

**City of Coral Gables City Commission Meeting
Agenda Item F-4
October 12, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

Deputy City Attorney, Cristina Suárez

Assistant City Attorney, Gustavo Ceballos

City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Felix Pardo

Willy Bermello

Gordon Sokoloff

Sue Kawalerski

Jim Berlin

Brett Gillis

Robert Behar

City Commission Meeting

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Agenda Item F-4 - Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards" including re-prioritizing the purpose of the Mediterranean bonus, encouraging Coral Gables Mediterranean architectural style, expanding review process, reinforcing compatibility and context review standards, and reducing certain criteria.

Agenda Item F-4 [Time Certain 5:00 p.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards" including re-prioritizing the purpose of the Mediterranean bonus, encouraging Coral Gables Mediterranean architectural style, expanding review process, reinforcing compatibility and context review standards, and reducing certain criteria and providing for severability clause, repealer provision, codification, and providing for an effective date.

Mayor Lago: Good afternoon. Welcome to the time certain 5 PM agenda item, F-14 (sic), the discussion on Mediterranean standards. Madam Assistant City Attorney.

Deputy City Attorney Suárez: Good evening. It's Item F-4. An ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards" including re-prioritizing the purpose of the Mediterranean bonus, encouraging Coral Gables Mediterranean architectural style, expanding review process, reinforcing compatibility and context review standards, and reducing certain criteria and providing for severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item.

Assistant City Attorney Ceballos: Good afternoon, Mr. Mayor, Vice Mayor, and Commissioners. Assistant City Attorney Gus Ceballos. I'll just go ahead and quickly introduce the item. So, as all of you recall, this is an ordinance amending Section 5-200. The Blue Ribbon Committee that was put together by this Commission met multiple times and has a -- set forth a -- proposed changes from our September 30th meeting, so about two weeks ago. I will turn it over to Mr. Pardo, who was the Chair, in case he'd like to go over any comments. Staff -- Mr. Trias is also in the room. If you have any particular questions, we are all here ready to answer.

Mayor Lago: First off, before Chairman Pardo gets started, I'd like to congratulate the entire committee, along with Mr. Pardo and all the members of the committee, all the architects that gave up of their time over the last probably month and a half, right? It was weekly meetings.

Unidentified Speaker: Two months.

Mayor Lago: I know that you did a lot of the groundwork, a lot of work that was needed to really put forth this document. But I also want to congratulate the residents for becoming engaged, staying engaged, and providing their feedback, along with staff. I know this has been a long process for staff, Ramon's team, the Manager's team. So, I think that we worked collaboratively, the four or five different groups, and I think that this is why we're here today. But I want to make sure before we get started, that we show our gratitude to every single member who's here today, or who may not be joining us today, who may be joining us on Zoom, because I think that's the most important thing. While we may not get everything we want, at the end the day, we continue to work on behalf of the City. Thank you.

Felix Pardo: Thank you, Mr. Mayor, Commissioners, City staff, members of the public, and especially, the Blue-Ribbon Committee for me. I would like to recognize Mr. Willy Bermello -- Willy, can you please stand? -- Mr. Javier Salman, Mr. Robert Behar, Mr. Mitch Alvarez. And I would like to tell you how happy I was that we had these distinguished architects that love the City work on this so hard. Thank you very much. Also, Juan Riesco, who is the City Architect. And not present today -- because he's on a well-earned vacation -- Mr. Glenn Pratt. This committee has gone through a tremendous process out in public because of the courage of this Commission to allow us to do our work. We worked with staff, with Mr. Ramon Trias, with Mr. Warren Adams from Historic, the City Manager's Office, Mr. Iglesias, the City Clerk, and the City Attorney's Office. And it was quite the process. And I'm very, very proud to be a citizen of the City. Understanding what we were asked to do -- which went back to the beginning of July -- we had our first meeting on July 22. And the key issues that we looked at were the compatibility issues

between the neighborhoods and new development, what the Zoning Code did or did not do that provided the types of architecture that we receive, whether good or bad, the understanding of what the Board of Architects had to be focused on, the unhappiness of some of the neighbors, many of the neighbors, as far as the new development was concerned, and a promise to return back to what the original intent was. What we did is we took the Med bonus ordinance and specifically did a few things. The first thing is that we went to the purpose and applicability of what the intent of the Coral Gables Mediterranean Ordinance was. And during the process, the Commission asked for an update of what we had to do, and the Commission reinforced the fact that these bonuses were intended to be for Coral Gables Mediterranean architectural design. This two-level program, we looked at as far as the style of the design, but also then, the second part, which was the public pedestrian amenities, the purpose and applicability. The understanding had to be clear, and therefore, we simplified a lot of things, took out many of the elements, which I did not want to bore you with. You could see it in your red lines that you have of the original ordinance. We put in certain things that did not exist there before. We clarified the style of architecture. We clarified those public pedestrian amenities. But then, we also looked at special processes to help this. And one of them is the inclusion of the conceptual review process by the Board of Architects before going to the Design Review Committee, the DRC. And the reason being that getting feedback from the Board of Architects early on becomes a point of clarity, understanding, to give the applicant, the developer, the direction of how the board feels before investing more money in very technical drawings to go before the DRC. The Board of Architects also has been focused on certain things, but now there is (INAUDIBLE) clarity of what this ordinance is supposed to do. Also, when it came to special location site review, the compatibility of the zoning within those PAD areas was very, very important. Based on that, the reason that the PAD areas are so important is by accumulating all these parcels of land, these projects now become larger, and therefore, they have more impact. So, we were very careful on how to make sure that compatibility was added very specifically for those areas. We also turned back to a page of our history, and we related to historic landmarks, designated historic landmarks, and also the historic City plan and the compatibility of those structures within the context of the design of the particular building. We

took out irrelevant standards, reduced them to seven into the basic standards, which were the beginning, the first threshold. And then during the bonuses, we clarified, as I said before, the Coral Gables Mediterranean style development bonus. There were some technical issues that we reviewed, and we could discuss this evening if you would like. And we emphasized the underlying zoning is not something for the Board of Architects or for this particular ordinance to challenge, but to utilize and make sure that it's enforced and implemented into whatever bonuses would be allowed. We did certain technical adjustments, making certain things bigger, making certain things better, and reducing certain things. We also took the different tables, and then we were able to add a couple of things that were what we would call thinking out of the box. When you look at the mark-ups, you see that we went over every paragraph, every line, every word. There still can be certain adjustments that could be made, but the intent was clear: To be able to make sure that we don't come up with projects that are the ones that are the projects that most people find unacceptable. What I would like to do at this point is mention one of the items that we added under other options under Table 3, which has to do with providing an incentive for reducing density in certain areas once you have already met both the Level 1 and Level 2 bonuses offered in the Mediterranean ordinance. And I'd like this particular item to be presented by Mr. Willy Bermello.

Deputy City Attorney Suárez: Mr. Mayor, if I may, while Mr. Bermello comes up to the podium. As you know, our Code generally doesn't allow for individual board members to address the Commission. However, in this case, this is an ad hoc board. It's a very technical board, and the Commission has in fact invited the technical expertise of individual board members. I just wanted to make that clear for the record.

Mayor Lago: Thank you.

Commissioner Fors: And if I can follow along here, which -- I didn't hear you. Which section is the one that Mr. Bermello's going to address?

Mayor Lago: Table 3.

Unidentified Speaker: Table 3.

Mr. Pardo: Table number 3.

Commissioner Fors: Okay.

Mr. Pardo: The second item.

Mayor Lago: Yeah, it should be -- I'm looking for it right now. I think it's Page 9.

Mr. Pardo: I'm going to turn...

Commissioner Anderson: Is it 5-10?

Mayor Lago: Yeah, 5-10.

Mr. Pardo: I'm going to turn this in to the City Clerk for distribution.

Willy Bermello: Mr. Mayor, members of the City Commission, Willy Bermello; address at 718 Valencia Avenue, Coral Gables. I don't know if I'll get a second chance to speak tonight, so rather than start with the item that the Chair just mentioned, let me just share with you very briefly that I realize that this is an item of importance to many different sectors of our community and that there are certainly people that would really prefer for nothing to happen here today or in this process. I've been an architect now for 41 years, and I can tell you that there's no code in the world that determines good design or sound planning principles; they're simply guidelines. People that sit in the dais, staff, and committed professionals are what make great cities, great neighborhoods.

There's no prescriptive panacea or solution. Having said that, this committee spent a considerable amount of time at no cost to the City, other than lights overhead, looking at a section of the Code that actually the City's consultants that we, the taxpayers, paid a lot of money for, should have looked at over a year ago. Having said that -- and I know that you're all going to be under pressure to -- some of you to do nothing and some of you to do different things. I will tell you just from my vantage point as being a resident and taxpayer of this City, that as I looked at the Code and I collaborated with my colleagues -- and there was no monolith. I want you to know in those sessions, there wasn't just one opinion, there were many. As I looked at the Code, I looked at a code that, for the many years that I've worked with it, it's a code that establishes minimums. And loving the City as I do, I thought we needed to be more aspirational and not look down, but look up, not look at just minimums. Minimums establish mediocrity. And this is the City Beautiful. It aspires to be better. And we all should aspire to be better. So, one of the things that we looked at was if you're giving bonuses -- because one of the misnomers is that this ordinance is not just about Mediterranean style. If you read it, it's not just about that. It's about the public realm. It's about open space. It's about pedestrian amenities. So, as we looked at it, one of the principles that we strive to instill in this language as revised is to make sure that when you're getting bonuses, that there's something benefit that's coming back. That it's not just a one-way street. It has to be a two-way street. We also realize that this is a code that right now is terribly prescriptive, that almost gives the impression that you can do some things, you don't have to do everything. You don't even have to try to do everything to get something in return. That sends the wrong message. I think that may be right for some communities, but it's not right, I think, for the community that George Merrick envisioned in the last century. So, I'm not going to get into all the comments because I know today is not a workshop. I'm going to pray and suggest that if you pass this on to the Planning and Zoning Board in first reading, and that comes back, I will want to say that I'm happy to have been a member of this committee. I was thoroughly impressed of the fact that our City Manager was there at every single meeting. Let me tell you, that is unheard of and unseen. So, you know, I congratulate Peter and his staff and the City Attorney's staff for working with us, even though we were not always in sync on every line item, and that's fine. That's what democracy is all about.

So, having said that, let me just focus on the item that the Chair asked me to speak to you, which is an item that I introduced. And it was interesting that I think some people, you know, they pick and choose, and you know, you try to put a spin if you want to be against it, and you put a different spin if you want to be for it. So, if you want to be against it, this is a spin. The Committee's trying to give .5 FAR additional with the hope that hopefully neighbors are going to come out of the woodwork to come against the Blue Ribbon Committee. That's a spin. What the comment didn't tell you is that what the entire language says is after you complete and comply with every single requirement of the regulation -- if you do half the density, and if you don't do more than 90 percent of the allowable height, and if you increase the front setback, you can do larger units, as opposed to many small units. The thinking here -- and I think the Chair just gave out a whitepaper that was done by one of the pillars of this community, by Ron Sheffield, which talks about the need for family living. And this is not a problem of Coral Gables. This is a problem of all over America. Zoning codes and development in progress takes us to more units, more density, and smaller. I serve on a board, similar to the one that I'm currently serving here, ad hoc in the City of Miami, where we deal with something called microunits. Microunits, co-living, co-living. That's what they do in other communities. Here, what we are trying to say is, we want to go -- this is a different community. This is not about microunits. This is not about part-time residents. This is about families, and families is not about how many units and how many doors you can squeeze in into a particular footprint. So, the particular section, Commissioner Fors, that the Chair was referring to is trying to say -- and not force anybody. We're not forcing anybody to say you're going to do a smaller density with larger units. What we're saying is we're going to provide an incentive that if you provide bigger front setbacks, you do half the density. Half the density is important. Any architect worth his or her salt will tell you that the biggest issue in the bulk of a project is a parking garage. Now, you've all seen it, and you all know it. You can go -- I don't want to mention names because I don't want to in any way sound that I'm being biased against any particular person or project in this town. But the projects that most people talk about, the biggest thing driving them is parking. The easiest way of the diminishing that is simply by diminishing the bulk created by the parking. So, one of the things that this would do is diminish bulk, diminish density, but guess

what? Allow developers to do larger units, three bedrooms, four bedrooms, for families, people with kids. So, that's what -- And now somebody says, "Well, why should that be done in the Mediterranean style ordinance?" Because the Mediterranean style ordinance is about quality of life. It's about aesthetics. It's about open space. It's about ornamentation. So, all of the things that people come to this community about really is embodied in this little minute ordinance within our City Code. So, that's something that we introduced. We think it sends an important message, an important message, which, you know, about quality. What most people react to is intrusion of traffic. This will reduce traffic. This will reduce bulk. And this will do one thing that's very important. It will make our communities more livable by having families with less density and less congestion. So, we introduced this, which we think probably is not what our original charge was going to be, but we think within all the things that we're doing, if you say something is going to be -- will transcend our mission is that, that you're getting a position here where you're sending a message to all the developers that like to develop here that you just don't have to do mini, little units to make a buck in Coral Gables. You can do less density and still make a very significant investment and return on your investment. You're changing the course of the future, and that's in your hands. That's why I recommend to you -- and I realize this is not a workshop and there could be many items -- that this document -- and it's not perfect. At the last meeting, I heard a number of comments from my colleague whom I respect dearly, Ramon Trias, and I think that some of these items deserve further communication as we go through the process. But there is a process, and I would recommend that you send us and (INAUDIBLE) through that process and we go to the Planning Board, and maybe we have an additional meeting internally with the Manager and his staff. And I know the City Attorney may have some areas to iron out, but I think we've come a long way. And the worst thing that I think we could do is to do nothing. So, thank you very much. I think I took too much of your time. It's been a pleasure to serve in this capacity. You're getting a real bang out of your buck because it's not costing us anything. And we have a group of people -- you know, I'm proud to have -- you know, be together with Mitch Alvarez, whom I love and respect -- people that have a lot of history with a lot of knowledge and a lot of experience, you know, at your service. So, thank you very much. God bless.

