We also have the</p> <p>21 Steering Committee. We have members of</p> <p>22 different Boards. So we had a fairly good</p> <p>23 sample of people who would be interested.</p> <p>24 Now, as you can see, Zoning is not exactly</p> <p>25 the most exciting topic, so we don't have that</p>
<p style="text-align: right;">Page 43</p> <p>1 many, but we need to figure out a way to get</p> <p>2 appropriate input.</p> <p>3 CHAIRMAN AIZENSTAT: I recall, the last</p> <p>4 time we went through the Zoning Code Re-write,</p> <p>5 Robert, you were on the Board --</p> <p>6 MR. BEHAR: Yes.</p> <p>7 CHAIRMAN AIZENSTAT: -- I was on the Board.</p> <p>8 I think even Commissioner Keon -- were you on</p> <p>9 the Board with us? This is when, if I'm not</p> <p>10 mistaken, Charlie was doing the Zoning Code</p> <p>11 Re-write, and we spent hours and hours going</p> <p>12 through, line item per line item, through the</p> <p>13 process, putting one or two additional meetings</p> <p>14 per month, just on the Zoning Code Re-write,</p> <p>15 and we did have input from the community that</p> <p>16 came and sat in the audience.</p> <p>17 We had Zoning attorneys, we had architects</p> <p>18 and we had residents of the community that</p> <p>19 actually put in very valuable input and helped</p> <p>20 us make a determination as to how we wanted to</p> <p>21 proceed, and, to me, that's very valuable.</p> <p>22 I'm not saying we've got to spend hundreds</p> <p>23 and hundreds of hours, but it's very valuable</p> <p>24 to coordinate it in such a way so you get input</p> <p>25 from the community and professionals to guide</p>	<p style="text-align: right;">Page 44</p> <p>1 us and help us, because the way Robert has told</p> <p>2 us that there are certain facets, when he does</p> <p>3 a building, that he has issues, I think there's</p> <p>4 other members of the community that would like</p> <p>5 to speak out and recognize that, also.</p> <p>6 MR. TRIAS: Yeah. And I think, Liz, you</p> <p>7 may want to show the list of meetings that</p> <p>8 we've had so far, so you get a clear idea.</p> <p>9 Robert was a member of one of the Committees.</p> <p>10 We had attorneys. We had a lot of people who</p> <p>11 have --</p> <p>12 MS. PLATER-ZYBERK: Judith, could we have</p> <p>13 the second slide in the series?</p> <p>14 MR. TRIAS: Yeah. I think the second slide</p> <p>15 gave you a timeline. And, really, it's up to</p> <p>16 you. It's a question of how much -- if you</p> <p>17 want to spend three meetings every month, until</p> <p>18 midnight, we can do that, but I would prefer a</p> <p>19 more efficient process. So it's up to you.</p> <p>20 It's up to you, whatever you think is the best</p> <p>21 way to provide input.</p> <p>22 I think the consultant has been very</p> <p>23 helpful. I mean, you've meet with plenty of</p> <p>24 people.</p> <p>25 MS. PLATER-ZYBERK: Maybe one back. The</p>

<p style="text-align: right;">Page 45</p> <p>1 one that lists the meetings.</p> <p>2 That. Thank you.</p> <p>3 MR. TRIAS: That one.</p> <p>4 CHAIRMAN AIZENSTAT: I just think it's</p> <p>5 critical to get input from people, and if --</p> <p>6 and I would leave that up to Staff --</p> <p>7 MR. TRIAS: Okay.</p> <p>8 CHAIRMAN AIZENSTAT: -- as to how to drive</p> <p>9 that, but in this process, we have to get</p> <p>10 people to come and give input. So there's got</p> <p>11 to be a mechanism.</p> <p>12 MS. ANDERSON: Yeah. We do have an</p> <p>13 upcoming Town Hall Meeting. But one of the</p> <p>14 recurring themes that I hear from most</p> <p>15 residents is the tininess of these sidewalks,</p> <p>16 especially when you're dealing with large areas</p> <p>17 that people want to use to walk in front of.</p> <p>18 If we're going to encourage people to come into</p> <p>19 the buildings, to walk in front of the</p> <p>20 buildings, we need something more than a</p> <p>21 five-foot sidewalk, and depending on the</p> <p>22 street, if you're taking about Le Jeune Road,</p> <p>23 you need to even provide a little protection</p> <p>24 there from splashback from vehicles and trucks.</p> <p>25 A prime example of where that wasn't done</p>	<p style="text-align: right;">Page 46</p> <p>1 is in front of the Aloft Hotel, and as a</p> <p>2 result, now we have some sort of planters out</p> <p>3 there, that the building put in after the fact,</p> <p>4 because they're looking for more of a buffer</p> <p>5 from Le Jeune Road.</p> <p>6 A better design could have been made when</p> <p>7 that building -- the pad of it could be further</p> <p>8 back, maybe doing a land swamp to enrich our</p> <p>9 pedestrians in --</p> <p>10 MS. PLATER-ZYBERK: Well, if the arcades</p> <p>11 are connected, you would be developing that</p> <p>12 protected walkable system.</p> <p>13 MS. ANDERSON: Yeah, but it's not. You're</p> <p>14 forced out towards the street at the corner --</p> <p>15 MS. PLATER-ZYBERK: Yes, currently.</p> <p>16 MS. ANDERSON: -- and as it was originally</p> <p>17 designed, there wasn't even enough accessible</p> <p>18 space to get a wheelchair or a baby carriage</p> <p>19 down.</p> <p>20 With regard to the parking issue, I think</p> <p>21 that varies depending on where you're at. If</p> <p>22 you're next to the rail, your parking needs are</p> <p>23 going to be less than if you're further down</p> <p>24 into the Ponce area. If you're right on Ponce,</p> <p>25 it might be less. If it's a Mixed-Use</p>
<p style="text-align: right;">Page 47</p> <p>1 building, you know, you might have that</p> <p>2 swap-off where the residents use the parking in</p> <p>3 some hours and the businesses in others, but in</p> <p>4 some of our more recent projects in the North</p> <p>5 Gables, you have parking ratios that don't make</p> <p>6 sense.</p> <p>7 You already have a parking problem there</p> <p>8 existing from buildings such as the historic</p> <p>9 buildings, that don't have sufficient parking</p> <p>10 for any cars, and if you have less than a one</p> <p>11 to one ratio, it's not going to work, because</p> <p>12 many one bedrooms are filled with two people.</p> <p>13 And as far as the trees, I made some</p> <p>14 comments about the bump-outs. We do need the</p> <p>15 trees. We do need the shade. You're not going</p> <p>16 to have the feel in the Downtown that you</p> <p>17 normally would.</p> <p>18 If you go to Washington, DC, if you go to</p> <p>19 some of these northern cities, their climate</p> <p>20 has kind of forced them to have large sidewalks</p> <p>21 in order to push the snow, but during the</p> <p>22 summertime, it is bustling. If you go through</p> <p>23 Chicago, it is bustling, because you have space</p> <p>24 for people to move and not be shoulder to</p> <p>25 shoulder on these sidewalks like we have here.</p>	<p style="text-align: right;">Page 48</p> <p>1 So those are my comments on those two. I</p> <p>2 have lots of other comments, as we move on to</p> <p>3 other issues here, such as open spaces, there's</p> <p>4 green space. We need to provide more areas,</p> <p>5 interior-wise, like it used to exist, like in</p> <p>6 the old Florida National Bank, as it was. You</p> <p>7 could go inside the arcades.</p> <p>8 Even if you look at the San Sebastian</p> <p>9 building itself, it's changed dramatically over</p> <p>10 time, and to use that as an example of</p> <p>11 Mediterranean design now, when it's been</p> <p>12 altered so significantly and lost a large</p> <p>13 degree of its character, I think is improper,</p> <p>14 and we end up with this modern interpretation</p> <p>15 of Mediterranean, which really is not what I</p> <p>16 think the founders had planned on.</p> <p>17 CHAIRMAN AIZENSTAT: Thank you.</p> <p>18 Maria.</p> <p>19 MS. VELEZ: Following what Rhonda was</p> <p>20 saying, I'm concerned also with the setbacks.</p> <p>21 I don't like the narrow sidewalks. I think, if</p> <p>22 we focus on the pictures that you showed, for</p> <p>23 instance, the wider sidewalks, with the</p> <p>24 setback, allows for the plantings in the area</p> <p>25 and allow for the trees to grow tall.</p>

<p style="text-align: right;">Page 49</p> <p>1 I'm concerned with the bumps outs, because</p> <p>2 I like them, they're nice, but at our last</p> <p>3 meeting, we had a project in the North Ponce</p> <p>4 area, and I'm concerned with how much or how</p> <p>5 little parking the building was providing for</p> <p>6 the tenants, and the concern there would be</p> <p>7 that those people, who lived in that building,</p> <p>8 would need to park on the street, which is</p> <p>9 already full, because of all of the older</p> <p>10 buildings that have no parking whatsoever. So</p> <p>11 when we begin to do the bump-out, we take away</p> <p>12 what little there is.</p> <p>13 So it's a conflicting situation, because we</p> <p>14 want the green, we want the trees, but we also</p> <p>15 do need to understand that there are people who</p> <p>16 will continue to drive and that they need to</p> <p>17 drive, because they don't have adequate access</p> <p>18 to transportation.</p> <p>19 MS. PLATER-ZYBERK: So if I could use that</p> <p>20 as an example. You've spoken about the parking</p> <p>21 and the open space in several different</p> <p>22 locations, and each one of them is different</p> <p>23 enough, that having one Zoning rule for whether</p> <p>24 you do a certain kind of setback and whether</p> <p>25 it's open space or not, really cannot deal with</p>	<p style="text-align: right;">Page 50</p> <p>1 that, because it's different in each case.</p> <p>2 MS. VELEZ: Agreed, a hundred percent.</p> <p>3 MS. PLATER-ZYBERK: So that's a point at</p> <p>4 which our work on the content of the Zoning</p> <p>5 Code will at least feel like it falls short,</p> <p>6 because that probably should be done first in</p> <p>7 an Urban Design Plan, that lays it out, rather</p> <p>8 than by Zoning category.</p> <p>9 MR. TRIAS: But I would suggest that most</p> <p>10 of that problem is one Zoning category, which</p> <p>11 is MF2, which is already one of the issues that</p> <p>12 you're tackling.</p> <p>13 MS. PLATER-ZYBERK: Yeah.</p> <p>14 MR. TRIAS: For example, the parking, the</p> <p>15 parking issue that you have expressed concern,</p> <p>16 that really relates to the North Ponce area,</p> <p>17 which has MF2, so that there could be a</p> <p>18 different ratio, for example. I mean, those</p> <p>19 are the solutions that, I think, upon further</p> <p>20 study, the consultant can give us ideas for</p> <p>21 best practices.</p> <p>22 MR. BEHAR: And those are more limited</p> <p>23 areas. When you look at more the Commercial,</p> <p>24 the Mixed-Use, the CBD, you know, we don't have</p> <p>25 that problem there. You know, in some areas,</p>
<p style="text-align: right;">Page 51</p> <p>1 you do. And I agree, in some areas, some</p> <p>2 projects come in with very little parking, and</p> <p>3 those are, you know, up to this Board and the</p> <p>4 Commission, maybe, not to accept the proposed</p> <p>5 reduction, as they're doing it.</p> <p>6 But in overall, I think that, you know, the</p> <p>7 requirements for Coral Gables are far</p> <p>8 greater -- and I think Liz will attest to</p> <p>9 that -- than most municipalities throughout the</p> <p>10 country. You know, we maybe have to look</p> <p>11 forward and say, okay, that was good for a</p> <p>12 1950s, you know, requirements, but today, you</p> <p>13 know, the requirements have changed.</p> <p>14 MR. TRIAS: It's 1964. 1964 is the actual</p> <p>15 date.</p> <p>16 MR. BEHAR: 1964? Okay. I wasn't around.</p> <p>17 But we've got to look at it, you know, like</p> <p>18 the rest of the country is looking at it.</p> <p>19 Something must be going on, that we need to</p> <p>20 look at, as well. We cannot sit back and say,</p> <p>21 "Okay, you know, our founders, you know, did</p> <p>22 something back then," but, you know, I think</p> <p>23 we've got to be more openminded and look at</p> <p>24 what is happening in the whole country, and the</p> <p>25 whole world, for that matter, you know.</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. TRIAS: And what I would say to you is,</p> <p>2 I would remind you that the founders of the</p> <p>3 City did not have parking requirements. It was</p> <p>4 in 1964 when that was established. And the</p> <p>5 last time we reviewed it has been recently, but</p> <p>6 there's room to certainly come up with a more</p> <p>7 nuanced approach, I think.</p> <p>8 MS. VELEZ: But the City has grown</p> <p>9 tremendously, probably, since the last time it</p> <p>10 was looked at, and our population and the</p> <p>11 density has tripled.</p> <p>12 MS. PLATER-ZYBERK: It might be interesting</p> <p>13 on this topic to take a look at how much of the</p> <p>14 parking that exists is used.</p> <p>15 CHAIRMAN AIZENSTAT: How will we see the</p> <p>16 changes? Are you going to do a strike out, a</p> <p>17 red line? What format are you going to use?</p> <p>18 Or how are you going to provide that to us?</p> <p>19 MS. PLATER-ZYBERK: Well, you know, I</p> <p>20 think, if what we did first was just move the</p> <p>21 divisions and articles around in the way we've</p> <p>22 proposed, we might produce that -- and no</p> <p>23 content changes, at some point you would have</p> <p>24 to go back in and when it refers from one</p> <p>25 division to another, you would have to revise</p>