Mayor Lago: Thank you, Willy.

Commissioner Fors: Thank you.

Commissioner Menendez: Thank you, Willy.

Commissioner Anderson: Thank you.

Mr. Pardo: Mr. Mayor, that concludes our presentation. I mean, we've done our work. We -- technically, I could bore you to tears on this thing. I thought it would not be the right thing to do to this Commission. I know you've had a long day, but I think this is really important. We really looked at every corner and -- including the ability of thinking outside of the box. And by the way, I know for a fact that the Board of Architects has already reviewed a particular project under the conceptual process before going to the DRC. And I think that that was very helpful to the applicant, substantially helpful. And it's already kind of taking -- getting its own traction, so I think that the -- and the other thing is that, you know, we don't have Glenn here, who represented the Board of Architects, but my hat's off to the Board of Architects. I chaired the Board of Architects, sat on it years ago, plus the fact I've sat on, I think, just about every board that has to do with development and then some. But I'm very pleased that we did a lot of work on this, and we took it extremely, extremely seriously. And this is not in any way, shape, or form intended to be an anti-development ordinance. Every one of us makes our living from development, but it's all about being smart and relevant and compatible development.

Mayor Lago: Thank you, sir.

Mr. Pardo: Thank you.

Mayor Lago: Thank you, Mr. Chair. I appreciate that. Moving forward, obviously, we're going to have a nice discussion amongst the Commission, but I'd like for Ramon to come up for one second. Mr. Trias, excuse me. Mr. Trias, before we move on to a Commission discussion, I want to get your background. Because I've had the pleasure of sitting down with Willy -- and I call him Willy because I worked for Willy for four years, so I made him a lot of coffee. And I'm proud to say now that not only does Willy live in the City of Coral Gables, but now he's moving his offices to the City of Coral Gables. Along with Robert, who is a dear friend, who not only lives in the City about a few blocks from my house but has had his office for years in the Gables. And Mitch, like family to me, we go way back. And obviously, my neighbor -- he lives three blocks from my house -- this gentleman here, Javier. And obviously, now I've grown close to the Chairman because we've had the pleasure of sitting down on multiple occasions -- the last time was about a week ago we sat down -- I think about a week and a half ago we sat down for about an hour and 15 minutes, and we went over the different iterations of what we're seeing here today in regards to the Mediterranean discussion. I came here a little earlier today, and I sat down in preparation of the meeting this morning, and I reviewed the memorandum that was dated October 6, which details -- it was more of the height discussion, which is addressed, along with the memorandum that was provided by the City Attorney, which is dated the 12th. I know my colleagues have also reviewed these memorandums in detail. There's a lot of information here. I want your opinion. I want your honest opinion because there are certain things that it's not an issue of concern, it's an issue of debate, like the Chairman said, and like Willy mentioned before. I think we need to be very clear. Something has to be addressed, but what we're seeing here today is the pendulum swing in regards to the Mediterranean discussion. And while some may see that as healthy, I want to make sure that it is not overexaggerated because there is a code in place, and there are some discussions in regards to the Comp Plan versus the Zoning Code, the height being a perfect example, which is depicted in this memo, you know, very well. So, I want your opinion in regards to the process. No one is going to debate the efforts of the board and the Blue Ribbon Panel and how much time was dedicated by staff, by our consultants, and obviously, by our volunteers on the Blue Ribbon Panel. I want you to tell me where you see the flaws, what you think needs to be most addressed,

and you know, what we can do as a Commission to continue moving this forward. Because I will tell you, I don't have an issue voting on this today, but I would love to have Planning and Zoning review, give us their recommendations. Mr. Bermello made a very good comment, which is -- I was going to make the same recommendation -- is have the panel come together again, the Blue Ribbon Panel come together again after the P and Z has made their recommendations, and then bring it back to the Commission, obviously. But I want your opinion on where we stand today with all the red lines, all the comments, the multiple iterations. What is your opinion on this?

Planning and Zoning Director Trias: Mayor, my first recommendation is that the best thing to do is to follow the process. That's the most transparent and ethical thing to do. And the process generally starts with Planning and Zoning, in terms of the public hearings and so on, and then it goes to Commission. And we're very lucky because Planning and Zoning is tomorrow. So, frankly, it's already scheduled. It's ready to go. We can talk about it and so on. In terms of the content, I feel very privileged to be here with such prominent architects who have done such a good job talking about something that is very meaningful. And I can testify that they feel very strongly and very passionately about everything they're saying. Every idea that came from the Chairman and the different members, they really believe it. And I think that that's a very good thing, a very good idea of the health of the City in terms of the quality that we expect. I think that there are some technical issues that I have in the staff report prepared for Planning and Zoning that are -- some are relatively minor, some are more significant, and there's some issues with the Comprehensive Plan that would have to be amended, particularly, with the reduction of the 25 percent additional residential -- that to me -- that seems to be a big issue. But certainly, we can -- we have a process to deal with those things. In terms of the height issue that Mr. Pardo has raised multiple times -- and I had a chance to discuss it with him -- all I have to say is that the ordinance from 2004, 17 years ago, established the 50 feet that is in the Comprehensive Plan as the base. So, that has been the policy of the City for at least the last 17 years. Now...

Mayor Lago: Can I interject one moment?

Planning and Zoning Director Trias: Yes, sir.

Mayor Lago: Because I want your guidance on this. This is important because I read that memo, and we're talking about there was 32 public hearings, two public meetings, and obviously, we're talking about 17 years since that baseline was provided. So, let's say we go to 45 feet, which is the recommendation, which is currently prescribed as the Zoning Code numbers for height. We're not reducing the number of stories.

Planning and Zoning Director Trias: No, no.

Mayor Lago: So, let's talk about this because this is the kind of conversation that I want to have with the experts. Listen, I build for a living; they design. So, if you have a five-story building, and it's supposed to be -- by the Comp Plan, you can build it to 50 feet. If you reduce it by five feet, you still have five stories. So, in your expert opinion, you're obviously going to have floors that will be one foot lower than previously allowed, correct? So, to me, the design will suffer.

Planning and Zoning Director Trias: Yes.

Mayor Lago: And is anybody going to be able --? Because if you're in a unit -- like for example -- let me give you an example. When I first started living in Coral Gables, back again, after I finished college, living in Coral Gables, I lived in Edgewater, and I lived in the apartments in 100 Edgewater. I owned. The units there, you could literally touch the ceiling by just putting your hand up. You know, it's a three-story building, probably built 50 years ago, one of the first products in the City. I thought it was the best product in town because that's all I could afford. A great building on the water, but probably the ceiling heights were maybe seven and a half feet, maybe eight feet.

Planning and Zoning Director Trias: Probably eight six, probably.

Mayor Lago: What?

Planning and Zoning Director Trias: Eight six, probably.

Mayor Lago: Something like eight feet.

Planning and Zoning Director Trias: I think that's what the Code...

Mayor Lago: Yeah, you know, it just -- who knows? I don't remember those days, but I'm just saying, I remember how, you know, when you would put your hand up, you could touch the ceiling, and it wasn't because of the drop ceiling. It was because that's what -- there wasn't that much depth from slab to slab. Do you think that the quality of the product -- you're not removing a floor -- suffers when you remove those five feet? Because I can't look at a building and say that building is 45 feet, and that building is 50 feet. Now, if you tell me -- for example, some of my colleagues are too classy to mention it, but when you look at certain buildings here in the City that we're built, approved by the Commission, that got a 60-foot height increase, you can tell the difference in 60 feet. You can tell the difference in 30 feet, in 40 feet, because it's an additional three and four floors. But when you're talking about five feet and you're not changing the floors, does that affect the quality of the product that we're putting out there when you take an additional foot from every living space?

Planning and Zoning Director Trias: Yes, that's the answer. There's no other explanation. And in addition, it affects the ability to have maybe a retail floor of a certain height at the ground level if the building is mixed-use.

Mayor Lago: That -- I just -- and I appreciate that honesty because it's important. Because when we're trying to really make a decision here, we need to be honest with ourselves about simple things. And I'm going to defer to the professionals, and I'm going to have a conversation after I'm done with this meeting. And I'm going to hopefully meet with each of those individuals and bring that up as an item, and I want to hear their explanation on why we should go with the Zoning Code versus the Comp Plan, as detailed in this memo provided to us.

Planning and Zoning Director Trias: And that was only one of the issues.

Mayor Lago: No, I know. I'm just starting with that issue. Okay, the second issue that I have is obviously the reduction of open space. To me, there should be no reduction of open space ever.

Planning and Zoning Director Trias: Yeah, that would apply to...

Mayor Lago: We need -- what I'm trying to do is get more parks, increase open space, you know, allow for there to be a little bit more, you know, green so people can enjoy the first floor amenity in a building. But these are questions that to me kind of contradict what we're trying to do here in the City. Everything else is spectacular, like I said. Do you want to push for a Mediterranean style to be more exquisite, more defined, instead of just having some ornate gestures on a building? By the way, that discussion is being had today.

Planning and Zoning Director Trias: Yes.

Commissioner Anderson: Right.

Mayor Lago: But guess who started the discussion. This gentleman here on my left had this discussion two and a half years ago. He's been mentioning it in Commission meetings continuously. So, we're here, and those are my two big, real sticking points, not that I'm not in

favor of this. I'm in favor of this discussion. I'm in favor of voting in favor of this. But I need to understand why we're removing five feet and not reducing floors, which again, in my opinion, would result in a lot of things not being able to be built if you remove a floor. And why are we reducing the open space?

Planning and Zoning Director Trias: Yes, and that refers to MF4, which right now requires 25 percent, and the proposal is 10 percent. Those are two clear issues. That is why my recommendation is that you don't take action tonight. You let the Planning and Zoning Board review this issue -- all of the issues tomorrow, and then you follow the process.

Mayor Lago: Can I ask you a quick question?

Planning and Zoning Director Trias: Yes.

Mayor Lago: Just in pure ignorance, is it maybe that they're reducing open space in an effort to try to have a better setback of some sort, or to --? I can't figure it out. What would be the reasoning behind that? And that to me is something that I ask my colleagues to also -- when we finish this meeting today -- to have that question with the members, and maybe they can provide a better understanding.

Planning and Zoning Director Trias: My critique of the Code is that really what could be improved significantly is the process of review, the Board of Architects deliberations, the submittal requirements and so on. I think that's the weakest aspect that can be enhanced. I think that a lot of the very good ideas that they have for the Code are fine. There's nothing objectionable to them. But like Mr. Bermello said, by itself, a code is not going to give you quality. All of us who deal with codes know that. I've been dealing with codes since I was 17, and I know that. And what happens is that we need to emphasize that the standards of review and the process need to be very high. The other thing I would say is that just looking at some of the changes, which are good and

certainly strengthen the Code, I don't think that they would affect the design of some of the projects that have been criticized recently. I think those still would qualify.

Vice Mayor Mena: That was one of my questions.

Mayor Lago: Yeah. And so, one of the -- this is my last point. And one of the issues that I also want to mention is that we increase setbacks for the better, correct?

Planning and Zoning Director Trias: Yes, yes.

Mayor Lago: In the recent zoning rewrite, one of the items that was -- we increased the setbacks.

Planning and Zoning Director Trias: Yes, and there's one enhancement that Commissioner Anderson suggested today that I think we can do for rowhouses. We can still do that, but those are not in the Mediterranean bonus. Those are the other aspects of the Code.

Mayor Lago: Yeah, but they have an effect though because...

Planning and Zoning Director Trias: Yes.

Mayor Lago: Again -- and I leave it to the design professionals. When you increase a setback of a building, you squeeze the building. You squeeze the building. So, obviously, if you're going to go vertical -- and what I prefer to see more green space and more open space on the first floor when you squeeze, but then you got to go a little bit more vertical to achieve your FAR, your intensity, and your density. It's just a fact. You know, there's only -- you're either going out or you're going in, or you're going up. You can't go below the ground. So, again, like Mr. Bermello said, I'm all in favor of incentivizing individuals to build as many three bedrooms and four bedrooms in the City. It's all about quality of life and families. If you speak to developers, the

three bedrooms in their portfolios that were just recently built are absorbed within a week. They're achieving some of the highest rent rates in the City, so it is a big benefit, and I would love to see a reduction in regards to density, which will reduce traffic, congestion, and it'll bring families to the downtown, which is what we're trying to do. Like I mentioned today, we just started trolley service on Saturdays. We had 600 people ride the trolley on Saturday. You know, that's a big number.

Planning and Zoning Director Trias: The issue with -- that Mr. Bermello was referring to, the .5 FAR, if you recall when we were doing the update, at some point, there was a discussion of not having FAR for the MF4. The Commission decided to have it. So, that was a choice you made. I mean, that was a policy choice. So, this is a policy change. And of course, Mr. Bermello's explained it very well. It's because of the reduction in density, but that's policy. That's really a different policy than what you have right now.

Mayor Lago: And by the way, we're -- and the Commission is making decisions in an effort to try to make that Code better. Case in point, Miracle Mile. I didn't get everything I wanted in Miracle Mile, but I did get one thing that I wanted, and that's to ensure that a car -- a parking garage never gets built on Miracle Mile, which I think, in my opinion, would be aesthetically a nightmare to the City. So, we had to give and take a little bit on that front. So, Vice Mayor, I apologize. I interrupted you.

City Manager Iglesias: No, I agree with basically everything you just said. And the point about, you know, reducing the density and having larger units, I think is a win-win...

Unidentified Speaker: Win-win.

City Manager Iglesias: You know, if we can achieve that. Ramon, you just said something which I was going to say because I brought it up in one of the prior meetings, which was, at the end of

this process, one of the things that I wanted to be in a position to do is for you to show me prior approvals of Mediterranean bonus projects that maybe for whatever reason, members of our...

Planning and Zoning Director Trias: Yeah.

City Manager Iglesias: Panel, maybe they don't think were the best or brightest examples of that bonus and show me how this addresses that.

Planning and Zoning Director Trias: Yeah, I would say...

Vice Mayor Mena: Because I agree with Mr. Bermello's point that, you know, there's only so much you can prescribe, and you know, it really comes down to execution by the boards that process these projects and the approval by the Commission, obviously. But if we started this process because there was some level of dissatisfaction with the way it was being implemented in certain instances, then the goal should be to hopefully do our best to preclude that from happening again. And so, I'm trying to understand how some of these things achieve the desired purpose.

Planning and Zoning Director Trias: Well, what I would say is that the objection to some of the projects, for example, Gables Station, that was not a result of the Med bonus. That was a result of the change of land use. That's what gave them the extra height, for example. In the Plaza, it was a similar issue. It was the change of land use that was done at the time. And then what I would like to stress is, as we said in the meeting, is in the Plaza, there was a conceptual review, exactly the same that Mr. Pardo is suggesting. And there were multiple reviews by the Board of Architects, so that took care of the aesthetics. I think no one is going to deny that the Plaza has very good details and really high-quality architecture. The objection tends to be about the size, the bulk. There are two issues with that. One is parking. Mr. Bermello explained that very clearly. Parking is the biggest issue, both with the Gables Station, Paseo, and the Plaza, which are three projects that I have heard people complain about. And then, in addition to that, in addition to the parking,

we changed the land use in Paseo, in Gables Station and in the Plaza. As you can see, it's a little bit more complex than just the Med bonus...

Vice Mayor Mena: Of course.

Planning and Zoning Director Trias: Process.

Vice Mayor Mena: But that's the point.

Mayor Lago: And I just want to add something again that I've said before three times, and I'll say it again. Nobody on this Commission -- except for myself -- voted for those projects, okay? It's very clear. If you -- when those projects were approved, they were approved with massive changes, with PADs.

Planning and Zoning Director Trias: And (INAUDIBLE).

Mayor Lago: And if people are unhappy with the decisions that are made, you can't vote for the people that vote for those projects. Because at the end of the day, the buck stops with the Commission; no matter what staff says, no matter who lobbies you. But when a project is brought before us and it is massive in scale, and it's going to change the scale, and it's going to change the look of the City and you vote in favor of it, you have to be held accountable for it.

Planning and Zoning Director Trias: And I...

Mayor Lago: It's just like we discuss things about Miracle Mile. We discussed things about the doubling of the density in North Gables. We discussed the parking garages on Andalusia, the Agave, Gables Station; all projects that, at the end of the day, I was one of the few people that was here to vote for all of those.

Planning and Zoning Director Trias: And I remember you voted against.

Mayor Lago: And I voted against them. But at the end -- but we have to -- our record speaks for itself. So, just because someone comes to you and brings you a project, you have to make a decision to either vote in favor or vote against, no matter what staff tells you, no matter what the developer or the architect tells you. You have to make a decision. And what I want to see is, I want to see projects that come before us -- and I've said it before, and I say it again. Is if the Code allows five stories, but this developer is bringing me a project that's six stories, but has a beautiful park next door, and has beautiful lights and has beautiful sidewalks, and provides amenities that the community stands behind it, we have to make a real decision on whether we're going to vote against that project or vote in favor of it.

Planning and Zoning Director Trias: The way I see it, the PAD allows you, the Commission, to make the decision. If you believe that the project is worth voting for, you can do that. If you don't think so, you vote against it. That's really the way the process is set up.

Vice Mayor Mena: So, yeah, I don't want to get into the weeds on every single detail. And obviously, there's a lot of detail and, you know, we appreciate everybody's efforts. You know, one of the things -- I would like to see it go to Planning and Zoning as well. I think that makes all the sense in the world because they may be able to identify, you know, some conflicts that may exist here that could cause problems that we want to be cognizant of. But the other thing I'd like to do, and I don't -- we can discuss the best way to do that -- you know, it'd be helpful to sit with the panel -- and maybe it should be a workshop to use the term you used. Because I don't -- I said this to Mr. Pardo at one of the meetings. I think Mr. Behar was here as well. You know, I want to understand not only what's proposed, but I would love to understand where you all disagree. Because to me, that's really where there's decisions to be made. Nobody expected -- you know, you're a panel of independent thinking, bright architects. Nobody expected you guys to be

unanimous on every single change in this. So, you know, I want to understand that. Where are the sort of issues where there might be a little bit of disagreement? Because we're going to be having those discussions, and at the end of the day, we may agree with the majority of the panel, we may agree with the minority of the panel, but we want to make the decision that we think is sound. So, again, without -- I agree with you on the 40 -- the 50 feet versus 45 feet, and you know...

Mayor Lago: I mean, it's clear in this memo.

Vice Mayor Mena: Yeah.

Planning and Zoning Director Trias: Yeah. And no, and...

Vice Mayor Mena: And I have concerns about the issues brought up by the City Attorney, which we need to work through, you know.

Planning and Zoning Director Trias: This is the design ordinance from 2004. You can read it; it's clear.

Vice Mayor Mena: Right, so...

Mayor Lago: The Commissioner -- the Vice Mayor brings up some very good points that are detailed here in this second memo...

Planning and Zoning Director Trias: Sure.

Mayor Lago: By the City Attorney. These are -- we have unresolved issues that need to be dealt with.

Planning and Zoning Director Trias: And those are the issues that the Planning and Zoning Board can help you resolve. And if you need to do a workshop afterwards, you can do that too. So, I think...

Mayor Lago: But I want -- and I said this before -- I want this -- I want to bring this in for a landing. I want -- what I would like to see -- if I may -- is I would like to see us not kick the can on the curb; address the issue, go to Planning and Zoning tomorrow, bring it to Commission, have my colleagues -- have our colleagues, this board, this exceptional board, give us their recommendations, give us their feedback, what do they agree with, what they maybe don't have consensus on, and vote on this issue.

Planning and Zoning Director Trias: Sure.

Vice Mayor Mena: I agree. But what I would add to that is -- although I know their time is expensive -- I would like to spend the appropriate amount of time with you, as a board, you know, to really talk through the particulars and what are the concerns and where are there sort of, you know, issues that we need to work through. Which, you know, to do it now at this time, we could stay here until 9 o'clock at night. I don't think anybody wants to do that today. Let's hear what Planning and Zoning has to do -- so, my recommendation would be the same thing you just said, but maybe before it comes on first reading, or again on first reading, maybe to have a workshop dedicated to this with an appropriate amount of time allocated to work through the issues. We can do it at a Commission meeting, but I just don't think it's as efficient or as effective, you know.

Commissioner Fors: We could also do a special meeting where...

Vice Mayor Mena: It'd be just this.

Commissioner Fors: Essentially a workshop...

Vice Mayor Mena: Yeah.

Commissioner Fors: But we're actually able to vote on it at the end...

Vice Mayor Mena: Yes.

Commissioner Fors: If we're ready to.

Vice Mayor Mena: That's fine too, yeah.

Commissioner Anderson: I would think a special meeting would be adequate. I mean, I have a few comments that I can make -- I'm sure you all do too -- that might help provide some direction. I applaud you all for, you know, challenging the next Commission to bring this topic up because it was long overdue, so I appreciate that. So, what's the pleasure of all of you? You want to make some comments...

City Manager Iglesias: If I may say...

Commissioner Anderson: At this time?

City Manager Iglesias: What I would like, after the P and Z, one meeting with staff and the committee again, and then maybe we can have that special meeting.

Commissioner Anderson: Right. But I don't know if we -- you know, if you have some stuff top of mind right now that we can knock out.

Commissioner Menendez: I'd like to...

Commissioner Anderson: Perhaps some...

Commissioner Menendez: If you don't mind, chime in a little bit, just...

Commissioner Anderson: Absolutely.

Commissioner Menendez: Put in my -- thank you. Thanks, Marie, Donnie. At the end of what I'm going to say is a suggestion to help move things forward. So, what I don't want to have happen, which is traditional in government, is we take a simple task, and we complicate it beyond the ability to move it forward. So, simplicity is important because that's how you move things forward. I guess as a Commissioner, you have the benefit of getting to know more people in the community. I -- before we came in, I called Mary Dorothy Thompson to ask her, "Mayor, what was the original thought process? What was your original intent of Mediterranean bonus?" I was younger then, and I wasn't involved. She said the Mediterranean bonus was to incentivize construction of buildings with Mediterranean architecture design and features. I go, "That's it?" She goes, "Totally." And she too is concerned that we're coming off the tracks on what was -- we had a townhall meeting a few months ago. I think we were all together saying we need to get this done. But the more we add on to it is trying to get through a doorway with too much on the cart. Sunday, at 1:09 pm, while I was watching the Dolphins lose to the Tampa Bay Buccaneers, I got an email, and it was from the Coral Gables Neighborhood Association. Just to let you know, I read all of your emails. It's better than the Dolphin games. And a couple of words pointed out -- and you have to agree to that -- a couple of things you said are very important, and I highlighted it. "True Mediterranean architecture." Later, it says, "obvious Mediterranean features." If you recall at that townhall meeting -- and Felix, you spoke brilliantly, and I thought it was very productive -- everybody was saying that there are buildings that technically have received bonuses that to the regular eye don't look anything Mediterranean. So, the mission, the assignment was make

Mediterranean bonus buildings truly Mediterranean. And what we've done -- and again, I think I'll give you my suggestion to get this done -- is we've taken a five-piece puzzle and we've gotten back a 50-piece puzzle, and the 50-piece puzzle sometimes could look like a Picasso with an ear over here and a nose somewhere over there. So, we need to sort of rein this in to get it done. So, my suggestion is -- and you can agree or disagree -- there are some issues that the City Attorney's Office pointed that may take a while, may involve the State, deep thought, deep process, and legal land mines. If we can narrow the focus to get at least some of this through, focus on the features, focus on the design of the physical structure, if we can find a way to move that forward at the same time that we're dealing with these complex legal issues, perhaps at least we get what the true intention was in the first place; was make the Mediterranean buildings truly Mediterranean. And then, I'm more than happy to deal and address any other issue once we have consensus as to -- of these ten, five legally we can't, but these five, we can. So, that's my suggestion. And actually, if it -- you know, if it does go back to the P and Z, I'm not going to -- you know, I'm just going to recommend if they can perhaps focus on what they can approve and what we can approve quickly, and then those things that'll take a little bit further time, maybe we have that second part. Otherwise, both may not get through on a timely basis. I don't know if that makes sense, but to me, logically, it does.