<p style="text-align: right;">Page 53</p> <p>1 those references, but I think we would -- our</p> <p>2 preference would be to hand you that revised</p> <p>3 document --</p> <p>4 CHAIRMAN AIZENSTAT: Okay. Yeah.</p> <p>5 MS. PLATER-ZYBERK: -- not having done</p> <p>6 anything to MF2 or the parking requirement or</p> <p>7 the open space requirement, just this is all</p> <p>8 where it's all going to be, how does this feel,</p> <p>9 what are the issues, what problems does that</p> <p>10 raise, and iron that out, and then come back</p> <p>11 and deal with the actual content of it.</p> <p>12 CHAIRMAN AIZENSTAT: But we'll be able to</p> <p>13 see a document where the changes are physically</p> <p>14 made?</p> <p>15 MR. BEHAR: Not in the organization portion</p> <p>16 of it, because I think that what you're doing</p> <p>17 is just going to --</p> <p>18 CHAIRMAN AIZENSTAT: Just not on the first</p> <p>19 phase.</p> <p>20 MS. PLATER-ZYBERK: No, we have a draft in</p> <p>21 our office, which we haven't even read yet, of</p> <p>22 moving everything around, and so we would take</p> <p>23 a look --</p> <p>24 CHAIRMAN AIZENSTAT: Yeah.</p> <p>25 MR. TRIAS: And then you've got to</p>	<p style="text-align: right;">Page 54</p> <p>1 strikethrough underline of any changes. So I</p> <p>2 think we have to be very transparent and clear</p> <p>3 on them.</p> <p>4 CHAIRMAN AIZENSTAT: Yes. That's where I'm</p> <p>5 going, actually.</p> <p>6 MS. PLATER-ZYBERK: Yeah.</p> <p>7 MR. TRIAS: I think that my suggestion was</p> <p>8 to separate the re-arrangement and re-labeling,</p> <p>9 because, to me, that's a very clear project,</p> <p>10 but it's more complex than it appears, because</p> <p>11 everything is going to be re-numbered. All of</p> <p>12 a sudden, we need to make sure that it is</p> <p>13 internally consistent and so on, but if you're</p> <p>14 comfortable with that, meaning we have better</p> <p>15 labels and better chapters, that's something</p> <p>16 you can vote on, and, then, later on, we can</p> <p>17 take, either as a whole, all of the changes, or</p> <p>18 in pieces, depending on your comfort level.</p> <p>19 MR. BEHAR: So what you're asking from us</p> <p>20 today, you know, is for us to vote on the</p> <p>21 format that is being proposed?</p> <p>22 CHAIRMAN AIZENSTAT: Not even a vote. It's</p> <p>23 just a recommendation.</p> <p>24 MR. TRIAS: No, we're just talking about</p> <p>25 recommendations. So if you agree with that,</p>
<p style="text-align: right;">Page 55</p> <p>1 then the consultant will come back with the</p> <p>2 actual re-arranged and re-labeled Code.</p> <p>3 MS. VELEZ: The organization part, I think,</p> <p>4 is major, and you've done a really good job of</p> <p>5 putting things where they should be. I like</p> <p>6 it. I think it's going to be more user</p> <p>7 friendly.</p> <p>8 I also like the idea that the Chairman had</p> <p>9 of getting a lot of input from people who</p> <p>10 actually will use this. I'm not using it on a</p> <p>11 daily basis, but people who will use it on a</p> <p>12 daily basis, and that's when we would have</p> <p>13 additional input from other people.</p> <p>14 MS. PLATER-ZYBERK: Well, and I think we</p> <p>15 have a good group in the Steering Committee and</p> <p>16 the Staff Committee --</p> <p>17 CHAIRMAN AIZENSTAT: But outside. I'd</p> <p>18 really like to get people --</p> <p>19 MS. PLATER-ZYBERK: Yes.</p> <p>20 MR. TRIAS: I want to assure you, we don't</p> <p>21 have a list of the people, but you would</p> <p>22 recognize most of them, in the sense that they</p> <p>23 tend to be the professionals -- and Robert can</p> <p>24 explain, because he's been to some of the</p> <p>25 meetings -- the attorneys, the architects. All</p>	<p style="text-align: right;">Page 56</p> <p>1 of the people who use the Code all of the time,</p> <p>2 have already been part of the meetings.</p> <p>3 We also had specific meetings with the BID,</p> <p>4 for example, a special meeting to deal with</p> <p>5 their issues. We also had a special meeting</p> <p>6 about Mixed-Use issues. We've had some</p> <p>7 specialized meetings, and the issue, at the end</p> <p>8 of the day, is, how much of the general public,</p> <p>9 and what will be your preference, in terms of</p> <p>10 having that kind of input.</p> <p>11 I mean, those are the specialized input. I</p> <p>12 think the consultant has been extremely helpful</p> <p>13 in working with as many people as possible.</p> <p>14 CHAIRMAN AIZENSTAT: And what I recall from</p> <p>15 last time, there were a lot of Site Specific</p> <p>16 issues, Site Specific Standards --</p> <p>17 MR. BEHAR: That needs to come back.</p> <p>18 CHAIRMAN AIZENSTAT: That needs to come</p> <p>19 back, and I assume that, on those, you're going</p> <p>20 to work with the City Attorney's Office, very</p> <p>21 closely on that.</p> <p>22 MR. TRIAS: Yes.</p> <p>23 MS. RAMOS: Most certainly, because the</p> <p>24 last time we made changes to the Site</p> <p>25 Specifics --</p>

<p style="text-align: right;">Page 57</p> <p>1 CHAIRMAN AIZENSTAT: I recall that.</p> <p>2 MS. RAMOS: -- the floodgates opened, so we</p> <p>3 have to look at that.</p> <p>4 MR. TRIAS: I would even describe that as a</p> <p>5 third step. I mean, I would even separate</p> <p>6 that.</p> <p>7 CHAIRMAN AIZENSTAT: Correct. It's just</p> <p>8 that I didn't see that in there, and that's</p> <p>9 why --</p> <p>10 MR. TRIAS: It's there.</p> <p>11 CHAIRMAN AIZENSTAT: Oh, it is?</p> <p>12 MS. PLATER-ZYBERK: No, it is. It's part</p> <p>13 of the content, what we call the content. It's</p> <p>14 along with MF2, and, you know, the other kind</p> <p>15 of actual regulatory issues.</p> <p>16 So, you know, I think everybody thinks --</p> <p>17 no one, in the course of the many meetings that</p> <p>18 we've already had, has said, "Just start over."</p> <p>19 I think people understand that this is a</p> <p>20 document, which has evolved over time and it</p> <p>21 has a tremendous amount of the history of</p> <p>22 concern about quality of construction and the</p> <p>23 character of the City in it.</p> <p>24 So we wouldn't even dream of trying to do</p> <p>25 the kind of re-write we did for the City of</p>	<p style="text-align: right;">Page 58</p> <p>1 Miami, because that really did require starting</p> <p>2 over, and it did not have the history of -- it</p> <p>3 didn't have the attention that you have to form</p> <p>4 and design and landscape and the historical</p> <p>5 style of the City, its character.</p> <p>6 So all of those things are very carefully</p> <p>7 written into the Code, and that's why we're</p> <p>8 saying, that will all move with it. It's</p> <p>9 moving laterally. We're not suggesting that --</p> <p>10 maybe later, when we get to the content, people</p> <p>11 will tell us there's certain aspects of those</p> <p>12 that need to change, but you're concerned about</p> <p>13 things like excavation or docks or whatever</p> <p>14 issues have their own place, that come from</p> <p>15 dealing with things and trying to prevent bad</p> <p>16 things from happening.</p> <p>17 So I think we're just saying, all of that</p> <p>18 stays, and, in particularly, probably the most</p> <p>19 concern, in terms of pedantry, comes from</p> <p>20 single-family residential owners, and that's</p> <p>21 been -- you've been working on that.</p> <p>22 MR. TRIAS: Right.</p> <p>23 MS. PLATER-ZYBERK: That stays. Pieces of</p> <p>24 that may find a new location in the book --</p> <p>25 MR. TRIAS: I mean, I think that the Board</p>
<p style="text-align: right;">Page 59</p> <p>1 and the Commission worked really hard on</p> <p>2 fine-tuning, just fine-tuning, the</p> <p>3 single-family. That's the way I see the rest</p> <p>4 of the Code, just fine-tuning and rearranging.</p> <p>5 MR. BEHAR: You know, we're working with</p> <p>6 something that at least was done, unlike, you</p> <p>7 know, the City of Miami. You've got something</p> <p>8 to work with, that needed clarification. You</p> <p>9 did not start from scratch, you know.</p> <p>10 And, again, and going back, I think this</p> <p>11 process is going in the right direction. I'm</p> <p>12 in support of it. You know, as we go further</p> <p>13 down the line -- and, for example, one of the</p> <p>14 exhibits that you showed, you know, the current</p> <p>15 Zoning Map, the Future Land Use, I think we</p> <p>16 need to look at it, because you're going to</p> <p>17 find -- and what I would recommend to you, as</p> <p>18 you come back to us, is, you know, you're</p> <p>19 going to see pockets that are not consistent.</p> <p>20 How do we make clear those areas, that, you</p> <p>21 know, in one block you have --</p> <p>22 MS. PLATER-ZYBERK: Yeah. Well, there are</p> <p>23 some -- if you wanted to make that into one</p> <p>24 map, which it could be, instead of six, you</p> <p>25 would have some hard decisions, in some cases,</p>	<p style="text-align: right;">Page 60</p> <p>1 and I think we're ready to deal with that with</p> <p>2 you, you know, bring you options, but I think</p> <p>3 that you don't want to get into that until the</p> <p>4 format is --</p> <p>5 MR. BEHAR: The format is the fundamental</p> <p>6 issue that we had, and I think we're getting</p> <p>7 close to the Finish line.</p> <p>8 CHAIRMAN AIZENSTAT: The idea is there.</p> <p>9 MR. BEHAR: Yeah. I'm saying -- you know,</p> <p>10 and I don't think it's necessarily good to do</p> <p>11 one map. I think, maybe, you know, the six</p> <p>12 maps may be okay, but I think that, in each of</p> <p>13 those areas, it needs to be cleaned up a little</p> <p>14 bit.</p> <p>15 MS. PLATER-ZYBERK: Well, by six maps, I</p> <p>16 meant, in one area, because they have</p> <p>17 contradictory FARs and heights and things.</p> <p>18 MR. BEHAR: Exactly. Okay.</p> <p>19 CHAIRMAN AIZENSTAT: It needs to be user</p> <p>20 friendly more so than the Code is today. You</p> <p>21 know, that's one of the big complaints that I</p> <p>22 have heard about the Zoning Code.</p> <p>23 MR. BEHAR: I'm in favor of making the</p> <p>24 recommendation that the consultant continues</p> <p>25 the way we're going, and bring it back to us</p>