Planning and Zoning Director Trias: Mr. Menendez, I have the signed ordinance by Dorothy Thompson from 1986. And it says right here -- and you can look at the original, and the original ordinance includes eight buildings that are supposed to be the model. That's what we have in the Code to this day. So, the content, I think that's the best content I've ever seen in a zoning code. And no zoning code I know gives you eight buildings that are in the area and say, "Follow them." And so, the content is there. The issue is that we have to follow that design. We have to implement it properly. I think some more discussion about how to do the implementation and how to make sure that it happens will be very helpful. I think so. Another aspect of that is that Mr. Pardo explained to me that he wanted to get some of this original language back into the Code because some of the language had been taken out in 2007, I believe, when another consultant, Charlie

Seaman, an attorney, did some rewrite. And I think that's a very good idea. I mean, go back to the original and see that and see what it was. But like I said, my advice to all of you and to everybody on the board, let's focus on the implementation. Let's try to figure out how to do a better job.

Commissioner Anderson: Do you have any comments, or do you want me to go first or...?

Commissioner Fors: Up to you. I have brief comments more so about the procedure, and I'll just say them. You can close it out. I'm also on board with sending it to Planning and Zoning, especially since it's tomorrow. After that, there can be a period of reconciliation between Planning and Zoning comments, City staff, and potentially even the Blue Ribbon Committee, which by the way, I want to thank for their amazing donation of time. Since I've been here, I've never seen a group of residents volunteer that much sweat and elbow grease to actually, you know, improving something in the City. I've seen -- and I've seen residents truly contributed a lot of their effort, but nothing like this. And I tried my best to watch as much of the committee videos as I could. But especially because Planning and Zoning is tomorrow, I'd like to have them comment on it, then have a reconciliation in between. And as I said earlier, you know, we can call it a workshop or a special meeting. I'm open to it, so that we can have essentially a workshop, but actually be able to vote at the end of it. The City Attorney does raise various, I think, 12 points of concern. Some of them really deal with drafting. In other words, there are some instances here where the City Attorney is not saying that the concept is problematic, but just the words that were chosen to explain the concept -- which everybody here has a role. Attorneys -- design professionals like yourselves, come up with the concepts; the lawyers don't. The lawyers refine how to actually say that in a manner that it stands up in court and gives predictability to those following it. I think there has to be a point between Planning and Zoning and when it comes back to us, where the City Attorney opines again. I think to a certain degree, it could be a waste of her time to go and really try to endeavor to refine some of these sections before we know what the final version's going to look like. It's almost like spending all day drafting one line of a contract before you know if either

party has agreed to it. And I think those things can be worked out. There's a few that are more substantive, and I think we'll be able at the special meeting to hear more about that and probably get a more detailed memorandum on what's left over following that reconciliation process. And other than that, like my colleagues have said today, I'm prepared to move forward with it.

Commissioner Menendez: What are the -- asking the Deputy City Attorney. What -- procedurally, what are our options?

Deputy City Attorney Suarez: So, procedurally, this is an ordinance on first reading. You can vote on first reading. You can vote to defer the item. You can vote to defer and send it to P and Z tomorrow, and then come back on either October 26 or on a date -- other date certain, or just direct the Manager and staff to schedule a special meeting or a workshop. So, generally, those are the options.

Commissioner Anderson: Can we do the special meeting or workshop right after Planning and Zoning? And how much time would you need to...?

City Manager Iglesias: I -- Commissioner, I don't think we will be ready. I would like -- I would prefer to do the P and Z and...

Commissioner Anderson: Right. No, that's what I'm saying.

City Manager Iglesias: As Commissioner Fors said, and go back and discuss the City Attorney items, the staff items, with the committee, and then come back with that workshop so we can see what we can work out. And we can have maybe something that can be more in line with what we all think.

Mayor Lago: Madam Commissioner. So, what is it --? Just refresh my memory also. Why didn't this go before the P and Z already? Was it because it wasn't ready yet, and that's why? Because I think from the last...

City Manager Iglesias: We tried to hurry it up is what we did, Mayor, and so the -- so this Commission meeting was right before the P and Z. So, it was an effort to...

Mayor Lago: I just want to...

City Manager Iglesias: To speed up as much as we could.

Mayor Lago: Remind...

City Manager Iglesias: We do have a ZIP. We do have a zoning in progress, and we were trying to just speed it up as much as possible.

Mayor Lago: So, Commissioner, what is it that you would like to see?

Commissioner Anderson: I would like to see if we can fit in a special -- workshop, special meeting before the 26th...

Mayor Lago: Okay.

Commissioner Anderson: And have that discussion, so that we can have our second reading on the 26th as well.

Mayor Lago: Okay. I will make myself available. My only issue is we have P and Z tomorrow, and I want to make sure that we ask the blue ribbon to make sure that they're available...

Commissioner Anderson: Right.

Mayor Lago: Everybody's in town, and that everybody can give their input and their guidance, that they've had a chance to review the P and Z comments. So, for them, it would be two meetings.

Commissioner Anderson: Right.

Mayor Lago: Just so we're aware. It would be the P and Z meeting -- probably three. They probably -- some of them would attend the P and Z meeting, then they'd have to have some sort of -- like Commissioner Fors said -- reconciliation. They'd get together. They'd have a meeting to discuss the P and Z findings or recommendations. Then they'd have to -- then we would have our meeting, so it would be three meetings. I'm more than willing to have that before the next Commission meeting because we would be meeting only once, but it -- potentially for the Blue Ribbon Panel, it'd be three meetings.

Vice Mayor Mena: So...

Commissioner Anderson: So, yeah, this is a question of timing, which is why I asked the question: How much time does the City Attorney need to review what the Planning and Zoning does, make their comments on it, so that we can try to schedule another meeting?

Commissioner Fors: And what's the -- oh, I'm sorry, go ahead.

Deputy City Attorney Suarez: I just want to interject one point on timing. Commissioner Anderson mentioned she would like to kind of find a path to get this back on second reading on October 26. The staff has identified that these amendments to the Zoning Code would require certain Comp Plan amendments.

Commissioner Anderson: Oh, yeah, assuming we didn't have to do Comp Plan amendments.

Mayor Lago: But we have...

Vice Mayor Mena: We do.

Mayor Lago: To though.

Commissioner Fors: Is it...?

Commissioner Anderson: Well, we don't know what...

Deputy City Attorney Suarez: So, assuming we...

Commissioner Anderson: Planning and Zoning is...

Deputy City Attorney Suarez: We would still need -- nonetheless, we would still need the advertising period. I just don't think we could fit it in before the 26th on second reading.

Commissioner Fors: Is there a particular rush to get it on the 26th?

Vice Mayor Mena: What's the rush? Yeah, I don't understand what the rush is.

Commissioner Fors: Not that I'm not in a rush. I have no problem rushing...

Vice Mayor Mena: No, but it's...

Commissioner Fors: When it's -- I'm not -- it's not at the expense of something else.

Commissioner Menendez: What is the legal requirement between first reading, second reading in terms of time, based on statute or whatever?

Deputy City Attorney Suarez: Mr. Clerk, can you tell us the advertising requirement?

City Clerk Urquia: Ten days.

Commissioner Fors: It's also -- when this goes into Planning and Zoning, there could be a lot to reconcile, or there could be not that much to reconcile too. So, we also -- it's also difficult to say how much time we need. Maybe we don't need that much time, maybe we do need more time.

Planning and Zoning Director Trias: If you eliminate all of the amendments that require Comp Plan amendments, or you postpone them for a later date, you could do it faster obviously. But I think at the very least, I would try to have first reading and second reading on regular meetings of the Commission just to follow the process.

Vice Mayor Mena: Yeah.

Commissioner Anderson: No (INAUDIBLE) just timing (INAUDIBLE).

Vice Mayor Mena: We went through the whole Zoning Code rewrite situation, right?

Commissioner Anderson: Right.

Vice Mayor Mena: And...

Commissioner Anderson: I understand. I'm just trying...

Vice Mayor Mena: One of the chief...

Commissioner Anderson: To get a calculation of time.

Vice Mayor Mena: Criticisms was, "Let's slow down, and do this deliberately." "Let's get community input." I think we should do that for this as well. I mean, we haven't had a single -- we really haven't had much of a community input meeting -- we haven't had any to discuss the proposal, right? So...

Planning and Zoning Director Trias: Right.

Vice Mayor Mena: If we're going to talk about being transparent and having community input on all these processes -- and that's a big part of what's even being discussed here...

Planning and Zoning Director Trias: It is my responsibility...

Vice Mayor Mena: We need to build that into the process.

Planning and Zoning Director Trias: As a planner to remind you that you need to provide adequate public participation...

Vice Mayor Mena: Right.

Planning and Zoning Director Trias: In regular meetings that people know about.

Vice Mayor Mena: And I don't see what the difference is between getting this thing finalized at the end of October, or November, or December. It's not going to change anything. Any projects that's going through the process is still going to come to us. You know, we...

Planning and Zoning Director Trias: Sure.

Commissioner Anderson: I understand.

Vice Mayor Mena: I'm happy to move with -- you know, deliberately, but we need to go through a process that's orderly.

Commissioner Anderson: No, I have no problem with the process. But if we can't fit a workshop in, then we got to just potentially target a date, so everybody can plan.

Vice Mayor Mena: Sure.

Commissioner Anderson: So, the Blue Ribbon Committee can plan, so we can plan our lives, you know. And that's why I was asking how much time it would take. I mean, I agree with the comments that were already made. I mean, we do have -- I mean, the Planning and Zoning Board did consider, you know, open space requirements recently and Section 2-100. I think we have an issue there that should also go to the Planning and Zoning Board regarding the setback requirements for townhouses and rowhouses near residential properties, so we don't have another repeat of what happened at 700 Almeria, where that resident came in and talked to us about the lift levitating above her property in order to finish the wall.

Vice Mayor Mena: Right.

Commissioner Anderson: So, I mean, that needs to be addressed.

Vice Mayor Mena: There's a lot of...

Commissioner Anderson: But that's not...

Vice Mayor Mena: There's a lot of things that go into this that could lead to unintended consequences.

Commissioner Anderson: Right.

Vice Mayor Mena: That, you know, you rush into making this change, and then six months later you're saying, "How did this happen on this project?" Well, you guys, you know...

Commissioner Anderson: No, and I agree.

Vice Mayor Mena: So, let's do this thoroughly. And I think, from my perspective, I've read everything that we've received, and it's very helpful and very detailed, but you know, I would really like to hear from the panel more and understand sort of the thought -- you know, the Mayor hit one of the examples on the head of why the 50 versus 45, Comp Plan versus zoning plan. Now, that's an example of one item that we really need to understand, and there's several like that.

Commissioner Anderson: Right.

Vice Mayor Mena: I just want to work through, and then once we have an actual proposal that we think is getting towards final, then we need community input, right? So, the second reading on the 27th is -- I just think that's like warp speed here, and I don't see how that's realistic, to be honest with you.

Commissioner Anderson: No. It is...

Vice Mayor Mena: But we've been having this conversation since the beginning. We wanted them to finish this in two weeks when we first commissioned the panel, I think.

Commissioner Anderson: That's true. That's true.

Vice Mayor Mena: So, it's just let's do this appropriately.

Commissioner Anderson: I wasn't suggesting necessarily rush it.

Mayor Lago: What I'd like to see is -- and why don't we allow staff and show some deference to the Blue Ribbon Committee. Let them get themselves organized. Let's go to P and Z first.

Vice Mayor Mena: Right.

Mayor Lago: Let me address P and Z, and then -- let us address P and Z, make sure that everybody can make it tomorrow. One more bite if you don't mind, this week. That meeting will probably last a few hours, I can only imagine. It's a lot of information to go over. And there's nothing more that I would love to have in the next Commission meeting, but I -- honestly, I have to have to be honest with you. There's no way that we're going to get -- corral the Blue Ribbon Panel for three meetings in two weeks. It's not going to happen.

City Manager Iglesias: And Mayor, I think that...

Mayor Lago: People have families. People have lives. People -- and we also -- and let's -- again, don't forget what we harp on here about public input and the opportunity to have discussion. So, what I would love to see -- this is just my request. And if Commissioner Anderson would appease

me with this, I would appreciate it because I think it'll pay off in the long run. Let's go to P and Z tomorrow. Let's plan it not for the next Commission meeting, the following Commission meeting. That we'll put it on the books right now. Please put it on the agenda if you'd like.

City Manager Iglesias: Mayor, if I may.

Mayor Lago: Just give me one second. One second. Put it on the Planning and Zoning for the end of October -- excuse me. Put it on the Commission for first reading on the end of October. Excuse me, not the end of October, the first meeting in November. That gives them enough flexibility and time. Who knows if they're going to be out of town or what it is? And I want to have a public meeting. I want to have a public meeting that will not result in us not making the first meeting in November, but that we can say that we had a public meeting, that we discussed the issue, that the residents were able to put -- give their input, that architects were able to give -- you cover all the bases. You cover all the bases. You advertise it in the Herald. You advertise it in the -- forget the Herald, Community Newspapers. You advertise it in Gables Insider. You advertise it in the magazine, wherever you want to advertise it, I could care less. My point is that use all your outlets so you can say that this was properly done. This was -- people had every opportunity not only to speak at the P and Z, they had every opportunity to speak at the Commission, at first and second reading, and then they had their own separate meeting. Notify the associations, all the associations. Notify the resident associations. Tell everybody, "Please come out and give us your opinion." Allow the Chair to speak about the changes that are being made, and why these changes are critical to the future, you know, aesthetic development of the City. That's my opinion. That's the way I would like to see it. And I think that would benefit everyone as a whole instead of pushing this through where, you know, I don't think it'll serve us well.

Commissioner Anderson: So, I think...

City Manager Iglesias: And...

Commissioner Anderson: Everybody misinterpreted my question. I asked...

Mayor Lago: I never...

Commissioner Anderson: Just how much time was needed...

City Manager Iglesias: Well...

Commissioner Anderson: In order to be able to calculate what's reasonable.

City Manager Iglesias: Well, I think those are excellent comments, Mayor. And we have -- we're going to have P and Z comments. We've got legal comments, and we have staff comments to reconcile. The committee has done an excellent job. They're highly experienced architects. I think we work very well together. I think we can reconcile this in a very good way. We just need a little bit of time to do so.

Mayor Lago: Yeah, I just...

City Manager Iglesias: And...

Mayor Lago: And I...

City Manager Iglesias: And so, I hate to put another deadline because we seem to be adding deadlines and deadlines and deadlines, and it doesn't allow us to really look at this properly. So, I agree with you. We need to reconcile the P and Z comments, reconcile staff comments, reconcile legal comments, have resident input, and then come back and say we are ready to present. And I

thank them all because they've done a fantastic job. And I enjoyed working with them, and I think we can come up with something that we think is a good document and is reconciled, and it's much easier to work with. But we just need a little bit of time to get that done.

Mayor Lago: I agree with all your comments. But I just ask you -- because I work well with deadlines. I think deadlines are critical, so -- for everyone, especially myself. I would like to see a deadline placed in November to get this to the first reading in Commission, and that will give everybody, you know, an understanding, an expectation of what we need to achieve to get there. So, if you don't make the deadline for one reason or another, because someone in the Blue Ribbon Panel couldn't make it -- like I would have liked for the entire panel to be here. I know we're missing one architect, but you know, he has...

Vice Mayor Mena: It's tough.

Mayor Lago: It's tough. I get it, I get it.

City Manager Iglesias: Mr. Clerk, what is the first -- the meeting in...?

City Clerk Urquia: So, we only have one meeting in November.

Mayor Lago: When is that?

City Clerk Urquia: The 9th.

City Manager Iglesias: It will be tough. It will be tough.

Commissioner Anderson: It'll be tough, and then I think we need to plan when, aspirationally, we can try to do this workshop in order to try to work out this timeline. And you know, and also ask,

you know, Planning and Zoning, if they're going to be looking at this, they have to recognize the conflicts that exist with 2-100, and you know, the side setback requirements and the open space requirements that were recently expanded. So (INAUDIBLE)...

Commissioner Menendez: By the way, I go back to my recommendation or suggestion, once it's reconciled, we can streamline it as much as possible to the points that we can pass without much debate. It moves the ball forward. So, if there's a way that when we do have the workshop and we do try to reconcile, it goes to P and Z, if we can find a way to manage the final product so that it can get through without much interference, I think that'd be beneficial for everyone in the community at large, for everyone here in this chambers. So, let's try to work to find how we can manage the final product so we can get it through.

Commissioner Anderson: Alright. So, we have a couple weeks between the 26th of October and November 9th. Do you all want to try to have a workshop between then, or do you want to have a second special meeting in November?

Mayor Lago: I'm available. I'm available for both.

Vice Mayor Mena: I think we...

Commissioner Anderson: Okay.

Vice Mayor Mena: That's fine. I'm happy to be available. I'd like to see what Planning and Zoning tells you all and what kind of work that creates or doesn't, you know, additional work, if they even get through it all tomorrow. I -- you know, I hope they will, but I don't -- I can't say that with certainty. So, I just think...

Planning and Zoning Director Trias: We have a pretty...

Vice Mayor Mena: I'm committed to having that meeting.

Planning and Zoning Director Trias: We have a heavy agenda tomorrow, so I'm...

Vice Mayor Mena: Right. No, so I'm committed to having that meeting if it's -- what I don't want to do is do things prematurely. We had this on our last Commission agenda. It was extremely premature and still a little premature today because...

Commissioner Anderson: No, it...

Vice Mayor Mena: We have to work through the issues. And so, you know -- and again, I go back to the public input portion. I remember in the Zoning Code rewrite, Mr. Sokoloff talking about, you know, we had a memorandum that kind of broke down what the changes meant in layperson's terms. We don't have that here. So, I'm a little surprised frankly that the CGNA has wholeheartedly endorsed this without public input. There hasn't been public input on this proposal yet, so I'm kind of surprised that the sort of duality between the way the Zoning Code rewrite was handled and this. Let's go through the process. Let's get input. Let's understand what these changes really mean, how they achieve the desired result, and let's get it done, but that's going to take some time realistically, you know.

Commissioner Anderson: No, I understand. I'm just trying to target some dates. We have the 9th of November, you know.

Vice Mayor Mena: But those dates are set, right?

Mayor Lago: Yeah.

Commissioner Anderson: Right, right. Do you want to try to target a date for -- or another date in November to...?

Vice Mayor Mena: Yeah, absolutely.

Commissioner Anderson: Address this?

Vice Mayor Mena: I'm available.

Mayor Lago: Why don't we -- look if there's -- P and Z is tomorrow. We're going to get comments. The committee will meet to address those comments. Then I think the most appropriate time is maybe do it in the same day as the Commission meeting. We can have a workshop -- and I haven't seen the agenda.

Vice Mayor Mena: I would try to avoid that if...

Mayor Lago: You think so?

Vice Mayor Mena: Just so we can dedicate the amount of time to this and getting into the weeds that we need to.

Mayor Lago: You want to do it the day before?

City Manager Iglesias: But Mayor, do we want the resident input before? Because we have...

Mayor Lago: I would like this.

City Manager Iglesias: We have P and Z. Then we have to reconcile the P and Z comments, staff comments, and the legal comments.

Mayor Lago: Yes.

City Manager Iglesias: We have resident input, and then we have that...

Mayor Lago: Yes.

City Manager Iglesias: That meeting. So...

Mayor Lago: Yes.

City Manager Iglesias: And that has -- all those have to -- and that has to be noticed.

Mayor Lago: Of course.

Commissioner Anderson: Of course, yeah.

City Manager Iglesias: So, there is not...

Mayor Lago: We can have that resident input in the first week of November, but I want to be prepared for that...

Vice Mayor Mena: I think I...

Mayor Lago: I want to be -- or the second week in November.

Vice Mayor Mena: But shouldn't it be after the first reading?

Mayor Lago: We could have two meetings; it doesn't matter.

Vice Mayor Mena: Just so we know where -- you want input on what is proceeding and what is still being proposed. It depends when we have the workshop or the special meeting, whatever we decide to do with it, but we're not going to discuss it on the 27th is what we're saying, right?

Commissioner Anderson: 26th.

Vice Mayor Mena: 26th.

Commissioner Anderson: My Type A personality is kicking in.

Mayor Lago: No. I mean, we're not going to be ready for that.

Vice Mayor Mena: Right.

Mayor Lago: Let's be honest.

Vice Mayor Mena: Right, right, right. So, you know...

Commissioner Anderson: I just want to try to see if we can schedule a date so we can get the notice out...

Vice Mayor Mena: I'm not -- why don't...

Commissioner Anderson: For resident input.

Vice Mayor Mena: We pencil a date for that, and then on the 26th, when we get together, we can see where things are post P and Z meeting, and then we'll be in a better position, I think, to know how much work is left or not.

Mayor Lago: Okay, so would you like to do --? So, you don't...

Vice Mayor Mena: I wouldn't do it the day before the 9th. I would do it like maybe later that week, or...

Mayor Lago: So, then that'll be -- our community meeting would be after the 9th Commission meeting.

Vice Mayor Mena: Yeah, do it for the week after me maybe.

Mayor Lago: Okay, fine. Coordinate that time.

Vice Mayor Mena: That'll work.

Mayor Lago: But I want to be very clear, Mr. Manager, please, and I ask for your help with this. I need for not only the Blue Ribbon representative, the Chair, to give a presentation, staff to give a presentation and explain in laymen's terms what are the changes that are being requested. Not just ambiguous, "We want better design." "We want more Mediterranean design." Okay, what are the --? How are we holding people's feet to the fire to ensure like what Mr. Bermello said, where there's accountability in regards to the public good that's being proposed for bonuses? If you meet the following criteria, we give you this bonus, which allows you more development rights, but you're also responsible for doing X, Y, and Z. And I think people need to understand that very clearly what the current zoning code is, what FAR is allowed, how many units can you

build. Because there is misinformation that is being put out there that, again -- we saw it with the country club. We see it here now. I want to be very clear what is the intent of this exercise that we're going through, and what are the ramifications if it's approved. And we need to go item by item by item.

Commissioner Anderson: Alright.

City Manager Iglesias: And Mayor we can certainly update the -- we will do that, no question, and we can update the Commission on the meeting of the 26th to see where we're at with the committee. And we'll also be able to analyze the P and Z comments in addition to that.

Mayor Lago: Well, I would like for it to be videotaped. I would like for it to be on Zoom, and for there to be any other way -- you know, if people want to -- through carrier pigeon, through some form of, you know, flags, like we used to do in military school for the naval program, whatever. People -- I want to make sure everybody has the ability to engage and get involved in the process.

Commissioner Anderson: Okay.

Mayor Lago: Be able to watch it later and be able to provide input. So, if somebody watches it, I would like a dedicated email that they can continue providing information until the first day that we vote on this and to the final day that we vote on this.

Commissioner Anderson: Right, and with copies to us so that we can...

Mayor Lago: At the end of the day...

Commissioner Anderson: Not just be slammed with a whole bunch of emails. Just a side note on dates, the 16th through the 18th of November, we have a little -- our Tallahassee trip planned, so we got to work around that as well.

Mayor Lago: That's fine. Tallahassee's -- what day is the 16th on the calendar? What day is that?

Commissioner Menendez: Tuesday.

Commissioner Anderson: It is a Tuesday.

Mayor Lago: We can have the meeting on Monday.

Commissioner Anderson: Yeah, I'm fine with that.

Mayor Lago: Maybe if everybody's available and not traveling, we can have the public meeting on the 15th.

Commissioner Anderson: I'm fine with that.

Mayor Lago: That'll give us more than enough time to have the comments from the P and Z reviewed by our Blue Ribbon Panel, for them to get together, digest, and give their impression and guidance, and go to the public meeting.

City Manager Iglesias: And it'll give us time, Mayor, to reconcile.

Mayor Lago: And then we can prepare...

City Manager Iglesias: P and Z, staff, and the...

Mayor Lago: For the next Commission meeting after that. Madam Commissioner, what do you think?

Commissioner Anderson: I think it's a good plan.

Mayor Lago: And everybody fine with the 15th?

Commissioner Anderson: Yeah.

Mayor Lago: I want to make sure everybody's here.

Unidentified Speaker: Let me check.

Commissioner Menendez: Well thought out.

Mayor Lago: Okay.

Commissioner Anderson: Okay.

Vice Mayor Mena: Okay, 5 o'clock?

Mayor Lago: 5 o'clock -- 5:01, to make sure everybody's happy with the time.

Vice Mayor Mena: Does that work for the more important guests at the table?

Commissioner Fors: By the way, according to my calendar, November 15th was when the cohort was going to Tallahassee, that Monday. But that's probably wrong.

Commissioner Menendez: They'll move it to the 16th.

Mayor Lago: We'll find it. I mean, again, it should be fine.

Vice Mayor Mena: If it doesn't work...

Commissioner Fors: That sounds wrong. I don't remember any departures being on Monday.

Vice Mayor Mena: I mean, we'll figure out another date.

Mayor Lago: We usually go on a Tuesday, so I think that...

Commissioner Anderson: Yeah.

Mayor Lago: The 15th works, so let's proceed. Are there any other further comments? I know that we have some -- Mr. Clerk, was there any public comment that we were...?

City Clerk Urquia: Yes, sir.

Mayor Lago: Okay, do you want to address those comments now?

City Clerk Urquia: Sure. The first speaker is Dr. Gordon Sokoloff.

Mayor Lago: Doctor, thank you for your patience. We're trying to do good work here, the best work.