<p style="text-align: right;">Page 61</p> <p>1 whenever that takes place, with the</p> <p>2 organization as being proposed.</p> <p>3 MR. TRIAS: Okay. I'm sure we can work</p> <p>4 that pretty soon. I mean, we'll have to</p> <p>5 discuss the timing, but I think that, in terms</p> <p>6 of concept, it's already well-designed and it's</p> <p>7 a matter of getting it ready for you.</p> <p>8 MR. BEHAR: You know, to follow-up on Maria</p> <p>9 and Eibi's suggestion, I know I've been to, I</p> <p>10 think it's two or three meetings, and I'm</p> <p>11 familiar with it, maybe we need to do a</p> <p>12 courtesy meeting to the community and to the</p> <p>13 residents and to the other professionals, just</p> <p>14 to make sure that we cannot -- nobody comes</p> <p>15 back and says --</p> <p>16 CHAIRMAN AIZENSTAT: "We didn't know about</p> <p>17 this."</p> <p>18 MR. TRIAS: Yeah, we can have a Town Hall</p> <p>19 style meeting, that is advertised, and we send</p> <p>20 letters to people and so on.</p> <p>21 MS. ANDERSON: And if people can also see</p> <p>22 the red line version versus, you know, the</p> <p>23 product --</p> <p>24 MR. TRIAS: That will be later. I think we</p> <p>25 need to have a meeting for just general ideas.</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. BEHAR: Information meeting.</p> <p>2 MR. TRIAS: Yeah, because we don't have the</p> <p>3 red line version yet.</p> <p>4 MS. ANDERSON: Well, I understand, but what</p> <p>5 are you going to show them at that meeting? If</p> <p>6 you just tell them, "We're playing with the</p> <p>7 Code," they're going to get concerned.</p> <p>8 CHAIRMAN AIZENSTAT: I think it's more to</p> <p>9 get additional input at this stage that we're</p> <p>10 at.</p> <p>11 MR. TRIAS: Right.</p> <p>12 MS. ANDERSON: A wish list?</p> <p>13 MR. BEHAR: I don't think a wish list is --</p> <p>14 because I think that if you put to out to do a</p> <p>15 wish list, we're going to be here for the next</p> <p>16 five years doing this.</p> <p>17 MS. ANDERSON: No, I understand, but --</p> <p>18 that's what I'm saying, we need a defined --</p> <p>19 MS. PLATER-ZYBERK: What you want to do is</p> <p>20 preclude people saying, "We didn't know you</p> <p>21 shouldn't be doing this. So you shouldn't be</p> <p>22 doing it, because we didn't know."</p> <p>23 CHAIRMAN AIZENSTAT: Yes. Thank you.</p> <p>24 And I think, as we get further along in the</p> <p>25 process and the red line version comes out, we</p>
<p style="text-align: right;">Page 63</p> <p>1 will proceed accordingly with that.</p> <p>2 MS. ANDERSON: Right.</p> <p>3 When do you foresee the red line version</p> <p>4 being available?</p> <p>5 MS. PLATER-ZYBERK: Okay. So I'm getting</p> <p>6 nervous about calling it a red line version,</p> <p>7 because I think it probably would be the new</p> <p>8 text, which has no content changes, and maybe</p> <p>9 the diagram that shows you where everything</p> <p>10 went.</p> <p>11 MS. ANDERSON: Okay.</p> <p>12 MR. BEHAR: So, if I understand you</p> <p>13 correctly, there are no changes in the text</p> <p>14 language. The only change is where it's</p> <p>15 placed?</p> <p>16 MS. PLATER-ZYBERK: That's what we would be</p> <p>17 trying to do, except for the reference to where</p> <p>18 it's going. You know, when it say, as in --</p> <p>19 MR. TRIAS: Every article is to be</p> <p>20 renumbered. So there are many references and</p> <p>21 so --</p> <p>22 CHAIRMAN AIZENSTAT: I understand. But</p> <p>23 there's no text change?</p> <p>24 MR. TRIAS: There's no content change.</p> <p>25 There will be some text changes, that talk</p>	<p style="text-align: right;">Page 64</p> <p>1 about references and so on.</p> <p>2 CHAIRMAN AIZENSTAT: Understood.</p> <p>3 MR. TRIAS: But no content.</p> <p>4 MR. BEHAR: Now, if that is as simple as</p> <p>5 that, I don't know --</p> <p>6 MR. TRIAS: Yeah, as simple as that.</p> <p>7 There's no tricks here. It's just very</p> <p>8 straight-forward, very transparent, you know.</p> <p>9 MS. PLATER-ZYBERK: So it may be rough in</p> <p>10 language, because it's just moved completely.</p> <p>11 CHAIRMAN AIZENSTAT: Right. But then your</p> <p>12 idea works.</p> <p>13 MS. PLATER-ZYBERK: Then we can address it,</p> <p>14 but I think actually showing the fact that it's</p> <p>15 moved intact is probably important.</p> <p>16 CHAIRMAN AIZENSTAT: Because the last time</p> <p>17 we sat here and did these, what we call the</p> <p>18 Zoning Code Re-write, it was item per item,</p> <p>19 line by line, page by page, that we went</p> <p>20 through it that pertained to --</p> <p>21 MR. BEHAR: And, Eibi, that may come later,</p> <p>22 when there's actual content changes. Right now</p> <p>23 we're not doing that, from what I understand.</p> <p>24 CHAIRMAN AIZENSTAT: I understand.</p> <p>25 MS. PLATER-ZYBERK: And the old Code</p>

<p style="text-align: right;">Page 65</p> <p>1 remains intact, and that's what you're using</p> <p>2 while we're doing all of this.</p> <p>3 MR. TRIAS: Right. Right.</p> <p>4 MS. ANDERSON: I did have a couple of more</p> <p>5 comments. You had a question, that was written</p> <p>6 in on the PowerPoint, under Division 3.10,</p> <p>7 Transfer of Development Rights, and you said,</p> <p>8 "Verify that it stays here rather than moved to</p> <p>9 Article 8, Historic Preservation."</p> <p>10 MS. PLATER-ZYBERK: Yeah. That one, in</p> <p>11 particular, I think we understand stays with</p> <p>12 the process and doesn't go with Historic</p> <p>13 Preservation.</p> <p>14 MS. ANDERSON: Right, because we're also</p> <p>15 talking about green space, when we were talking</p> <p>16 about TDRs.</p> <p>17 MS. PLATER-ZYBERK: Yeah. We had a few</p> <p>18 other questions we have to go through, like</p> <p>19 there's a DRI Chapter and there's no more DRIs.</p> <p>20 MR. TRIAS: Right. That's not ready for</p> <p>21 you to take action. When you get it --</p> <p>22 MS. ANDERSON: Oh, okay. I thought it was</p> <p>23 my question.</p> <p>24 MR. TRIAS: Right.</p> <p>25 MS. ANDERSON: Okay.</p>	<p style="text-align: right;">Page 66</p> <p>1 MS. PLATER-ZYBERK: You know, I think if we</p> <p>2 do things like cross out the article on DRIs,</p> <p>3 that would move or be pushed to the end and</p> <p>4 literally crossed out, because there are a few</p> <p>5 things like that that just don't apply anymore.</p> <p>6 We do know that.</p> <p>7 CHAIRMAN AIZENSTAT: Any other comments at</p> <p>8 this stage?</p> <p>9 MS. ANDERSON: Not at this stage, no.</p> <p>10 CHAIRMAN AIZENSTAT: Maria?</p> <p>11 MS. VELEZ: No.</p> <p>12 CHAIRMAN AIZENSTAT: Ramon, do you need</p> <p>13 anything further from us?</p> <p>14 MR. TRIAS: No. Thank you very much. And</p> <p>15 I think we'll bring you back -- Liz, do you</p> <p>16 have any idea of the time frame, just roughly,</p> <p>17 for the re-arrange?</p> <p>18 MS. PLATER-ZYBERK: How often do you have</p> <p>19 meetings?</p> <p>20 MR. TRIAS: Once a month.</p> <p>21 CHAIRMAN AIZENSTAT: Every day.</p> <p>22 MR. TRIAS: Certainly we can follow the</p> <p>23 Chairman's idea of three meetings every</p> <p>24 month --</p> <p>25 CHAIRMAN AIZENSTAT: Well, no. What I was</p>
<p style="text-align: right;">Page 67</p> <p>1 saying is, that's what transpired --</p> <p>2 MR. BEHAR: But we did that. For every</p> <p>3 week, we had a meeting that we went to. I'm</p> <p>4 not doing that.</p> <p>5 CHAIRMAN AIZENSTAT: Until midnight.</p> <p>6 MR. BEHAR: I will resign from the Board.</p> <p>7 MR. TRIAS: Mr. Chairman, what I would say</p> <p>8 is that, because of that very, very good work</p> <p>9 you did, now we only have to do about ten</p> <p>10 percent of the work, because it's really</p> <p>11 rearranging and then changing some details.</p> <p>12 CHAIRMAN AIZENSTAT: Well, it was really</p> <p>13 Staff, the Commission. It was a unified</p> <p>14 project. I think it was a culmination of</p> <p>15 everybody working hard and putting the time in.</p> <p>16 MS. PLATER-ZYBERK: You know, I think the</p> <p>17 timing question is, do we bring that document</p> <p>18 to you first and then it goes to that --</p> <p>19 whatever the Town Hall meeting is after that?</p> <p>20 MR. TRIAS: My thinking is, we can probably</p> <p>21 have a Town Hall meeting relatively soon, and,</p> <p>22 for example, a January meeting for the</p> <p>23 re-arranged Code will be to me --</p> <p>24 CHAIRMAN AIZENSTAT: The Town Hall meeting,</p> <p>25 though, you know, you have the holidays coming</p>	<p style="text-align: right;">Page 68</p> <p>1 up. I would be mindful of those dates, to be</p> <p>2 able to get as much input as you can.</p> <p>3 MS. PLATER-ZYBERK: So we could take this</p> <p>4 presentation that we did today to a Town Hall</p> <p>5 meeting, or if we want to do the book, that</p> <p>6 would probably push it close to the holidays</p> <p>7 and you may want to push it into the New Year.</p> <p>8 MR. TRIAS: I think you should take this</p> <p>9 presentation and try to simply allow for</p> <p>10 comment, and think in terms of maybe January or</p> <p>11 February for the first time that it comes back</p> <p>12 to you, in terms of re-organization.</p> <p>13 MS. PLATER-ZYBERK: As a book.</p> <p>14 MR. TRIAS: And then think about another</p> <p>15 three or four months of basically discussion to</p> <p>16 come up with the changes. I mean, that's the</p> <p>17 way I would see it. And if you need more time,</p> <p>18 you need more time.</p> <p>19 CHAIRMAN AIZENSTAT: So you would schedule</p> <p>20 a Town Hall meeting what month, probably?</p> <p>21 MR. TRIAS: As soon as we can. I mean, I</p> <p>22 would try to do it before the holidays,</p> <p>23 obviously. So I would try to schedule it soon,</p> <p>24 and see the level of interest that we have from</p> <p>25 the community. We may have thousands of people</p>

<p style="text-align: right;">Page 69</p> <p>1 show up, and then we may need to have another</p> <p>2 meeting, or not. Or it could be like tonight's</p> <p>3 meeting. We'll see.</p> <p>4 MS. PLATER-ZYBERK: So mid November or</p> <p>5 early November.</p> <p>6 MR. TRIAS: Yeah, that would be my</p> <p>7 recommendation at this point, if you feel</p> <p>8 comfortable with that timing, with the hope of</p> <p>9 coming back after the holidays with something</p> <p>10 for you to take action.</p> <p>11 And I think, at that point, is when you</p> <p>12 will see more interest, when you start taking</p> <p>13 action.</p> <p>14 CHAIRMAN AIZENSTAT: Correct.</p> <p>15 And where would those Town Hall meetings</p> <p>16 take place?</p> <p>17 MR. TRIAS: Well, we had a meeting last</p> <p>18 night at the Youth Center, and that seems a</p> <p>19 good venue.</p> <p>20 CHAIRMAN AIZENSTAT: Okay. It's a very</p> <p>21 good venue.</p> <p>22 MR. TRIAS: Yeah.</p> <p>23 CHAIRMAN AIZENSTAT: Okay. I was just</p> <p>24 thinking, not the engineering building or so</p> <p>25 forth. The Youth Center is good.</p>	<p style="text-align: right;">Page 70</p> <p>1 Okay. Any other comments?</p> <p>2 MR. BEHAR: No.</p> <p>3 MS. ANDERSON: None.</p> <p>4 MS. PLATER-ZYBERK: So this presentation</p> <p>5 would be good for the Town Hall?</p> <p>6 MS. VELEZ: It's a start, and a way to get</p> <p>7 people thinking and to start listening to</p> <p>8 what's out there.</p> <p>9 MS. PLATER-ZYBERK: Thank you very much.</p> <p>10 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>11 No?</p> <p>12 I'd like to thank you very much for coming,</p> <p>13 Commissioner. Thank you for joining us</p> <p>14 tonight.</p> <p>15 I guess we're adjourned.</p> <p>16 MR. TRIAS: Thank you very much.</p> <p>17 MS. VELEZ: Thank you. Thank you, Liz.</p> <p>18 (Thereupon, the meeting was adjourned at</p> <p>19 7:20 p.m.)</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 71</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 SS.</p> <p>5 COUNTY OF MIAMI-DADE:</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 26th day of October, 2018.</p> <p>17</p> <p>18</p> <p>19 SIGNATURE ON FILE</p> <p>20 _____</p> <p style="text-align: center;">NIEVES SANCHEZ</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

Excerpt of 02 13 19 PZB Meeting Minutes

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<p>1 becoming a typical residential apartment 2 building, and if that need were ever to arise, 3 what process would it have to go through for 4 that? 5 MR. TRIAS: Well, it would have to be a 6 different submittal to be approved by the 7 Commission. I mean, in theory, that could take 8 place, but the Conditions of Approval make it 9 mandatory that it has to be an ALF. 10 MR. MANTECON: Okay. 11 MR. TRIAS: So short of doing a different 12 project that goes through the whole process, it 13 has to be what is proposed. 14 MR. GRABIEL: Okay. Thank you. 15 MS. MENENDEZ: Any other questions? 16 MS. ANDERSON: No. 17 MS. MENENDEZ: No? 18 Okay. Do I have a motion? 19 MR. GRABIEL: Yeah. I'd like to move for 20 approval with all of the conditions that Staff 21 has presented. 22 MR. MANTECON: I'll second it. 23 MS. VELEZ: I'll second it. 24 Go ahead. Go ahead. 25 MR. MANTECON: I'll second it.</p>	<p>1 MS. MENENDEZ: Okay. Can you call the 2 roll, please? 3 THE SECRETARY: Julio Grabiell? 4 MR. GRABIEL: Yes. 5 THE SECRETARY: Alex Mantecon? 6 MR. MANTECON: Yes. 7 THE SECRETARY: Maria Velez? 8 MS. VELEZ: Yes. 9 THE SECRETARY Rhonda Anderson? 10 MS. ANDERSON: Yes. 11 THE SECRETARY: Maria Menendez? 12 MS. MENENDEZ: Yes. 13 MR. GARCIA-SERRA: Thank you very much. I 14 hope you have a good night. 15 MS. MENENDEZ: Thank you. You, too. 16 MR. ADAMS: Thank you all. 17 MS. VELEZ: Thank you. Thank you. 18 MR. MANTECON: Thank you. 19 MS. ANDERSON: Thank you. 20 MR. GRABIEL: Mr. Garcia-Serra, next time, 21 I do need your AIA -- 22 MR. GARCIA-SERRA: My license? Let me see 23 if I can get it between now and next month. 24 MS. VELEZ: Madam Chair, I need to be 25 excused.</p>
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<p>1 MS. MENENDEZ: Yes. 2 MS. VELEZ: Thank you. 3 MS. MENENDEZ: Okay. Can we go to our next 4 item? That would be E-1. 5 MR. COLLIER: Item E-1, an Ordinance 6 relating to the Zoning Code of the City of 7 Coral Gables, Florida, adopted as Ordinance 8 Number 2007-01, as amended, reorganizing the 9 Zoning Code, revising and renumbering Article 10 and Section numbers, but providing no 11 substantive changes to the Zoning Code, 12 providing for a repealer provision, a 13 severability clause, codification and providing 14 for an effective date. 15 Item E-1, public hearing. 16 MR. TRIAS: Madam Chair, today's item is 17 the first of several items in the future in 18 which the Zoning Code will be addressed. We 19 have Elizabeth Plater-Zyberk, our consultant, 20 that is going to explain what is being 21 proposed. 22 The changes today are only re-organization 23 and re-labeling of some sections. There are no 24 changes to the content of the Code or 25 amendments to the text that affect the</p>	<p>1 substance of the Code. So I would encourage 2 Liz to make her presentation, and then, if you 3 have any questions, we'll help you. 4 MS. MENENDEZ: Okay. Can you please state 5 your name and address for the record, and 6 welcome? 7 MS. PLATER-ZYBERK: Good evening, Liz 8 Plater-Zyberk, DPZ CoDesign, 1023 Southwest 9 25th Avenue, Miami. 10 MS. MENENDEZ: Thank you. 11 MS. PLATER-ZYBERK: I'm a Coral Gables 12 resident. 13 So I believe you've seen some of the things 14 I'll be showing you. There's about 10 slides. 15 And the first part of this presentation is a 16 little bit about the process, so that you 17 understand why we are at this point now. 18 So just a little bit of background. We 19 started last year with several committees that 20 were formed to guide us in the update of the 21 Code, a Steering Committee, which is comprised 22 of a variety of people, a Staff Committee, 23 which represents a number of the agencies in 24 the City, and we've had a number of other 25 meetings. Representatives have met with us</p>

<p style="text-align: right;">Page 41</p> <p>1 early on, and we have come before this Board</p> <p>2 talking about the first phase of the work,</p> <p>3 which was an analysis, an assessment of the</p> <p>4 existing Code. So you can see where we are.</p> <p>5 Now, we've actually started working on</p> <p>6 these revisions, which I'm about to describe.</p> <p>7 So that preliminary assessment was a result of</p> <p>8 several of the Staff and Committee meetings,</p> <p>9 and, essentially, the first two items were</p> <p>10 coming up repeatedly in all of the meetings.</p> <p>11 One was, make the Code easier to use and</p> <p>12 clarify its organization, and then there was a</p> <p>13 lot of discussion about some contradictions in</p> <p>14 different aspects of the substance of the Code,</p> <p>15 or what we call the content, with regard to</p> <p>16 Site Specifics, several of the categories,</p> <p>17 MF-2, MFSA and Mixed-Use, that sometimes height</p> <p>18 and FAR regulations may need clarification.</p> <p>19 Parking is always part of any discussion about</p> <p>20 a Zoning Code, and there has been some push for</p> <p>21 reducing parking requirements. And, then, of</p> <p>22 course, discussion about the small sites in the</p> <p>23 City identified as less than 20,000 square</p> <p>24 feet.</p> <p>25 So, this evening, I'd like to point out</p>	<p style="text-align: right;">Page 42</p> <p>1 that having completed that assessment, and that</p> <p>2 was the first phase of the contract, we have</p> <p>3 entered the work of revising or updating the</p> <p>4 Code, and we're here to talk to you about what,</p> <p>5 in this slide, is pointed out to be Part One,</p> <p>6 the current work, which is the re-organization</p> <p>7 of the Table of Contents.</p> <p>8 So as Ramon Trias said at the outset, there</p> <p>9 is no -- all of the other items that I just</p> <p>10 listed were part of the discussions are not</p> <p>11 being addressed yet. I'm going to point out to</p> <p>12 you how the re-organization is being proposed.</p> <p>13 We think there's two subsequent steps. We</p> <p>14 know there's some small inconsistencies.</p> <p>15 They're in the Code right now, but they become</p> <p>16 evident when you do this re-organization and</p> <p>17 I'll speak about a few of them, which we will</p> <p>18 address following -- once this outline of the</p> <p>19 new organization has been finalized.</p> <p>20 We have done enough work moving these</p> <p>21 things around in the Code as a kind of test to</p> <p>22 understand the scope of that work and that it</p> <p>23 seems doable and relatively expediently.</p> <p>24 Once that's done and it's essentially</p> <p>25 usable in its current state, we would move on</p>
<p style="text-align: right;">Page 43</p> <p>1 to some of the changes or specific items in the</p> <p>2 content or substance that we feel that we've</p> <p>3 been asked to at least explore. So that would</p> <p>4 be Part Three. So today we're just dealing</p> <p>5 with the Table of Contents.</p> <p>6 I should say that when we first started out</p> <p>7 in those meetings, we didn't imagine that this</p> <p>8 would be the first step, but in discussing that</p> <p>9 list of items, from clarifying MF-2, in fact,</p> <p>10 it was one of the Staff members who said, "You</p> <p>11 know, this is really two different kinds of</p> <p>12 actions. Why don't you consider separating</p> <p>13 them and doing re-organization first and then</p> <p>14 working on the content later?" So we thought</p> <p>15 that was a good idea and everybody else seemed</p> <p>16 to agree, that it was, as well.</p> <p>17 So here, on the left, is the existing Table</p> <p>18 of Contents. You have essentially eight</p> <p>19 articles and a series of appendices. And on</p> <p>20 the right, you'll notice that we are suggesting</p> <p>21 sixteen articles and some changes to what is in</p> <p>22 the appendices. I think what we came to</p> <p>23 realize about this Code, and it had something</p> <p>24 to do with work we've been doing on Codes and</p> <p>25 inner suburbs in other parts of the country, is</p>	<p style="text-align: right;">Page 44</p> <p>1 that the Zoning Code that was essentially</p> <p>2 written in the '20s or that first framework for</p> <p>3 the Code, over many decades has accumulated not</p> <p>4 only changes to those first regulations, but</p> <p>5 also all sorts of new regulations, which, in</p> <p>6 essence, didn't have a place to be put in the</p> <p>7 Code.</p> <p>8 So, for instance, your Article 5,</p> <p>9 Development Standards, is a very dense chapter,</p> <p>10 full of many different things in it, which I</p> <p>11 wouldn't call it exactly a dumping ground, but</p> <p>12 it's where a lot of things got put because</p> <p>13 there was no better place for them, and much of</p> <p>14 what we've done is, tried to identify or</p> <p>15 characterize those different things into the</p> <p>16 categories which are making some of the new</p> <p>17 chapters.</p> <p>18 So as your Planning Director often points</p> <p>19 out, there was no parking requirement before</p> <p>20 the 1960s, and, you know, that's one of the</p> <p>21 most important things that ever comes up,</p> <p>22 right; important in terms of how much time one</p> <p>23 spends on it, and you can see it doesn't exist,</p> <p>24 really, in the original or in the existing</p> <p>25 Table of Contents.</p>

<p style="text-align: right;">Page 45</p> <p>1 So I'm going to just verbally tell you a</p> <p>2 few points about where the existing contents</p> <p>3 might end up in the proposed, and, then, if you</p> <p>4 have any questions about that, I'd be happy to</p> <p>5 answer them.</p> <p>6 But before I do, I just wanted to point out</p> <p>7 to you that we have a way of tracking where</p> <p>8 things are going from the existing to the</p> <p>9 proposed, and it's graphic, as well as text.</p> <p>10 Sorry.</p> <p>11 So General Provisions, for instance, stays</p> <p>12 exactly where it is, at the beginning of the</p> <p>13 Code, and we don't foresee large changes in</p> <p>14 that. Article 2 in the existing, Decision</p> <p>15 Making and Administrative Bodies, remains</p> <p>16 together and becomes Article 14, Process.</p> <p>17 We think that most people go into a</p> <p>18 document like this and they want to find out</p> <p>19 what it's saying about the property they're</p> <p>20 interested in first, and then the process of</p> <p>21 how you get there can occur later. So that's</p> <p>22 why we're suggesting that it should move</p> <p>23 towards the end.</p> <p>24 Article 3, Development Review, gets put</p> <p>25 into several different places, certainly into</p>	<p style="text-align: right;">Page 46</p> <p>1 Process. There's a proposal that there be a</p> <p>2 separate article for Notices, which is</p> <p>3 currently in Development Review. So you'll see</p> <p>4 that is Article 15. Historic Preservation is</p> <p>5 being pulled out to be its own article, as</p> <p>6 well, Art -- and as well, Art in Public Spaces.</p> <p>7 In Article 4, the Zoning Districts, that</p> <p>8 largely goes to Article 2, which is the Zoning</p> <p>9 Districts, which pushes that to the front of</p> <p>10 the document, and then there are a few things</p> <p>11 in Article 4, under Zoning Districts, which</p> <p>12 really should be in appendices, given what's in</p> <p>13 there now. So we'll be moving the University</p> <p>14 Campus District and making it Appendix E, and</p> <p>15 the Business Improvement Overlay District,</p> <p>16 which really isn't a Zoning District, it's</p> <p>17 about management, into Appendix E. So, you</p> <p>18 know, it's not regulating the other things that</p> <p>19 the Zoning Districts generally are regulating.</p> <p>20 Article 5, Development Standards, the one</p> <p>21 that was -- I think you'd had -- it has over 28</p> <p>22 divisions or it has 28 divisions, is largely</p> <p>23 going into Article 3, on Uses, which is where</p> <p>24 most of the content -- what most of the content</p> <p>25 is about, but some of it is going to Historic</p>
<p style="text-align: right;">Page 47</p> <p>1 Preservation and Parking and Access Process and</p> <p>2 there's a new article on Architecture, and so</p> <p>3 some of Article 5, Development Standards, go</p> <p>4 into that.</p> <p>5 Article 6, Non-Conformities and Lawfully</p> <p>6 Existing Uses will have its own Article 13. It</p> <p>7 doesn't seem -- it seems like that can be</p> <p>8 towards the end of the document.</p> <p>9 Article 7, Violations, will become part of</p> <p>10 14, Process, and Article 8, definitions, will</p> <p>11 remain the final chapter, which is definitions.</p> <p>12 So you can see how the appendices increase</p> <p>13 by the two, D and E -- A, B, C, D and E now,</p> <p>14 putting all of the kind of Special Districts</p> <p>15 into that part of the Code.</p> <p>16 So this is really what we're asking you to</p> <p>17 approve, so that we can go on and really work</p> <p>18 on the content changes. First, the text</p> <p>19 refinements and then the context changes. So</p> <p>20 those text refinements, of course, involve when</p> <p>21 there are references to other parts of the</p> <p>22 Code, that you're putting the right reference</p> <p>23 in, under the new organization, and then some</p> <p>24 of the inconsistencies that I mentioned are,</p> <p>25 for instance, there are a few things under</p>	<p style="text-align: right;">Page 48</p> <p>1 Accessory Uses, which are really not uses,</p> <p>2 there are things like trellis and patio</p> <p>3 pavement, and they probably should end up in</p> <p>4 the Architecture article that's being</p> <p>5 introduced. So it wouldn't be really changing</p> <p>6 any of the standards, but maybe relocating</p> <p>7 where some things go.</p> <p>8 I think probably that's enough for now,</p> <p>9 until you have questions.</p> <p>10 MS. MENENDEZ: Okay. Thank you.</p> <p>11 Do we have anybody from the public that</p> <p>12 would like to speak to this matter?</p> <p>13 Okay. How about the Board Members?</p> <p>14 MR. GRABIEL: I have a couple of questions.</p> <p>15 Liz, what does the new Article 12, Ambience</p> <p>16 Standards, what does that mean?</p> <p>17 MS. PLATER-ZYBERK: So this is still a</p> <p>18 question -- there are -- this might be noise</p> <p>19 and other things, which maybe should be in the</p> <p>20 City Charter. There are a few things like that</p> <p>21 in the Code. And so it's -- in a sense, it's a</p> <p>22 placeholder for some things that maybe don't</p> <p>23 belong there.</p> <p>24 MR. GRABIEL: Okay.</p> <p>25 MR. TRIAS: Yeah. We may recommend to</p>