Gordon Sokoloff: I'd like to say thank you to all of you. Three of you look particularly buff from that cutting ribbon when you were on those training tables. I won't mention what three. But thank you very much for the work and for allowing this Blue Ribbon meeting to -- the Blue Ribbon Committee to work. I attended all but one of their meetings, and I was very impressed. And although a lot of the subject matter was over my head -- I didn't understand all the technicalities -- I did listen very intently, and I knew that they were doing their best for the City. So, I want to thank you for allowing that to happen. To have a moratorium is like asking a plumber to turn the water off so he can put a scope into the pipe and look up and find out where the leaks are. And while I believe that the Mediterranean bonus is one area, I think that what also came out of the meeting is that there are other issues, that there are other problems that need to be resolved. Most of you know I was a dentist for over 40 years. Every single day, we would have a meeting in the morning to discuss the day, how are we going to get through our day. But once a month, we closed our office down for half a day, and we would spend that time looking at our protocols and how we did business, how we ran our practice. So, most of the time, we worked in the field of dentistry, but a half a day out of the month, we worked on the field of dentistry and how we do it. And that's, I think, necessary sort of across the board. And the Blue Ribbon Committee, this committee, should continue its work, maybe not with the same members, because it's not fair to ask them to give up all that time, but their work should continue because there are other issues. A couple of the issues that I'd like to bring up is -- I know I missed the discussion this morning about the Development Review Committee, but at the very first Blue Ribbon meeting, they were discussing the possibility of the Board of Architects actually looking at new projects before the DRC does. It seems to me that the DRC, especially without resident input, by the way, sometimes can convey the wrong idea to developers that they're given a go-ahead on certain things. And I mean, I saw it with the Codina project the other day because there were many good -- there were good points that came out of the CGNA newsletter that we weren't able to address. I was watching that Codina presentation. I think that the BOA to be able to look at these projects at the very beginning might be able to help developers also to say, "Look, this doesn't abide by Code. Go back to the drawing board," sort of level the playing field between residents and developers. Developers, as you know,

they have TDRs, they have FAR, they have PAD, they have Med bonus, TODs, Zoning Code, land use designation overlays. And hanging over all that is the Bert Harris as an underlying threat of getting sued. That's a Rubik's Cube of opportunities for developers to do whatever they can to build tall and big. And what I like about this Commission is you're all young, and I think you all look for a future for your children and your grandchildren maybe one day. And I think what you need to look at -- and I say this not only as a born and raised resident, but as somebody who's worked on boards now for nine years -- that the infrastructure -- you're at a turning point where every developer is looking at every one- and two-story building and wanting to go tall. And already, within the last few months, we've had the Codina building and the Allen Morris project, and those are two, you know, huge buildings, along with the Plaza. And infrastructure is not going to support it. I mean, your infrastructure in Coral Gables -- your listening tour proved out to be that the transportation or traffic is the number one issue. You're not going to solve it by approving building after building after building as the developers come at you with all this. So, I think addressing these issues, allowing Blue Ribbon meetings to -- or panels to continue just to, you know, hone in on the codes a little bit to try to sharpen what's allowed is going to be important so that Coral Gables continues to be a place where people have a quality of life. Thank you.

Mayor Lago: Thank you, Doctor.

Commissioner Anderson: Thank you.

City Clerk Urquia: Ms. Sue Kawalerski.

Sue Kawalerski: Good evening, Mayor, Vice Mayor, Commissioners. Thank you for this opportunity to speak. Just for a point of clarification for the Vice Mayor regarding the CGNA, which is the Coral Gables Neighbors Association. It does, in fact, endorse the panel's work -- the Blue Ribbon Panel's work, and does endorse the work product versus the Plater-Zyberk process, where the CGNA was never invited to a meeting and did not know a thing what was going on

behind closed doors. So, that's the point of clarification. I want to thank the Blue Ribbon Panel, and I want to thank Commissioner Anderson for suggesting this panel. Because I can tell you that the residents have for years thought that the process was the problem in the City, that the process was flawed, particularly when it came to development. And we have seen as a result of this panel, the process can be fixed by these kinds of panels. I really applaud the chair, Chair Pardo, and all the fantastic architects who spent weeks, weeks going through detail. And I can tell you I learned a lot. I might not know the technical details as a result of attending every single meeting, except one, but I certainly know the essence of what their work was about, and their intention was all positive and it was for the residents. I have to say that when the panel was first formed, I said, "Oh, my God. These are architects who work for big developers. They make their money from big developers. Why would they even think about redoing the Med bonus if it wasn't to be for their advantage?" And what I found out is these architects realized that the residents needed them, and they became residents on this panel, and they acted like residents on their panel with, of course, professional credentials. And what they came up with was something that I can understand and something that I agree with. You know, all we want is something that looks Mediterranean. We don't necessarily know about how to make the sausage, but we can certainly tell when something looks and feels Mediterranean. That's what we want. And I believe that their work product has achieved this. So, we totally endorse their work, and thank you very much for serving.

Mayor Lago: Thank you.

City Clerk Urquia: We do have one speaker on Zoom. It is Mr. Jim Berlin.

Mayor Lago: Mr. Berlin, the floor is yours.

Jim Berlin: Good evening. I am a resident for 50 years, and I've been very proud to be in this community, and I was looking forward to this. The main part of the new document that I like -- and it was mentioned a couple of times -- is the word compatibility. I know that Mr. Pardo talked

that as a key part, it's a visual observation of how it fits into the neighborhood and how it fits with the neighbors around it. I very much support that. Tonight, I'm a little disappointed that the Commission and the group did not get more done. I would have thought that with the document being available and the people being involved together, the City and the Panel, that we would have been farther along. I'm disappointed that this will be stalled for another two weeks, three weeks, four weeks. But I look forward to more resident involvement. Thank you.

City Clerk Urquia: Thank you, sir. Mr. Mayor, we do have one more speaker on Zoom. It's Mr. Brett Gillis.

Mayor Lago: Mr. Gillis, the floor is yours.

Brett Gillis: Good evening. Brett Gillis, 915 Ferdinand Street. for an industry. Thank you all for trying to make the City a better place. I wanted to just express my concern that I think that the way that the Code is written currently, there seems to be a disconnect between the letter of our Zoning Code and the spirit and the results. So, I just don't want to see the same thing continue to happen where we have all of these regulations, all these codes, and a list of buildings -- the San Sebastian building, City Hall, the Biltmore, Fink Studio, all these clearly Mediterranean buildings that, then all of a sudden, we get these projects approved with a quote, "Mediterranean bonus" that really aren't Mediterranean in outcome. So, that should be, I think, the objective that we need to keep focused on. And I -- it just seems like a very long process. And I think the more meetings we have could be a good thing. Or also, on the other hand, you know, there could be less and less participation. So, we really have to try to identify which meetings are going to be the key meetings and get the news out to residents so we can get more input on this. It seems like there's a loss of faith sometimes among the community because of how many of these buildings have been approved. Even recently, some of the projects I've seen go before P and Z and Board of Architects, where they're trying to convince the committees that these are Mediterranean buildings when your

average resident looking at it is not -- it doesn't look Mediterranean. It looks nothing like these key buildings that we keep talking about time and time again. Thank you.

Mayor Lago: Thank you for the vote of confidence. Have a wonderful evening.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: Okay. So, with that being said, moving forward, we're asking for more public input. We're asking for it to go to P and Z tomorrow, for our esteemed colleagues, who have given up so much of their time already, to review the comments and join us tomorrow at P and Z; to have a public meeting on the 15th to November, for that meeting to be publicized everywhere. Potentially, I will pay out of my own pocket for a plane with a streamer to go around the City of Coral Gables. We usually reserve those for the University of Miami football games, but we're unhappy and we've been unhappy for the last 20 years, but we'll do it for this one also to hopefully draw people to the November 15th meeting. I welcome input. So, when Mr. Gillis says that, you know, for some reason, we don't welcome input -- been having townhall meetings and Open Door Fridays for eight years. Trust me, it's a lot of things I sign up for, but I don't sign up for that. It's not easy to do it. And by the way, I don't do it on election years either. I do it every year. So, with that being said, I would like before this -- before it comes to us in November -- which it will come to us in November -- well, it won't be able to because we only have a meeting on the 9th, and then we have the public meeting on the 15th. So, the following Commission meeting. I want it to come to us the following Commission meeting. I need the issues outlined in this memorandum by the City Attorney addressed. These are legal concerns. I'm not an attorney. I don't want this - - I don't want to make the sausage, as Sue said, on the Commission floor in regards to legal issues. I want it addressed. So, if there are concerns, these need to be addressed now before they go before the public and before they come to the Commission on first reading. That's number one. Number two, I want answers in regards to the memorandum dated October 6th from staff. I want this discussed tomorrow in the P and Z. So, please provide this document to the P and Z tomorrow. I

want their recommendation in regards to the Comp Plan versus the Zoning Code. This is critically important for me. And I also want to understand the issue of open space.

City Manager Iglesias: And Mayor, may I say there's a memorandum from staff of October 13th that needs to be addressed also.

Mayor Lago: Yeah. Yes, I don't have that one here. That'd be the third memorandum, excuse me. So, my point is, I would like those addressed at P and Z. I would like to come out of that meeting tomorrow with input from the Blue Ribbon Committee, and then I would like to sit down with the Blue Ribbon Committee in public and have a conversation with any of the members that would like to speak about what occurred on the Planning and Zoning Board, what their recommendations are before we meet on November 15th in the public sphere.

Vice Mayor Mena: Yeah. And I want to...

Mayor Lago: And that to me is critical.

Vice Mayor Mena: I want to make sure we manage the public's expectations on each of those meetings and are clear about what we are doing and aren't doing at each meeting.

Unidentified Speaker: Yes.

Vice Mayor Mena: Because there needs to be time for at least two things: One, to get public input. But two, for us to really discuss in great depth with all of you all of what's suggested here, what the concerns are, et cetera. You've had meetings in the past where there's a lot of discussion among us or with professionals and not a lot of public input, and then the public gets upset. "Well, you didn't give us a chance to speak." And I want to manage those expectations. So, we need to build time for the public input and also time for the discussion.

Mayor Lago: That's a great point.

Vice Mayor Mena: Because I don't want anybody to ever come to a meeting, you know, feeling like it's going to be their opportunity to speak, and then that's not what that particular meeting is about. So, let's be clear about what we're doing at each meeting.

Mayor Lago: On November 15. And I think that's critical and because -- if I may interrupt you. We have tailored -- for example, we have tailored our townhalls -- because everybody here attends my townhall -- and we used to do an hour presentation and 30-minute public comment. Now, we do a 15-minute presentation and an hour and 15-minute public comment because we heard enough people saying, "Hey, listen, you didn't answer my question, and you finished the meeting at 7 o'clock." So, now, over the years, we've transitioned to more public comment. So, I need this presentation that staff is going to produce along with the chairman of the Blue Ribbon Panel to be 20 minutes max, and then open it up to the public to make sure all questions are answered, and that we give every single person -- I was joking about the skywriter, but I want to make sure that we have every opportunity for people to speak.

Vice Mayor Mena: Don't we also -- but again...

Mayor Lago: Memorialize their concerns or questions or input.

Vice Mayor Mena: But we also need time to roll up our sleeves and work through this...

Commissioner Anderson: Right.

Vice Mayor Mena: With you all to understand exactly not only what you're suggesting -- that's fairly clear -- but why and what the intended result is, and why we think it's going to be any

different. I suggest there's dis -- I assume there's probably some disagreement amongst yourselves on some of the specifics, whether it should go to Board of Architects first, for example, things of that nature. And I'd like to hear what the practitioners, you know, think of that. So, we got to work through all those issues. So, again, I want there to be as much time as the public needs to input, but also, as much time as we need to really work through the issues and understand them. And then to the Mayor's point about the City Attorney memo, some of the things in the City Attorney memo, you know -- like for example, number 12. In Table 3, number 1, the removal of objective standards is problematic. I think I need more why, and is there a suggested...

Mayor Lago: Remedy.

Vice Mayor Mena: Remedy for that.

Deputy City Attorney Suarez: Yes, yes. For that one specifically, it will be to add objective standards.

Vice Mayor Mena: Okay, fair enough.

Deputy City Attorney Suarez: Yeah.

Vice Mayor Mena: And so, those are the type of things we need to work through in detail.

Commissioner Fors: Two quick points, Commissioner Mena. What I refer to that concept as -- and I say it frequently -- is equally as important as listening meetings are working meetings, so we need to have, you know, a clear line between those two. Because everybody on this Commission has been committed to as much public as we can, but then what happens is we don't end up using the time to discuss it amongst ourselves and staff. So, I think that's incredibly important. Secondly, to have truly meaningful public input in this presentation has to be PowerPoints similar to those

that we saw for the zoning update because that's truly what will allow the public to meaningfully input on it.

Mr. Pardo: I would like to address the Commission, Mr. Mayor, if that's...

Mayor Lago: Of course, please.

Mr. Pardo: Okay.

Mayor Lago: The floor is yours.