<p style="text-align: right;">Page 49</p> <p>1 remove a few thing from the Zoning Code and</p> <p>2 place them in the City Code, because they're</p> <p>3 not -- they're more maintenance or operational</p> <p>4 standards. So that's one of the issues that</p> <p>5 may come up in the technical corrections, in</p> <p>6 the second phase.</p> <p>7 MS. MENENDEZ: So you might be removing</p> <p>8 Article 12?</p> <p>9 MS. PLATER-ZYBERK: You know --</p> <p>10 MS. MENENDEZ: Or re-numbering?</p> <p>11 MS. PLATER-ZYBERK: It depends.</p> <p>12 MR. TRIAS: I don't think we're ready to</p> <p>13 make a recommendation right now, but we will</p> <p>14 recommend some removals certainly.</p> <p>15 MS. MENENDEZ: Okay. Okay. Any other</p> <p>16 question?</p> <p>17 MR. GRABIEL: No. That was the thing that</p> <p>18 hit me as, I didn't know what it means.</p> <p>19 MS. MENENDEZ: Alex, do you have any</p> <p>20 questions?</p> <p>21 MR. MANTECON: I had one question. So</p> <p>22 sometimes, you know, there are certain parts of</p> <p>23 the Code that make sense when they're in</p> <p>24 context, like within the same paragraph or</p> <p>25 within like a subparagraph or something like</p>	<p style="text-align: right;">Page 50</p> <p>1 that, and, then, if it gets moved to another</p> <p>2 article or something else, obviously that would</p> <p>3 feel like it's out of context or it's maybe</p> <p>4 making reference to something that is not in</p> <p>5 the same context.</p> <p>6 So how do you -- I mean, has this been</p> <p>7 looked at, to make sure that when it gets</p> <p>8 rewritten, that, you know, developers or us, as</p> <p>9 Staff or Legal, aren't going to be having</p> <p>10 issues with being able to, you know, understand</p> <p>11 certain parts of the Code?</p> <p>12 MS. PLATER-ZYBERK: Yeah. You know, we</p> <p>13 have actually looked through -- I'm here with</p> <p>14 Judy Bell, who has been doing a lot of this</p> <p>15 work for -- but we've -- others of us have been</p> <p>16 looking at with her very thoroughly and we're</p> <p>17 confident that that can be managed in this next</p> <p>18 phase.</p> <p>19 So it's always a whole section or division</p> <p>20 that's moving around and never pieces of it,</p> <p>21 except maybe when the trellis moves to</p> <p>22 Architecture.</p> <p>23 MR. TRIAS: Yeah.</p> <p>24 Mr. Mantecon, what I would say to you is</p> <p>25 that we're actually doing the opposite of what</p>
<p style="text-align: right;">Page 51</p> <p>1 you're assuming. Because, for example, if you</p> <p>2 look at the Table of Contents, and I ask you,</p> <p>3 "Where is parking?"</p> <p>4 "I don't know."</p> <p>5 MR. MANTECON: Yeah.</p> <p>6 MR. TRIAS: Right. So we're clarifying it</p> <p>7 by having Parking, by having Architecture, by</p> <p>8 having Landscape, by giving context to the</p> <p>9 actual requirements. Right now they happen to</p> <p>10 be in a very confusing setup, and it's</p> <p>11 confusing to me sometimes and this is what I do</p> <p>12 for a living, so imagine that.</p> <p>13 So I think that, from my perspective, that</p> <p>14 Table of Contents basically talks about the</p> <p>15 issues directly.</p> <p>16 MR. BEHAR: I'm involved in the Steering</p> <p>17 Committee, a part of the Steering Committee,</p> <p>18 and the idea here is really to simplify this</p> <p>19 whole process. So, right now, if you go into</p> <p>20 the Code, you've got to go around in different</p> <p>21 sections to find your answer. The intent here,</p> <p>22 and I think what we're going to try to get to</p> <p>23 and Liz is going to get to, is to simplify that</p> <p>24 process, to make it easier.</p> <p>25 If you're going to look at parking, you go</p>	<p style="text-align: right;">Page 52</p> <p>1 directly to Parking, you don't have to go to</p> <p>2 Article 4, Article 5, you know, to find out.</p> <p>3 That's the idea.</p> <p>4 MR. MANTECON: No, I get all that. My</p> <p>5 concern is only, like if you were to take a</p> <p>6 book and you take one paragraph out of that</p> <p>7 book and that paragraph is in context to</p> <p>8 everything else that's happening in that</p> <p>9 chapter, and you take that paragraph and put it</p> <p>10 somewhere else, it won't make sense wherever</p> <p>11 it's put. I just want to make sure that that</p> <p>12 is not happening, so it doesn't --</p> <p>13 MS. PLATER-ZYBERK: Yeah. So that was a</p> <p>14 concern the Committee raised and that's why we</p> <p>15 actually went through the whole book, word for</p> <p>16 word.</p> <p>17 MR. MANTECON: Okay.</p> <p>18 MS. PLATER-ZYBERK: I think Judy has it</p> <p>19 almost memorized.</p> <p>20 MR. MANTECON: Yeah. That was just my</p> <p>21 question.</p> <p>22 MS. PLATER-ZYBERK: And I think I would</p> <p>23 second what Ramon Trias has just said, which is</p> <p>24 that if it were written like a novel, in which</p> <p>25 things were in logical sequence, that would be</p>

<p style="text-align: right;">Page 53</p> <p>1 a great concern, but the current one is not in 2 that sequence, so I can hardly think that we 3 would make it worse. 4 MR. MANTECON: Got it. By when does Staff 5 have to memorialize all of these sections? 6 MR. TRIAS: The good news is that the new 7 version is more intuitive, and, secondly, we're 8 also going to place it on Municode, which is a 9 web-based system that has most of the Codes in 10 the United States. So that's another one of 11 the things that are going to come out of this 12 process, so it will be much easier to use. 13 Right now, we have a web -- I'm sorry, we 14 have a Word document that one of our Staff 15 people updates. We're going to change that to 16 the Municode process, which I think -- 17 Mr. Behar, I suppose -- 18 MR. BEHAR: Absolutely. That's going to be 19 much easier to find the information that you're 20 looking for. 21 MS. ANDERSON: Yeah. I would be more 22 concerned if there were edits to the language. 23 I mean, looking at the Statutes, you usually 24 have a historical note at the bottom, that used 25 to be formerly section so and so, and that's</p>	<p style="text-align: right;">Page 54</p> <p>1 more important when you're interpreting 2 statutes that affect people that are charged 3 with crimes and what the intent of the statute 4 was. 5 I think this is a re-organization that 6 makes sense, and I think it's very intuitive. 7 I mean, I think there are some issues that we 8 need to address for the future, but that's in 9 Part Three that we're going to be getting into 10 those. I have a wish list for you. 11 MR. COLLIER: With respect to the looking at 12 the history -- excuse me -- the actual 13 Ordinance will have the strike through where 14 you will see where it was in the Code and what 15 new section it will be. You will only have the 16 actual titles, because once this is adopted, 17 the Staff, with the assistance of the 18 consultant, are going to take the substantive 19 pieces and put them in the order -- in the new 20 order that's proposed. So we'll save a lot of 21 trees, because we're not doing that until the 22 very end. 23 MS. MENENDEZ: Will you be making 24 references to the actual Ordinance numbers that 25 approved these types of changes to our Zoning</p>
<p style="text-align: right;">Page 55</p> <p>1 Code, when they come in the future, or even if 2 we have the information now, like the City Code 3 does? The City Code provides for the 4 regulation that allowed it to exist. 5 Is that something we're doing with our 6 Zoning Code or that really hasn't been -- 7 MS. PLATER-ZYBERK: I don't know. 8 MR. COLLIER: Well, I will explain why those 9 references are there. That's one of the 10 advantages of Munico. Once a Code is put on 11 Municode, and then amendments are made to a 12 particular section, the editors of Municode 13 note what Ordinance number -- 14 MS. MENENDEZ: I see. Which is excellent. 15 MR. COLLIER: Right. It's very helpful to 16 be able to go back and do that. 17 MS. MENENDEZ: Right. 18 MR. COLLIER: So one of the advantages of 19 moving to Municode is that, going forward, they 20 will, when they receive Ordinances, when we 21 adopt an Ordinance maybe making a change to 22 something in the Zoning Code, Municode makes a 23 reference as to what Ordinance it was. 24 MS. MENENDEZ: Moving forward. 25 MR. COLLIER: Moving forward.</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. MENENDEZ: We really don't have that 2 historically, because they don't manage our 3 Zoning Code, per se. 4 MR. COLLIER: Well, right. They haven't 5 managed our Zoning Code. 6 MS. MENENDEZ: But the intent is to add it 7 there to the Municode system? 8 MR. COLLIER: Yes. I mean, Municode does 9 that as part of their process when something 10 gets updated. The other advantage, of course, 11 is the search function from Municode is a bit 12 more robust than doing a Control-F and taking 13 words. So that's going to be a plus, too. 14 MS. MENENDEZ: Yes. Right. From my 15 perspective, this Phase One might change, 16 right, because as we start looking at the 17 content, we might decide, like you pointed out 18 in this Article 12, that there might be a 19 situation where we'll be removing things or 20 maybe even eliminating an article, maybe 21 changing the numbers? 22 So would it be my -- I would think that 23 this is like a tentative recommendation type 24 thing, with the idea that this might change in 25 the future.</p>

<p style="text-align: right;">Page 57</p> <p>1 MS. PLATER-ZYBERK: You know, we're pretty</p> <p>2 confident that this is a good outline. We've</p> <p>3 been through this several times, and most of</p> <p>4 the things that change would be inside the</p> <p>5 article.</p> <p>6 MS. MENENDEZ: Inside? Okay.</p> <p>7 MR. TRIAS: Yeah.</p> <p>8 MS. PLATER-ZYBERK: Like the Zoning</p> <p>9 District might have changes, the Uses might</p> <p>10 have changes. You might be -- you'll probably</p> <p>11 be adding some things about sustainability and</p> <p>12 resilience that don't exist, but that can only</p> <p>13 become more important in the long run.</p> <p>14 So until you do a really large kind of</p> <p>15 rethinking of it again, which one always does</p> <p>16 every some decades, I think this is -- this</p> <p>17 will stand up to good function for a while.</p> <p>18 MS. MENENDEZ: Okay.</p> <p>19 MS. PLATER-ZYBERK: For a while good.</p> <p>20 MS. MENENDEZ: Okay. Good.</p> <p>21 Any other questions, Julio?</p> <p>22 MR. GRABIEL: Yeah.</p> <p>23 I guess it's to Staff and the consultant.</p> <p>24 Schedule what is -- looking forward, what's the</p> <p>25 schedule on this effort?</p>	<p style="text-align: right;">Page 58</p> <p>1 MS. PLATER-ZYBERK: We can move directly</p> <p>2 into what we call Part 2, and I think we said</p> <p>3 that we would be working on that for the next</p> <p>4 month, and that we can come back with -- in a</p> <p>5 month or -- well, to come back here in a month,</p> <p>6 it means two weeks.</p> <p>7 MR. TRIAS: Yes.</p> <p>8 MS. PLATER-ZYBERK: So maybe it's the</p> <p>9 second month, to come back with the document in</p> <p>10 its entirety, in the new format. That's the</p> <p>11 next step.</p> <p>12 MR. TRIAS: I think Part 2 is relatively</p> <p>13 straight-forward. Part 3 may be take a little</p> <p>14 bit longer, which is the changes on the</p> <p>15 content, and my expectation is to get done by</p> <p>16 the end of the year. It may take several</p> <p>17 meetings, depending on your input. So we'll</p> <p>18 see how that goes.</p> <p>19 But I think that if we were to do Part 1</p> <p>20 and 2, we've done a lot, actually. So it's up</p> <p>21 to you how much detail and how much discussion</p> <p>22 you want to have with the rest of the</p> <p>23 amendments.</p> <p>24 MS. MENENDEZ: What is Part 2 again?</p> <p>25 MR. TRIAS: Part 2 is the technical</p>
<p style="text-align: right;">Page 59</p> <p>1 corrections, whatever is to be removed, or</p> <p>2 consistency.</p> <p>3 MS. PLATER-ZYBERK: It's on the screen</p> <p>4 again.</p> <p>5 So that's not changing the substance, but</p> <p>6 it's making sure that when it refers to another</p> <p>7 article, that it's giving you the new location</p> <p>8 or, to use the same example, moving trellises</p> <p>9 into Architecture.</p> <p>10 MR. TRIAS: Or maybe removing some sections</p> <p>11 altogether from the Code. I would expect that</p> <p>12 that would be part of Part 2, if we decide to</p> <p>13 recommend that.</p> <p>14 MS. PLATER-ZYBERK: Yeah. An obvious one</p> <p>15 is Development -- DIRs, Development of Regional</p> <p>16 Impact. You know, that doesn't exist anymore.</p> <p>17 And we've already begun analysis of some of</p> <p>18 the parts that are the substance. We're not</p> <p>19 asking -- we haven't made any suggestions about</p> <p>20 that, and we're not making any proposals about</p> <p>21 those, but we just want you to know that we're</p> <p>22 moving ahead on the next phases.</p> <p>23 MR. MANTECON: I think Part 2 basically</p> <p>24 answers my question. That was my concern.</p> <p>25 MS. PLATER-ZYBERK: Yes. Yeah.</p>	<p style="text-align: right;">Page 60</p> <p>1 MS. MENENDEZ: Okay. Any other questions</p> <p>2 or comments?</p> <p>3 MS. ANDERSON: No.</p> <p>4 MS. MENENDEZ: No? Hearing none.</p> <p>5 No motion?</p> <p>6 MR. TRIAS: Yes. Yes. Staff recommends</p> <p>7 approval and requests a motion from you.</p> <p>8 MS. MENENDEZ: Okay.</p> <p>9 MR. GRABIEL: I move to approve.</p> <p>10 MS. ANDERSON: I'll second.</p> <p>11 MR. MANTECON: I second it.</p> <p>12 MS. MENENDEZ: I'm sorry?</p> <p>13 MS. ANDERSON: Second.</p> <p>14 MS. MENENDEZ: Second.</p> <p>15 Okay. Can you call the roll, please?</p> <p>16 THE SECRETARY: Alex Mantecon?</p> <p>17 MR. MANTECON: Yes.</p> <p>18 THE SECRETARY: Rhonda Anderson?</p> <p>19 MS. ANDERSON: Yes.</p> <p>20 THE SECRETARY: Robert Behar?</p> <p>21 MR. BEHAR: Yes.</p> <p>22 THE SECRETARY: Julio Grabiell?</p> <p>23 MR. GRABIEL: Yes.</p> <p>24 THE SECRETARY: Maria Menendez?</p> <p>25 MS. MENENDEZ: Yes. Thank you.</p>

<p style="text-align: right;">Page 61</p> <p>1 MS. PLATER-ZYBERK: Thank you very much.</p> <p>2 Good night.</p> <p>3 MR. MANTECON: Thank you.</p> <p>4 MS. MENENDEZ: Mr. City Attorney, can you</p> <p>5 please read the last item, which is E-4?</p> <p>6 MR. COLLER: Yes.</p> <p>7 Item E-4, an Ordinance of the City</p> <p>8 Commission of Coral Gables, Florida providing</p> <p>9 for text amendments to the City of Coral Gables</p> <p>10 Official Zoning Code, by amending Article 5,</p> <p>11 "Development Standards," Section 5-1409,</p> <p>12 "Amount of required parking," increasing the</p> <p>13 number of parking charging station under</p> <p>14 certain circumstances; providing for</p> <p>15 severability, repealer, codification and an</p> <p>16 effective date.</p> <p>17 MR. TRIAS: Madam Chair, about a year ago</p> <p>18 you worked on the first version of this</p> <p>19 Ordinance, and since then there were some</p> <p>20 requests to clarify and add some more detail.</p> <p>21 Mr. Gus Ceballos, who is an Assistant City</p> <p>22 Attorney, worked on the Ordinance and is ready</p> <p>23 to answer any questions, but this is basically</p> <p>24 an improvement on that first Ordinance that</p> <p>25 they worked on a year ago.</p>	<p style="text-align: right;">Page 62</p> <p>1 MS. MENENDEZ: Could you just go over</p> <p>2 briefly the changes or the improvements that</p> <p>3 have been made to the Ordinance?</p> <p>4 MR. CEBALLOS: My pleasure.</p> <p>5 Predominantly what's been done originally</p> <p>6 from the first proposal is, there was a bit of</p> <p>7 vagueness when it came to how somebody could</p> <p>8 meet the requirements of our electrical vehicle</p> <p>9 charging requirement in the City. Basically,</p> <p>10 under the existing Code, if you look at Section</p> <p>11 F, on the very -- the second page, in the</p> <p>12 Electrical Vehicle Charging, under F, it</p> <p>13 says -- it basically said that all new</p> <p>14 multi-family mixed-use or hotel developments,</p> <p>15 with 20 units or more, shall provide access of</p> <p>16 240 volt capabilities throughout the garage.</p> <p>17 The issue with that is, that is very vague,</p> <p>18 in terms of technical specifications.</p> <p>19 Technically you could meet that requirement</p> <p>20 with a single 240 volt line run throughout the</p> <p>21 entire garage, which anybody with knowledge of</p> <p>22 electrical vehicle charging, would charge one</p> <p>23 vehicle, not 400 parking spaces. It would only</p> <p>24 work for one.</p> <p>25 This issue was brought up to the</p>
<p style="text-align: right;">Page 63</p> <p>1 Commission. The Commission requests that the</p> <p>2 breakdown be as what you see here today, which</p> <p>3 is that the electrical vehicle charging</p> <p>4 required will still remain two percent. That</p> <p>5 means that actual stations, with vehicle</p> <p>6 charging stations, ready to go, you can bring</p> <p>7 your car in, you can park and you can charge,</p> <p>8 so anytime there's more than 20 percent, two</p> <p>9 percent -- any more than 20 units in a</p> <p>10 multi-family building, two percent will be</p> <p>11 dedicated to that.</p> <p>12 The second tier will be three percent, and</p> <p>13 that is what's called EV ready. EV ready</p> <p>14 means, the pipes are there. The electrical</p> <p>15 wiring is there. What's not there is the final</p> <p>16 charging station. So, basically, somebody</p> <p>17 rents a unit, buys a unit in a building, let's</p> <p>18 say the two percent is already occupied,</p> <p>19 there's still this three percent available for</p> <p>20 a new resident to come in, you buy the</p> <p>21 equipment, it's only a few hundred dollars,</p> <p>22 that basically allows you to install it on-site</p> <p>23 and you're ready to go.</p> <p>24 MR. GRABIEL: This is three percent, in</p> <p>25 addition to the two percent?</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. CEBALLOS: Correct. Correct.</p> <p>2 And, then, last would be 15 percent for a</p> <p>3 total of 20 percent. That last 15 percent is</p> <p>4 what's called EV capable. EV capable means,</p> <p>5 all of the initial legwork is being done with</p> <p>6 part of the new construction, meaning the</p> <p>7 conduits are being run, the space in the volt</p> <p>8 box is being accounted for, so that, in the</p> <p>9 future, if someone decides that they need to</p> <p>10 install more electrical vehicle charging</p> <p>11 stations, it's just a matter of running the</p> <p>12 wires. All of the actual groundwork is already</p> <p>13 there.</p> <p>14 So that's pretty much it, in a nutshell.</p> <p>15 Do you have any --</p> <p>16 MR. BEHAR: That would be a total of 20</p> <p>17 percent of the total amount?</p> <p>18 MR. CEBALLOS: Correct.</p> <p>19 MR. BEHAR: So let's say a big development</p> <p>20 comes and you have 600 spaces, 120 spaces have</p> <p>21 to be prepped to receive that, right?</p> <p>22 MR. CEBALLOS: Well, two percent would be</p> <p>23 ready. You have to make them good to go. So</p> <p>24 you would have 12 parking spaces that have</p> <p>25 charges. You can plug-in right now.</p>

Meeting Notes

Project: Coral Gables Zoning Code Update

Purpose of Meeting: Presentation of Table of Contents recent updates, and technical corrections in order to receive input from the Steering Committee with regard to deletions, moving of sections out of the Zoning Code and into the City Code, and other minor adjustments.

Project Reference: Phase 2 / Task 6 / Steering Committee Meeting

Date: 4.22.19

Time: 3:30pm – 5:30pm

Location: City of Coral Gables, Planning Conference Room (427 Biltmore Way, 2nd Floor).

Attendees:

City of Coral Gables:

Ramon Trias, *Planning and Zoning Director, City of Coral Gables*

Devin Cejas, *Zoning Administrator Director, City of Coral Gables*

Arceli Redila, *Principal Planner, City of Coral Gables*

Jennifer Garcia, *City Planner, City of Coral Gables*

Ana Restrepo, *City Planner, City of Coral Gables*

Other Participants:

Craig Collier, *Craig H. Collier, P.A.*

Mario Garcia Serra, *Gunster Law Firm*

Mari Gallet, *Gallet Ventures*

Marshall Bellin, *Bellin & Pratt Architects*

Judy Carty, *Principal, Carty Architecture*

Laura Russo, *Laura L. Russo, Esq.*

Dean Warhaft, *Chief Development Officer, Florida East Coast Realty, LLC*

DPZ CoDesign:

Elizabeth Plater-Zyberk, *Partner*

Judith I. Bell, *Sr. Project Manager*

The meeting began with a presentation prepared by DPZ to discuss the outline organization of the zoning code, potential strikethroughs and technical corrections, as well as other items such as open space, and other content concerns.

Key Points Discussed:

1. Add language identifying the sections and subsections that are being removed from the Zoning Code and relocated into City Code. This language may be added to the introductory text as part of the *How to use this Code* section.
2. Add language explaining the location of key regulatory parameters such as Site Specifics and other related items. This language may be added to the introductory text as part of the *How to use this Code* section.
3. Review regulatory framework for *Open Space*, including setbacks, and configuration of the actual open space. Encourage the creation of meaningful civic moments like plazas, greens, and paseos.
4. Review regulatory framework for MF2, including open space, parking and height of buildings.
5. MF2 is predominantly allocated within the North Ponce Area, creating an opportunity to refocus the vision for this area. It is important to evaluate three important configuration elements that may shape the overall character of this neighborhood:
 - a. Small-buildings with green space in-between buildings;
 - b. Medium-sized buildings with green space at the front of the property;
 - c. Groups of townhouses with small front yards
6. Evaluate the possibility of creating a coordinated parking strategy for the North Ponce Area. Discussion of City managed parking plazas and parking structures.

Technical Issues Discussed:

1. Review potential typographical error regarding setbacks in PAD Regulations.
2. Review Procedures to Vacate Alleys. Overlapping regulatory framework may appear in both City and Zoning Code.
3. Review the relocation of Underground Utilities into the City Code. City Staff to evaluate if this move is necessary.

Next Scheduled Presentations:

1. Technical Corrections to be reviewed by the Planning & Zoning Board on May 8th, 6pm.
2. City Commission 2nd reading for the reorganization and potentially 1st reading for the Technical Corrections both on May 28, 9am.