Mr. Pardo: The -- I think what would be a great idea is that the red line -- the last final draft of the red line and the City Attorney's memorandum and the Planning Director's memorandum be made available to the public online completely. The reason is that way they can -- it's in plain English. They may not understand all the terminology from an architectural standpoint with how it influences the final product, but I think it's important. I think that the reason that I chose not to do a PowerPoint presentation here is because I wanted to understand what the general reaction from the Commission was going to be, so I did as little talking as possible to do that. I did ask Mr. Bermello to bring up the point, a very important point about this. I did see the 12 points from Legal, and I addressed them all already. I haven't done it formally. I haven't sat down with Legal yet to go over those, and that could be a side issue. I did think that it would be important since, you know, words mean things that everybody see them in the open. And I think also that one of the members from the public did understand exactly, you know, what this -- the intention was. As far as the understanding that I have -- and I don't want to get into any specific item -- is that the way I was taught a long time ago is that when we look at height, the way that we looked at the Comprehensive Land Use Plan, it is a ceiling. And if the ceiling is raised, it has to be consistent. The Zoning Code has to be consistent with it. So, the way I read the Code, and the way it says it in plain English today, is that only certain zoning has a height of 45 feet zoning-wise. But the

Comprehensive Land Use Plan was changed to have a ceiling for those particular zoning at 50 feet. So, I think that what I can do to try to go forward with this is to also address the City Attorney's 12 points and the Planning Director's exhibit that was attached to that. The other thing that I'd like to publicly ask for the Planning Director to do is to provide the page before the chart that was submitted as evidence to -- as an exhibit to the Administration. And the reason is because the paragraph before that chart refers specifically to the height based on zoning, not on the Land Use Plan. So, sometimes when you have just part of something, you have to look at the entire section, makes all the difference in the world. And if the Commission says, you know what, it's 50 feet. We've been doing it like that for 17 years. You know, maybe we'll consider it a muffed punt, I got it. But the point is that right now, every time you look at any of the projects, especially when you're accumulating land and you have a PAD underneath it, clearly it states that the underlying zoning rules on many things. But the one thing that PAD does allow you to do is to redistribute the density among that assembled property. That's the way that it's written today. Historically, if you go to the PAD, and the reason I bring up the PAD -- although, our purview was just the Mediterranean Ordinance -- is that there are three things that affect the way that the Mediterranean Ordinance is used within certain things, and one of them is specifically the PAD. So, we have to understand that the Zoning Code always has to comply underneath the Comprehensive Land Use Plan. In other words, it'll always be compatible, but we have to be very careful where we start thinking that the Comprehensive Land Use Plan overrules the zoning.

Vice Mayor Mena: But just let me ask you a question because I'm trying to -- I think I understand what you're saying, but setting aside that discussion in its sort of esoteric form of Comp Plan versus zoning, my basic question is, when you have a four-story building, isn't it most times a better design if you're at 50 feet instead of 45 feet?

Mr. Pardo: And it's -- and the Mayor also brought up a similar point. You know, normally...

Vice Mayor Mena: I agree with him. That's why I'm asking.

Mr. Pardo: And again, look, I'm not disagreeing with anyone. What I'm just saying is that to be consistent is as important as...

Vice Mayor Mena: Sure.

Mr. Pardo: Anything we have. Why? Because we want to make sure that Developer A and Developer Z have the same level playing field, but the residents have the protection of the Zoning Code...

Vice Mayor Mena: Sure.

Mr. Pardo: Which is extremely important because the Comprehensive Land Use Plan is very general, very global. And when you go into the land use element of the Comprehensive Land Use Plan, that's where you really see how general it is. That's why when you start tinkering with certain things, you have to be very careful what you're doing. Mr. Trias was not to blame for that change that was made in 2004 because he wasn't even at the City.

Vice Mayor Mena: Right.

Mr. Pardo: But is there an issue and a problem? Absolutely.

Mayor Lago: So, let me ask...

Vice Mayor Mena: But if we're trying to get the -- but if we agree -- and I'm not saying you do or don't.

Mr. Pardo: Right.

Vice Mayor Mena: He appears to agree, and I appear to agree and...

Mr. Pardo: Right.

Vice Mayor Mena: Mr. Trias certainly agree -- I don't know if you do or not. You can let me know. But if we agree that, okay, we're going to allow four stories for whatever, and in most instances, five feet...

Mr. Pardo: It doesn't -- you're right.

Vice Mayor Mena: A huge difference visually, but it makes a big difference to the design of the project internally, the ceilings, the space you have for...

Mayor Lago: The space.

Vice Mayor Mena: For everything.

Mr. Pardo: There...

Vice Mayor Mena: My question is -- but let me just make my point. If we agree on that premise, if -- that 50 feet at that point is better than 45 for four stories...

Mr. Pardo: Right.

Mayor Lago: Is it five -- it's actually five stories, which is important, by the way.

Vice Mayor Mena: Then let's work through...

Mayor Lago: Because you're condensing even more.

Vice Mayor Mena: Right.

Mayor Lago: When you go to...

Vice Mayor Mena: Then let's work through making it consistent -- to your point, because I agree with you it should be consistent. Let's fix whatever needs to be fixed so that it is consistent.

Mr. Pardo: Right.

Vice Mayor Mena: But to achieve the desired result.

Mr. Pardo: Correct.

Mayor Lago: And that's the point I wanted to make.

Mr. Pardo: Right.

Mayor Lago: That the Vice Mayor's making right now. We paid I think \$400,000 to have a zoning rewrite. And why at that point did we not say, "Hey, the Comp Plan says the following. The Zoning Code says the following. Let's clean this up so that it's not ambiguous and left up to interpretation."

City Manager Iglesias: But Mayor, if I may say, there's no ambiguity here. The Comp Plan is an upper limit. The Zoning Code is 45 feet. This was done in 2004. The Mediterranean Board went -- met for 11 months, and there were 32 meetings. They simply felt the 50 feet was more

appropriate for a Mediterranean building. That's why that was done. It was not Comp Plan issue versus a zoning issue. It was really something that the -- it was done in 2004 and done for 17 years because they felt that as an architectural -- that it was a bonus, and that Mediterranean building was better at 50 feet. So, there's no ambiguity here. The Comp Plan is the Comp Plan, and the Zoning Code is the Zoning Code. So, I just want to clarify.

Mayor Lago: And I appreciate that because I asked our City Attorney for the same clarity, and I asked our Zoning Director for the same clarity. I wanted to find out where there was that sense of "we need to abide by the Zoning Code versus abiding by the Comp Plan." And if I may, I just -- if I may, Mr. Chair, just one thing. After you're done, I would like to hear from Mr. Behar also, who I think wants to speak, and Mr. Javier Salman. Sorry about that, neighbor, my neighbor, who also may want to speak also.

Unidentified Speaker: So, go ahead.

Mayor Lago: I just feel we need to clarify this.

Mr. Pardo: Right. And five feet is not a big deal if you've got MF4 because it's 150 feet. But keep in mind, historically, the floor to floor was not 13 and a half feet. That was done recently. When I say recently, I mean in the last 15, 20 years. The floor to floor was actually two feet less, so it was raised. Why? To be able to give more height, to be able to get the storefront, the mixed use, and all that.

Mayor Lago: Got it.

Vice Mayor Mena: Which is good.

Mr. Pardo: Which is good. But now what happens is, let's look at in MX1. MX1, the base height limit at zoning is 45 feet, not 50 feet; it's 45 feet. So, when you give the Med bonus, which is specifically indicated as a 13 and a half foot and 13 and a half foot if you get Level 1 and Level 2, then you're adding 27 feet to 45 feet. Now, it may not sound a lot, but when you do the math of 50 feet plus another 20 some odd feet, now you're at 77 feet and you could squeeze one more floor in there because there isn't a limit on floors. That is the problem, especially when you're looking at on MX1, which is more compressed. So, what does that mean? It means more density.

Mayor Lago: But can I --? Mr. Chairman, may I just interject...

Mr. Pardo: Sure.

Mayor Lago: One second? While I understand the point that you're making, I think what we're - - what has gotten us to the point in the discussion we're having today are the buildings that were given 60 feet in variance heights, 100 feet in additional height. You know what I'm talking about.

Mr. Pardo: Oh, yes.

Mayor Lago: Buildings that were proposed to be 165 feet on Andalusia, buildings that are proposed to be nine stories on Miracle Mile that were stopped, thank god. Those exaggerations that some of them came to fruition have gotten us into a point where people are upset. And it's memorialized every single day when they drive by those buildings, and they see the massiveness of those buildings. But what we're talking about here, we're arguing about a few feet. Which again, feet are -- I'm willing -- not arguing, but we're having a discourse back and forth, but I'm more than willing to have that conversation.

Mr. Pardo: Right.

Mayor Lago: I think it's great to have that conversation. But the buck stops with the Commission...

Mr. Pardo: Absolutely.

Mayor Lago: And the buck stops with staff not approving or recommending projects that are out of scale with the City. If you come to me and say, Vince, this project needs an additional 10, 12, 13, 14, 15, 16 feet for a design element, but they're going to give a park and the residents are behind it, and they're going to do these great things for the project, and it looks good, and it's -- you really can't tell that much and the design is an exceptional design, world-class design. I don't have a problem with that. But we need to have -- like you said, we need to have some sort of re-investment in the community.

Mr. Bermello: Mr. Mayor.

Mayor Lago: Go ahead.

Mr. Bermello: With all respect to...

Mayor Lago: No, please.

Mr. Bermello: Everybody here and respect to the Chair, is it possible that this discussion could be tabled for after the Planning and Zoning Board meeting tomorrow, when we have a meeting with staff, with the City Attorney's Office, and with the City Manager. We're going to go through -- I believe, I've heard today that there are 12 points from the City Attorney's Office, and I think that Mr. Trias has 5 points; that's 17 points. It sounds like a lot. It may not be that much. And then we deliberate that, whether it's the height, the five feet. One point that I would just like to ask and leave it for my colleagues is just apparently there are a number of documents that have been

mentioned here, and obviously, the Manager works for you and the City Attorney works for you, but they also work for all of us -- right? -- for citizens. I don't believe that my -- I certainly did not get a copy. I don't believe that the members of the Blue Ribbon Committee have gotten copies. I think it -- and I know that the Chair said, "Post them online." And I want my wife to read a copy too, but I would love to, as a courtesy, to get an email tonight by the time I get home, where I have copies of all of those documents so that I can know exactly what Mr. Trias has said and has felt about any of our deliberation, so that when we show up tomorrow, I have a more learned opinion and I can opine with some intelligence and not maybe putting my foot in my mouth, because there may be more areas of agreement than there are disagreements. So, if we could have access to that, it'd be great.

City Manager Iglesias: And Mr. Bermello, that's why I think that we need a little more time to work with the committee so we can give you all these documents and we can work together as we've done before...

Mr. Bermello: Perfect.

City Manager Iglesias: To come up with one solid document that I think we all can agree.

Mr. Bermello: I think we're...

Vice Mayor Mena: But...

Planning and Zoning Director Trias: Mayor, the...

Vice Mayor Mena: But you should have gotten the documents.

Mayor Lago: Let me apologize. I'm going to...

Planning and Zoning Director Trias: Mayor...

Mayor Lago: I'm going to let Mr. Trias respond, and then I want to respond before my dear friend Robert speaks. Okay, please just respond really quickly if you can, please.

Planning and Zoning Director Trias: The documents are attached in Legistar, so they can be downloaded right now.

Mayor Lago: Okay.

Planning and Zoning Director Trias: That's it.

Mayor Lago: Very simple. Thank you for that response. Mr. Bermello and members of the Blue Ribbon Panel, I apologize on behalf of the City. That's completely and utterly unacceptable. You have met how many times? How many times have you met with the City? How many meetings?

Robert Behar: At least six times that I'm...

Mayor Lago: At least six times. Every time that you met, if a new document was provided to the Commission or made a public record, you should have been giving one just like the Chair did this evening when he gave us the letter by Ron Sheff -- the article written by Ron Sheffield as part of the record. So, this will be addressed, and we will get it to you immediately. I'll have my office...

(BREAK IN AUDIO)

Mr. Behar: But what I will request, I'm going to take out my Blue Ribbon hat member today. I'm going to put the Planning and Zoning Board for tomorrow. I would like for the City Attorney's

Office to address all this issue to the board tomorrow. Because I'm going in and I'm really like, "Okay, what does this all really mean?" And as a board member, I'm requesting that we address specifically those items that could potentially be a problem. Okay, because if we -- tomorrow, we're going to be looking at it to vote on something. I want to make sure there's no conflict. Because you made a -- you know, one of you made a comment, "potentially could be a problem with the language." I want to be clear as a board member of what I'm looking at.

Commissioner Anderson: Well, on the Fridays before, were you not provided a package with these (INAUDIBLE).

Mr. Behar: But -- Commissioner, yes. But I'm an architect. We're all architects. The City Attorney's Office is the one that needs to -- because I think Commissioner Fors mentioned, we do the design; the attorneys do the...

Commissioner Anderson: The writing.

Mr. Behar: Legal process. I just want to make sure that we all feel that we're looking at the right thing.