<p style="text-align: right;">Page 61</p> <p>1 MR. BEHAR: It doesn't require residency in 2 Coral Gables. You have to practice -- 3 MR. TRIAS: But you have to have the 4 experience, yes. 5 MR. BEHAR: Yes. 6 MR. TRIAS: And it's been like that since 7 the 1930's Zoning Code, so it's always been 8 extremely high requirements. 9 MR. BEHAR: You know, I did serve for eight 10 years, and if I was asked to do it again, I 11 would probably say, "No, thank you," you know, 12 but anyways -- 13 MR. TRIAS: Again, like I said, this is 14 appointed by the City Manager. It's a unique 15 Board. It's unique nationally. I don't know 16 of any other city that has this kind of Board 17 at this level. 18 MR. MURAI: This has to go before the City 19 Commission, obviously? 20 MR. TRIAS: Yes, of course. 21 MR. BEHAR: We'll open it up to any 22 questions, any additional questions, and if 23 not, we'll open it up to the public. 24 Seeing no public input, we'll close the 25 public hearing and bring it back to the Board.</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. MURAI: I'll move it. 2 MR. TORRE: Second. 3 MR. BEHAR: Can you please call the roll? 4 THE SECRETARY: Rhonda Anderson? 5 MS. ANDERSON: Yes. 6 THE SECRETARY: Rene Murai? 7 MR. MURAI: Yes. 8 THE SECRETARY: Venny Torre? 9 MR. TORRE: Yes. 10 THE SECRETARY: Maria Velez? 11 MS. VELEZ: No. 12 THE SECRETARY: Chip Withers? 13 MR. WITHERS: Yes. 14 THE SECRETARY: Robert Behar? 15 MR. BEHAR: Yes. 16 Next item, E-6, Mr. Attorney can you read 17 that for the record? 18 MR. COLLER: Item E-6 -- 19 MR. TRIAS: Mr. Attorney, E-6, E-7 and E-8 20 are related. 21 MR. COLLER: Well, E-6 is just Progress on 22 the Zoning Code update, right? 23 MR. TRIAS: Yes. It's just a memo that is 24 attached for information. 25 MR. COLLER: It's not really an item. I</p>
<p style="text-align: right;">Page 63</p> <p>1 think E-7 and E-8 are the actionable items. 2 MR. TRIAS: That's correct. 3 MR. BEHAR: Then we'll move to Item E-7. 4 MR. COLLER: Item E-7, an Ordinance of the 5 City Commission of Coral Gables, Florida 6 providing for a text amendment to the City of 7 Coral Gables Official Zoning Code and the City 8 of Coral Gables Code (City Code) transferring 9 the following divisions and sections from the 10 Zoning Code to the City Code; Article 3, 11 "Development Review," Article 4, "Zoning 12 Districts," Section 4-414, "Wild animals and 13 reptiles, keeping," Article 5, "Development 14 Standards," Division 15, "Platting Standards" 15 Section 5-1510, "Standards for Subdivision 16 Improvements," and Division 22, "Underground 17 Utilities"; providing for severability, 18 repealer, codification, and an effective date. 19 Item E-7, public hearing. 20 MR. BEHAR: Mr. Trias. 21 MR. TRIAS: May I have the PowerPoint? I 22 have a PowerPoint with two slides, so it's 23 going to be very straight forward, and it deals 24 with both, Item 7 and 8. 25 MR. COLLER: Should I read Item E-8, since</p>	<p style="text-align: right;">Page 64</p> <p>1 we're going to be taking testimony on both 2 items? I think it would be better to read both 3 in and we can vote on them separately. 4 MR. TRIAS: That would be my recommendation. 5 MR. BEHAR: Go ahead and do that. 6 MR. COLLER: Okay. Everybody relax, 7 because this is going to take some time to read 8 this in. 9 Item E-8, an Ordinance of the City 10 Commission of Coral Gables, Florida providing 11 for a text amendment to the City of Coral 12 Gables Official Zoning Code by amending Article 13 3, "Development Review," Division 3, "Uniform 14 Notice and Procedures for Public Hearing," 15 Section 3-302 "Notice," Division 5, "Planned 16 Area Development," Section 3-506 "Application 17 and review procedures for approval of plans;" 18 Division 14, "Zoning Code Text and Map 19 Amendments," Section 3-1404 "Standards for 20 review of applicant-initiated district boundary 21 changes," Section 3-1405 "Standards for review 22 of text amendments to these regulations and for 23 City-initiated district boundary changes," 24 Section 3-1408 "City Commission review and 25 decision," Division 16, "General Procedures for</p>

<p style="text-align: right;">Page 65</p> <p>1 Developments of Regional Impact;" Article 4, 2 "Zoning Districts," Section 4-206 "Business 3 Improvement Overlay District;" Section 4-402 4 "Prohibited uses, certain streets;" Article 5, 5 Section 5-14-6 "Visibility Triangles;" Section 6 5-1408 "Common Driveways and Remote Off-Street 7 Parking;" Article 8 "Definitions;" and Appendix 8 A - "Site Specific Zoning Regulations;" 9 clarifying prohibited uses on certain streets; 10 removing conflicting and outdated provisions 11 regarding DRI process, miscellaneous submittal 12 requirements, city-initiated standards for 13 review, BIOD process, visibility triangles, 14 remote parking, certain definitions, and 15 conflicting site specifics from the Zoning 16 Code; providing for severability, repealer, 17 codification, and an effective date. Item E-8, 18 public hearing. 19 MR. BEHAR: Thank you. Mr. Trias. 20 MR. TRIAS: Mr. Chairman, Item E-7 was 21 Number One, which some of the text from the 22 Zoning Code is being transferred to the City 23 Code. 24 As you know, we have two Codes. Zoning 25 deals with development issues and the City Code</p>	<p style="text-align: right;">Page 66</p> <p>1 deals with other issues. So some issues really 2 belong best in the City Code. 3 And then E-8 is removal of a few things 4 that are outdated and clarifications, trying to 5 keep it as non-substantial as possible, and 6 later on we will come back with the substance 7 amendments. 8 As you know -- or maybe not, because some 9 of you are relatively new -- maybe you are not 10 as aware of the process, but we do have a 11 consultant, who is helping us through this, and 12 she will be here at a later date with the 13 appropriate changes. 14 So these are the three items that we 15 propose to transfer. One of them deals with 16 animals and reptiles, which is a Code 17 Enforcement issue. The other two deal with 18 subdivision improvements. Now, as you know, 19 Zoning usually deals with private property. 20 Anything that deals with streets and 21 underground utilities and so on typically is 22 somewhere else. So that would be the City 23 Code. So that is what we're doing. We're not 24 taking it away. In other words, we're not 25 removing, it. We're simply moving it to</p>
<p style="text-align: right;">Page 67</p> <p>1 another Code. 2 MR. MURAI: And by doing so, what are you 3 accomplishing? 4 MR. TRIAS: Well, it is more clear, because 5 then what happens is that the Public Works 6 Department, that reviews subdivision and street 7 and so on, know where to look for it and 8 everything is in one place, and then we avoid 9 any kind of confusion and so on and so forth. 10 That's the main goal. The main goal is to 11 clarify things. 12 MS. VELEZ: Is there any difference in 13 processing standards or requirements in moving 14 one from the Zoning Code to City Code? 15 MR. TRIAS: No. No. In this instance, 16 there's no differences, and what happens is -- 17 one of the big things that we're doing with the 18 Code is rearranging the chapters for clarity. 19 That's the big change. And as far as that 20 change, this is one of the consequences. 21 MR. BEHAR: And you're right, that's being 22 done. And, for example, I see remote parking. 23 We're addressing that in the new re-write. 24 MR. TRIAS: Yes. 25 MR. BEHAR: Why are we --</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. TRIAS: We're removing that one, when I 2 get to the next one. 3 MR. BEHAR: Okay. 4 MR. TRIAS: You are way ahead of the game. 5 MR. MURAI: One question. By removing it 6 or by moving it to the City Code, is the 7 approval process different? 8 MR. TRIAS: No. The approval process is 9 the same, because we're not changing the text 10 in this case. What happens is that Zoning -- 11 like I said, Zoning is about private 12 development. Private development happens 13 within your property. So that's what we're 14 trying to do, keep the Zoning Code to the 15 issues that deal with Zoning, and any issues 16 that are beyond that happen in the right place. 17 MR. MURAI: But the process of approval is 18 the same? 19 MR. TRIAS: Yes. 20 MR. BEHAR: For example, the outdoor 21 seating, that goes from Zoning to the City 22 Code, which is probably more appropriate there 23 than in the Zoning Code. 24 MR. MURAI: Outdoor seating where? 25 MR. TRIAS: Mr. Chairman, let me go to the</p>

<p style="text-align: right;">Page 69</p> <p>1 next one.</p> <p>2 MR. BEHAR: Go ahead. Let me let you go</p> <p>3 on.</p> <p>4 MR. TRIAS: So the three things that we're</p> <p>5 moving are the three things listed here.</p> <p>6 Now, in addition, we are removing some</p> <p>7 language from the Code. And in this case, what</p> <p>8 I want to remove from this list is Number 6,</p> <p>9 Remote Parking. I don't want to deal with that</p> <p>10 tonight. And the reason is that, that one has</p> <p>11 some policy consequences beyond what I would</p> <p>12 like to deal with, which is issues that are</p> <p>13 technical in nature. So that's being removed.</p> <p>14 Developments of Regional Impact, DRI, DRI</p> <p>15 doesn't exist anymore, for example, in the</p> <p>16 State Law, so we're taking that out. It used</p> <p>17 to exist, but there were DRIs approved no more.</p> <p>18 And some miscellaneous requirements that</p> <p>19 deal with City initiated versus applicant</p> <p>20 initiated processes, which are really the same</p> <p>21 process, so it didn't make any sense to have,</p> <p>22 oh, when the City initiates this, then we have</p> <p>23 a slightly different number of days or</p> <p>24 whatever. So that's Number Two.</p> <p>25 There are some issues with the visibility</p>	<p style="text-align: right;">Page 70</p> <p>1 triangles. There were some issues with outdoor</p> <p>2 seating, which remains in the Code, but we're</p> <p>3 just trying to clarify some of the timing and</p> <p>4 so on.</p> <p>5 There are some prohibited uses that are</p> <p>6 being removed, and then there are some</p> <p>7 definitions that are really not applicable, but</p> <p>8 there's one case that was a Site Specific that</p> <p>9 conflicts with another Site Specific. So</p> <p>10 that's really it.</p> <p>11 And I would advise you just to look at the</p> <p>12 changes in the bigger picture. This is just a</p> <p>13 very small, very small part of a much larger</p> <p>14 process, and that process is going to involve a</p> <p>15 complete re-arrangement of the Code, and then</p> <p>16 some additional language that is not in the</p> <p>17 Code currently, that we're going to be able to</p> <p>18 discuss, language that deals with policy.</p> <p>19 Today we're not really dealing with policy.</p> <p>20 We're dealing with cleanup.</p> <p>21 MR. TORRE: I have a question regarding</p> <p>22 Three, visibility triangles for properties</p> <p>23 without sidewalks. Are we not in some measure</p> <p>24 trying to have some sidewalks reinstalled by</p> <p>25 just property owners, along the ways of</p>
<p style="text-align: right;">Page 71</p> <p>1 permits --</p> <p>2 MR. TRIAS: The issue is, simply we're</p> <p>3 saying, instead of talking about sidewalks,</p> <p>4 we're talking about property lines. That's it.</p> <p>5 That's the only issue.</p> <p>6 MR. MURAI: Say it again, I'm sorry.</p> <p>7 MR. TRIAS: The definition right now has</p> <p>8 some language that speaks of the back of the</p> <p>9 sidewalk, but instead of saying the back of the</p> <p>10 sidewalk, what we're saying is, the property</p> <p>11 line. There's always a property line.</p> <p>12 Sometimes there's no sidewalk. So it's just a</p> <p>13 cleanup issue.</p> <p>14 MS. ANDERSON: That's clear.</p> <p>15 MR. TRIAS: Yeah.</p> <p>16 MR. WITHERS: What about the new bicycle</p> <p>17 lanes, does the visibility affect those?</p> <p>18 MR. TRIAS: It affects it if you widen the</p> <p>19 asphalt in the same way that any widening</p> <p>20 would. If you didn't widen the asphalt, it's</p> <p>21 the same triangle.</p> <p>22 MR. BEHAR: If you go to, property line,</p> <p>23 you're going to be further back.</p> <p>24 MR. WITHERS: No, I understand.</p> <p>25 MR. BEHAR: So it's going to be more --</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. MURAI: What is this visibility</p> <p>2 triangle? I'm not familiar with that.</p> <p>3 MR. TRIAS: What happens is that when you</p> <p>4 have a driveway, any kind of curb cut, there's</p> <p>5 a review that takes place that requires you to</p> <p>6 have a triangular area, as you're driving out,</p> <p>7 that is clear of any obstacles, like walls or</p> <p>8 big trees or whatever. That's what it is.</p> <p>9 MS. ANDERSON: Bushes.</p> <p>10 MR. TRIAS: It's a very technical level of</p> <p>11 review. Yes.</p> <p>12 MR. BEHAR: To allow -- when you're coming</p> <p>13 out, you have the visibility if there's a</p> <p>14 pedestrian or a car, whatever, you can clearly</p> <p>15 see that.</p> <p>16 MR. TRIAS: Yes.</p> <p>17 MR. BEHAR: Can you be a little bit more</p> <p>18 specific on Number 8? Give me an example of</p> <p>19 Site Specific that conflicts.</p> <p>20 MR. TRIAS: Yes. If you look at the very</p> <p>21 last page, Page 12, it's just one item, and it</p> <p>22 has to do with Snapper Creek, which says,</p> <p>23 "Refer to another Site Specific." It's really</p> <p>24 a cleanup. Believe me, there's nothing</p> <p>25 substantial going on here today. However, in</p>