Mayor Lago: And Mr. Behar, I think it's a simple request. At tomorrow's Planning and Zoning Board meeting, I'm going to ask for a City Attorney to be there present. Ms. Ramos, along with her team, present the memo and have -- and by the way, you will be provided the memo tomorrow morning, all the memos that we...

Mr. Behar: Exactly.

Mayor Lago: Your board will be provided all the memos through the Chair. We'll provide every -- everybody will be copied on an email, and we'll send it to you so you can have it for your review.

Mr. Behar: All we ask. Thank you.

Mayor Lago: And then tomorrow, at the Planning and Zoning Board meeting, I will make sure that our City Attorney is present and addresses her office memo. And I would like for Mr. Trias tomorrow, if possible, to address his memo that deals with the issue of height and a few other things that he mentions there. That's my request through the Manager's Office, okay? So, let's do that.

Mr. Behar: Thank you very much.

Mayor Lago: Let's do that.

City Manager Iglesias: And Mayor, I have no issue with that at all.

Mayor Lago: No, I know you wouldn't, nobody does, so it's not a big deal.

Deputy City Attorney Suarez: Mr. Mayor, there's -- Planning and Zoning Board always has counsel sitting with the Planning and Zoning Board, but of course, I will relay the request to the City Attorney.

Mayor Lago: I'm requesting that tomorrow the City Attorney be present.

Deputy City Attorney Suarez: Of course, understood.

Mayor Lago: I'm requesting the City Attorney be present on this matter, and if there's other counsel that needs to be there, perfectly fine.

Deputy City Attorney Suarez: Of course.

Mayor Lago: But I would like the City Attorney to be there to make sure that everything gets addressed so that we can take advantage of tomorrow's Planning and Zoning Board meeting and really flush everything out. And if the board, for example, tomorrow says, "We want to vote in favor of this legislation, of this proposal, but the following items we have issues and concerns with," I would like for them to propose a memorandum also, to present it to the Commission, everything in detail. I want to understand what they accept, what they don't accept, why maybe they're not going to vote in favor, or why they're going to vote in favor of it. I want to see it all fleshed out, simple. I don't want this to be convoluted and difficult for people to understand. We just spent \$400,000 on a zoning re-write where, I mean, a lot of these things could have been addressed. A lot of this cleanup could have been addressed. So, let's do it tomorrow, please.

Vice Mayor Mena: Can we do the --? If it's okay with my colleagues, I just suggest -- can we do the workshop in more of a workshop setting, maybe where we're not sitting up here at this dais, and maybe we're at a table...

Unidentified Speaker: Public Safety.

Vice Mayor Mena: Either at the Public Safety Building, and we can really, again, work through these issues.

City Manager Iglesias: We can do that at the CMR if you -- if...

Vice Mayor Mena: Yeah.

Mayor Lago: Great idea.

Commissioner Anderson: Alright.

Mayor Lago: Is there anything else that we need to say? Mr. Trias.

Planning and Zoning Director Trias: Just to clarify the timeline for the height issue. Mr. Pardo is correct, but I want to make it very clear that these were decisions of the Commission. None of this was a mistake. In 1987, the maximum story was 12, okay. In 1999, the Commission passed an ordinance to make it 13 and a half. In 2004, the Commission passed an ordinance to make it 50 feet, plus 13 and a half, plus 13 and a half. And then in 2009, they passed another ordinance saying the same thing. Now, you could do something different, but it's a different policy. This is no...

Mayor Lago: For example...

Planning and Zoning Director Trias: This is clear. The timeline is clear.

Mayor Lago: For example, like today I mentioned in the Commission meeting, we're talking about the height of the parking garage being 120 something feet, correct?

City Manager Iglesias: 132.

Vice Mayor Mena: 132.

Mayor Lago: 132. I made it very clear for the record, an as-of-right building in that location -- nobody was on the Commission back then when that parcel was upzoned by the City to benefit the City, obviously -- is 190 for both parking garages.

Planning and Zoning Director Trias: It's actually 150. The 190 is the Med bonus.

Mayor Lago: I got it.

Planning and Zoning Director Trias: So, when...

Mayor Lago: We're not even getting to the minimum before the Med bonus.

Planning and Zoning Director Trias: Yeah. So, the Comp Plan is very precise; it says 150. It's not...

Mayor Lago: But then you add the Med bonus and -- but I want to be very clear and put it on the record. Because then you start hearing, "No, no. They're proposing a massive building and the parking garage is out of scale. It's not on the Zoning Code. It's not in the Comp Plan." No, no, it's significantly reduced from what's allowed by the Code and the Comp Plan. So, we need to put that on the record continuously because we need to work together. We need to work together on ensuring that we achieve our goals that these individuals have spent over a month and a half working on, but let's work together. We're not going to agree on everything, but we're going to hopefully agree on 95 percent of everything that we're trying to do here. Let's work collaboratively, and that's the most important thing. So, going back, P and Z tomorrow. The 15th is the public meeting. We already discussed -- I don't need to reiterate this again -- the public outreach, and then we're going to bring it to Commission -- God willing -- the first meeting in December.

City Manager Iglesias: That is correct, Mayor.

Mayor Lago: Okay. We're going to have a workshop as per the request of the Vice Mayor and Commissioner Menendez, which is going to be a workshop style at the CMR.

City Manager Iglesias: CMR.

Mayor Lago: Is there anything else that I'm missing before we walk out of here?

Commissioner Fors: Will there be...?

Commissioner Menendez: (INAUDIBLE) motion...

Commissioner Fors: Will there be public comment at the workshop?

Mayor Lago: I think so.

Commissioner Anderson: Right.

Mayor Lago: I don't have a problem with public comment.

Commissioner Anderson: One other suggestion...

Commissioner Fors: I would rather have two workshops back to back; one to sit there and listen to every public comment, anybody who possibly wants to think, and then another one where we have just direct technical...

Mayor Lago: Perfect.

Commissioner Fors: Back and forth...

Commissioner Menendez: Or we have it in the beginning and...

Commissioner Fors: Taking the Blue Ribbon down a different path and seeing where they lead us.

Commissioner Anderson: Right. One other suggestion -- and this really is something you all did when we were doing the zoning rewrite. If this Planning and Zoning Board has areas of agreement, they can split it out into two votes, I would say, or however many votes they need, so that we know clearly what they agree on and clearly where there's some area of disagreement.

Mayor Lago: We did that in Miracle Mile in regards to...

Commissioner Anderson: I know.

Mayor Lago: I agreed...

Commissioner Anderson: I thought it was a great...

Mayor Lago: At not having any parking on Miracle Mile because it would be atrocious. But I disagreed with the height and the FAR. So, I think that's a good point that you're bringing.

Commissioner Anderson: Fine, right. When I was on Planning and Zoning, I didn't even think about that, but I'm just asking staff to just let them know that they can split it out if they really have an area that they feel that they need to provide us more detailed input, and rather than us just getting a yes or a no vote.

Mayor Lago: Madam City Attorney.

Deputy City Attorney Suarez: Yes. So, what I'm hearing is that I think we're going to need a motion to defer with direction that certain meetings be set.

Mayor Lago: Okay.

Vice Mayor Mena: I'll move it.

Mayor Lago: Okay.

Commissioner Anderson: Second.

Vice Mayor Mena: Motion to defer the first reading of today, have a special meeting on the 15th of November, and bring it back for first reading on...

Commissioner Menendez: And sending it to P and Z.

Vice Mayor Mena: Thereafter.

Commissioner Fors: Special meeting or workshop?

Vice Mayor Mena: Workshop.

Mayor Lago: Workshop.

Commissioner Anderson: Workshop.

Vice Mayor Mena: I think it's a workshop, yeah.

Commissioner Anderson: Workshop.

Deputy City Attorney Suarez: It's a Commission workshop...

Vice Mayor Mena: Yes.

Deputy City Attorney Suarez: Public and Commission.

Vice Mayor Mena: Yes.

Mayor Lago: And please make sure -- if I may interject -- that critically important that our colleagues on the Blue Ribbon Panel have every document afforded to them, every memo, and that these memos are put online for the community to be able to have access to them; that there be a dedicated email so that any request, any comments, any guidance from residents and the business community are sent to one location and we can have access to those.

Vice Mayor Mena: Yeah. I want to revisit though the point that Commissioner Fors just made because I think we all kind of agreed, but we didn't actually make a decision.

Commissioner Anderson: Right.

Mayor Lago: On the (INAUDIBLE) workshop?

Vice Mayor Mena: Yeah, like what -- to me, it would be more productive to have a workshop where we flesh out and we get a better understanding of what we're even talking about and why, and then have community input, so that we're in a position to take that community input and really process it correctly because we've had the benefit of our discussion with the members of the committee.

Mayor Lago: So, would you...?

Commissioner Anderson: I agree with that because also I think it will help the residences.

Vice Mayor Mena: Correct.

Commissioner Anderson: The residents.

Mayor Lago: Okay. So, you have a meeting -- would you like to have it between the Commission meeting and the public meeting was on the 15th, the workshop?

Vice Mayor Mena: I think we can do the workshop on the 15th and have public input at the Commission meeting, no?

Commissioner Anderson: Yeah.

Deputy City Attorney Suarez: So, on first reading, you're going to...

Vice Mayor Mena: Is that fair?

Deputy City Attorney Suarez: Receive the public input is what you're saying?

Mayor Lago: Okay, that's fine. I don't have an issue with that. That's fine.

Vice Mayor Mena: Do you think that's reasonable?

Mayor Lago: I think it's very reasonable. How about at 5 o'clock though?

Commissioner Menendez: But are we going to have that much public comment that we can't combine the two? That's my point. I mean...

Commissioner Anderson: Well, if we have the workshop on the 15th...

Commissioner Menendez: Right, and we spend (INAUDIBLE)...

Commissioner Anderson: With these experts, I mean, the technical aspect of it -- and the community can listen...

Vice Mayor Mena: Yeah.

Commissioner Anderson: And they'll be able to identify the issues, distill them overnight and speak the next day, okay?

Vice Mayor Mena: But we're not meeting the next day though, are we?

Commissioner Anderson: Is it the next day?

City Manager Iglesias: No.

Commissioner Anderson: Yeah, you're right.

Vice Mayor Mena: A week after.

Commissioner Anderson: It's a week after. I'm sorry.

Deputy City Attorney Suarez: It would be December...

City Manager Iglesias: The meeting on the 9th, right?

Deputy City Attorney Suarez: December 7.

City Clerk Urquia: No. It wouldn't be the week after. It would come back the first meeting in December, so the only meeting in December. It would come back in December for first reading.

Vice Mayor Mena: That's fine. We'll get -- that'll give us an opportunity post-workshop...

Commissioner Anderson: Right.

Vice Mayor Mena: I'm sure there's going to be marching orders and things to flesh out after that discussion. That gives you time to do that in advance of the December meeting. And at the December meeting, we can have meaningful public input.

Commissioner Anderson: No, I understand.

Commissioner Menendez: But that's...

Commissioner Anderson: But the idea of allowing just a workshop to crunch it out and the residents can listen to that and make -- provide their comment I think is beneficial.

Commissioner Fors: I just want to avoid really just a 5 PM meeting where we all sit down, us and the Blue Ribbon Committee, and then we really just sit there. We don't speak amongst ourselves. We listen to public comment, which has its value, but you can't only do that. You have to also allow us to work with the Blue Ribbon Committee, sit there, listen for an extended amount of time. Then what happens at some of these, then we'll each take turns making very general statements

about being on the same page, getting on the same page, and it'll be 8:30 PM, and it'll kind of wind down from there without us having a working opportunity with the Blue Ribbon Committee.

Vice Mayor Mena: And we need an agenda for that meeting, like an actual -- and so, the Manager's Office, through the Panel, you know, let's identify an agenda of the items that -- and obviously, we may have other things we want to discuss, but at least the ones that we know are items for discussion, let's have those itemized so that we can have a productive exercise.

Commissioner Fors: Perhaps, the PowerPoint that breaks it down can serve as that.

City Manager Iglesias: We can have a PowerPoint that does define those issues. And in addition to that, I think we'll help enough time to work with the committee that we should be able to resolve a number of these issues and reconcile a lot of these issues.

Commissioner Menendez: At that workshop, besides the Blue Ribbon Committee, ourselves, we'll have the City Attorney's Office...

Deputy City Attorney Suarez: Of course.

Commissioner Menendez: Administration because there'll be questions we'll ask of them. Instead of just the two groups, we need everybody...

Commissioner Anderson: Right.

Commissioner Menendez: To finalize this.

City Manager Iglesias: The workshop will be at 5 PM.

Vice Mayor Mena: Okay, that's the motion.

Commissioner Menendez: Do we have a second?

Commissioner Anderson: Do we have a second? Second.

City Manager Iglesias: The workshop will be at 5 PM, correct?

Commissioner Fors: Correct.

Commissioner Anderson: Yes.

Commissioner Fors: Well, yeah.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)