<p style="text-align: right;">Page 73</p> <p>1 the future I do plan to bring some policy</p> <p>2 issues that I think you will be interested in.</p> <p>3 MR. MURAI: And the outdoor seating is not</p> <p>4 a policy issue?</p> <p>5 MR. TRIAS: It's not a policy issue, no.</p> <p>6 And the policy issues of outdoor seating have</p> <p>7 already been addressed recently, in terms of</p> <p>8 the public space or your own property and so</p> <p>9 on, and the challenge that we have is really</p> <p>10 implementation and streamlining the review by</p> <p>11 DERM and other agencies. We're still working</p> <p>12 on some of those issues. And we may have some</p> <p>13 amendments in the future that will streamline</p> <p>14 the process.</p> <p>15 MR. MURAI: So this is no longer going to</p> <p>16 be in the Zoning Code?</p> <p>17 MR. TRIAS: No, that remains in the Zoning</p> <p>18 Code. These are some minor strike-throughs in</p> <p>19 the text of language that in our view was</p> <p>20 technical in nature, and eliminating that</p> <p>21 language will clarify the meaning of the text.</p> <p>22 MS. ANDERSON: I just had a couple of</p> <p>23 questions that have to do with whether or not I</p> <p>24 vote in favor of this.</p> <p>25 The space requirement, five foot clearance,</p>	<p style="text-align: right;">Page 74</p> <p>1 on the property side, is that also consistent</p> <p>2 with the space --</p> <p>3 MR. TRIAS: Which page are you looking at?</p> <p>4 MS. ANDERSON: I'm on Page 9, Item 3. Go</p> <p>5 to Item 3.</p> <p>6 MR. TRIAS: What was the question?</p> <p>7 MS. ANDERSON: Is the five-foot clearance</p> <p>8 distance on the public sidewalk a consistent</p> <p>9 measurement that is required in the verandas?</p> <p>10 MR. TRIAS: Yes. Again, we're not changing</p> <p>11 that. The text is already in the Code.</p> <p>12 MS. ANDERSON: Yes. These are just</p> <p>13 questions, because, you know, I read it and</p> <p>14 therefore I'm thinking.</p> <p>15 The other thing I was thinking about, I</p> <p>16 know you took off the remote parking, but</p> <p>17 looking at Page 11, I think we need a</p> <p>18 definition of where the 1,000 foot line is</p> <p>19 drawn from, because if the purpose of having</p> <p>20 this 1,000 foot radius is to try to expedite</p> <p>21 the remote parking site, are we going to</p> <p>22 measure it from where the car enters or measure</p> <p>23 from where the valet exists?</p> <p>24 MR. TRIAS: Yeah. We're not changing that.</p> <p>25 The 1,000 feet is already in the Code. The</p>
<p style="text-align: right;">Page 75</p> <p>1 issues that you're talking about will be policy</p> <p>2 issues that will be brought to you in the</p> <p>3 future, because there are some issues with</p> <p>4 remote parking.</p> <p>5 MS. ANDERSON: No, I'm mentioning it to</p> <p>6 you, food for thought, because it's not clearly</p> <p>7 defined.</p> <p>8 MR. TRIAS: Absolutely. The remote parking</p> <p>9 is going back, by the way. I'm taking it out,</p> <p>10 because I think this is something that we need</p> <p>11 to think about more personally. So I don't</p> <p>12 recommend any changes tonight.</p> <p>13 MS. VELEZ: So we're removing any</p> <p>14 discussion of Section 5-1408?</p> <p>15 MR. TRIAS: Yes. And I'm recommending</p> <p>16 that, because of the issues that Ms. Anderson</p> <p>17 is raising, because there's multiple issues</p> <p>18 that need to be addressed that deal with</p> <p>19 policy.</p> <p>20 MR. BEHAR: Chip.</p> <p>21 MR. WITHERS: So when you review the City</p> <p>22 Code items, do you have Site Plan review in</p> <p>23 that?</p> <p>24 MR. TRIAS: Not in the City Code. That</p> <p>25 will be in the Zoning Code.</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. WITHERS: So I believe outdoor seating</p> <p>2 requires a Site Plan presentation, does it not?</p> <p>3 MR. TRIAS: It's not a Site Plan approval</p> <p>4 process. It does require a drawing that shows</p> <p>5 the layout.</p> <p>6 MR. WITHERS: So when a developer -- take</p> <p>7 this Coral Gables Country Club. When they</p> <p>8 wanted to do their re-development, they</p> <p>9 presented a Site Plan with outdoor seating and</p> <p>10 it was approved. So outdoor seating was</p> <p>11 required as drawn in on the Site Plans. So if</p> <p>12 you move the outdoor seating requirement to the</p> <p>13 City Code, where does the Site Plan review --</p> <p>14 MR. TRIAS: We're not doing that.</p> <p>15 MR. WITHERS: Okay. I'm sorry, I thought</p> <p>16 you were moving that over to the -- okay, I'm</p> <p>17 sorry.</p> <p>18 MR. TRIAS: No, I'm sorry. This thing</p> <p>19 remains. The previous slide is the one that</p> <p>20 we're moving. These are all staying.</p> <p>21 MR. WITHERS: Okay. So the outdoor seating</p> <p>22 is still part of the Planning and Zoning review</p> <p>23 and not in the City Code review?</p> <p>24 MR. TRIAS: Yes.</p> <p>25 Anyway, I don't want to overcomplicate</p>

<p style="text-align: right;">Page 77</p> <p>1 this. We will have plenty of opportunity for</p> <p>2 discussion as we bring other things.</p> <p>3 So that was it. Those are the two</p> <p>4 requests.</p> <p>5 MR. MURAI: In the Restaurant Open Air and</p> <p>6 Outdoor Dining, you will be moving the language</p> <p>7 that says that it can only be granted for one</p> <p>8 year or two years?</p> <p>9 MR. TRIAS: Yes.</p> <p>10 MR. MURAI: That's basically it, right?</p> <p>11 MR. TRIAS: That's basically it.</p> <p>12 MS. VELEZ: So, in other words, they do not</p> <p>13 need to come back for review and apply for a</p> <p>14 renewal of the license?</p> <p>15 MR. TRIAS: We are working on the details</p> <p>16 of that. I think that would be ideal, but we</p> <p>17 may come up with some language that changes</p> <p>18 policy in the future, not today. Today we're</p> <p>19 simply removing the request -- the --</p> <p>20 MR. MURAI: So right now it could be a</p> <p>21 permit for ten years, right now?</p> <p>22 MR. TRIAS: As long as it's not in</p> <p>23 violation, it could be more than -- several</p> <p>24 years, yeah, if the changes are approved.</p> <p>25 Right now, you still have to do it yearly.</p>	<p style="text-align: right;">Page 78</p> <p>1 MR. MURAI: But once you approve these</p> <p>2 amendments, you won't have to do it yearly?</p> <p>3 MR. TRIAS: Yeah. What I would like to say</p> <p>4 is that that's a process that is still being</p> <p>5 worked out and I don't think we have achieved</p> <p>6 the ideal process, so we may have some</p> <p>7 additional ideas.</p> <p>8 MR. MURAI: But if you haven't finished</p> <p>9 that process, why remove these restrictions</p> <p>10 right now?</p> <p>11 MR. TRIAS: Because I think that when we</p> <p>12 rearrange things, which is coming soon, I would</p> <p>13 prefer to have cleaner language than just</p> <p>14 rearranging things and then coming back with</p> <p>15 the strike-throughs. I think it's better. But</p> <p>16 then again, you know, it's really not a huge</p> <p>17 difference, but we believed it was the better</p> <p>18 approach.</p> <p>19 MR. BEHAR: Any other questions or</p> <p>20 comments?</p> <p>21 We would open it up to the public. Anybody</p> <p>22 from the public wishes to speak on this item?</p> <p>23 MS. REGISTER: Again, my name is Debra</p> <p>24 Register. I'm located at 1240 Placetas Avenue.</p> <p>25 I've been there since 1984. And I also have a</p>
<p style="text-align: right;">Page 79</p> <p>1 business at 1430 South Dixie Highway.</p> <p>2 I come to you as a property owner, as a</p> <p>3 business owner, and also as Vice-President of</p> <p>4 the Coral Gables Neighborhood Association.</p> <p>5 What we're asking from you -- and I'm not going</p> <p>6 to go into specifics, because I'm a newbie to</p> <p>7 this, and I'm trying to learn, and you're</p> <p>8 asking us why we haven't come forward, we are</p> <p>9 trying to learn and we are trying to</p> <p>10 participate in the decisions of our City, is</p> <p>11 that when the Zoning Code is revamped -- that</p> <p>12 you think about the residents who decided to</p> <p>13 move here, why we moved here, the quality of</p> <p>14 life we moved here for, and how we envisioned</p> <p>15 the City to develop.</p> <p>16 We are not against development. Our City</p> <p>17 has older structures that need to be developed.</p> <p>18 What we're asking is, I feel remote parking,</p> <p>19 which was taken out, 1,000 feet, that's far too</p> <p>20 much. I drove it the other day from 220</p> <p>21 Miracle Mile to where they were going to go,</p> <p>22 and it's going to take time for the valets to</p> <p>23 go back and forth, and not to redo the Zoning</p> <p>24 Code for specific developers or specific pieces</p> <p>25 of property, but to look as a whole as to what</p>	<p style="text-align: right;">Page 80</p> <p>1 our vision is and what we will have in the</p> <p>2 future, fifty years from now.</p> <p>3 And so with this, I ask you to really</p> <p>4 consider us as residents, and I've always heard</p> <p>5 all of these new developments keep your taxes</p> <p>6 low, if my taxes are low and I have to not go</p> <p>7 to Miracle Mile because it's not pleasant to go</p> <p>8 to, all they are is you're trying to bring in</p> <p>9 tourists or whatever it is to visit the</p> <p>10 restaurants, then I don't care about my taxes.</p> <p>11 I rather pay a little bit more and have the</p> <p>12 quality of life why I moved here.</p> <p>13 Thank you very much.</p> <p>14 MR. BEHAR: Thank you very much.</p> <p>15 MS. ANDERSON: Thank you.</p> <p>16 MR. BEHAR: Any other public input?</p> <p>17 Seeing none, we'll close the public</p> <p>18 hearing, and we'll bring it back to the Board.</p> <p>19 MR. COLLIER: We should take the items</p> <p>20 separately, since the first one is --</p> <p>21 MR. BEHAR: Item E-7, can we have a motion</p> <p>22 for Item E-7?</p> <p>23 MS. VELEZ: So moved.</p> <p>24 MR. MURAI: Second.</p> <p>25 MR. BEHAR: Can you please call the roll?</p>

<p style="text-align: right;">Page 81</p> <p>1 THE SECRETARY: Rene Murai?</p> <p>2 MR. MURAI: Yes.</p> <p>3 THE SECRETARY: Venny Torre?</p> <p>4 MR. TORRE: Yes.</p> <p>5 THE SECRETARY: Maria Velez?</p> <p>6 MS. VELEZ: Yes.</p> <p>7 THE SECRETARY: Chip Withers?</p> <p>8 MR. WITHERS: Yes.</p> <p>9 THE SECRETARY: Rhonda Anderson?</p> <p>10 MS. ANDERSON: Yes.</p> <p>11 THE SECRETARY: Robert Behar?</p> <p>12 MR. BEHAR: Yes.</p> <p>13 Item E-8.</p> <p>14 MR. COLLER: E-8, there's a requested</p> <p>15 amendment by Staff, I believe, right, to</p> <p>16 remove --</p> <p>17 MR. TRIAS: Yes. Go ahead.</p> <p>18 MR. COLLER: No. No. Please.</p> <p>19 MR. TRIAS: Staff recommends that you</p> <p>20 remove the remote parking amendment.</p> <p>21 MR. BEHAR: Okay. So we're going to have</p> <p>22 Item E-8, with the removal of the remote</p> <p>23 parking. Do we have a motion for approval?</p> <p>24 MS. ANDERSON: So moved.</p> <p>25 MR. BEHAR: Do we have a second?</p>	<p style="text-align: right;">Page 82</p> <p>1 MR. TORRE: I'll second it.</p> <p>2 MR. BEHAR: Jill, can you please call the</p> <p>3 roll?</p> <p>4 THE SECRETARY: Venny Torre?</p> <p>5 MR. TORRE: Yes.</p> <p>6 THE SECRETARY: Maria Velez?</p> <p>7 MS. VELEZ: Yes.</p> <p>8 THE SECRETARY: Chip Withers?</p> <p>9 MR. WITHERS: Yes.</p> <p>10 THE SECRETARY: Rhonda Anderson?</p> <p>11 MS. ANDERSON: Yes.</p> <p>12 THE SECRETARY: Rene Murai?</p> <p>13 MR. MURAI: Yes.</p> <p>14 THE SECRETARY: Robert Behar?</p> <p>15 MR. BEHAR: Yes.</p> <p>16 I think that's the end of our agenda, so we</p> <p>17 can make a motion for adjournment.</p> <p>18 MR. TORRE: So moved.</p> <p>19 MS. VELEZ: Second.</p> <p>20 MR. BEHAR: All in favor?</p> <p>21 MS. ANDERSON: Aye.</p> <p>22 MR. MURAI: Aye.</p> <p>23 MR. TORRE: Aye.</p> <p>24 MS. VELEZ: Aye.</p> <p>25 (Thereupon, the meeting was adjourned at 7:25 p.m.)</p>
<p style="text-align: right;">Page 83</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 SS.</p> <p>5 COUNTY OF MIAMI-DADE:</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 21st day of October, 2019.</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p style="text-align: center;">_____ NIEVES SANCHEZ</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	