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3 occupancy requirements for structural loading,
4 fire, egress, ADA, and so forth.

5 So it's not easy to do, and unless -- the
6 project on Giralda did it, because they did a
7 complete rehab of that building, and that
8 building, at that time, was way over 75 feet.
9 I think it was 100 feet. So even if you take
10 away 20 and 20, you're still left with 60.

11 They did it prior to the Fire Code change. So
12 they were able to do it, but they had to
13 reinforce their whole roof, extend elevators,
14 provide two means of egress. So it's a costly
15 proposition and not something easily done on
16 existing buildings.

17 CHAIRMAN AIZENSTAT: Any other discussion?
18 No?

19 We have a motion and a second. Having no
20 further discussion, call the roll, please.

21 THE SECRETARY: Luis Revuelta?

22 MR. REVUELTA: Yes.

23 THE SECRETARY: Venny Torre?

24 MR. TORRE: Yes.

25 THE SECRETARY: Chip Withers?

1 MR. WITHERS: Yes.

2 THE SECRETARY: Robert Behar?

3 MR. BEHAR: Yes.

4 THE SECRETARY: Julio Grabel?

5 MR. GRABEL: Yes.

6 THE SECRETARY: Eibi Aizenstat?

7 CHAIRMAN AIZENSTAT: Yes.

8 Thank you.

9 MR. IGLESIAS: Thank you very much. Let me
10 just say, if I can say to the Board, Happy
11 Holidays, all of the very best. I appreciate
12 all of the work you all do and it's much
13 appreciated. So thank you very much for really
14 all of the hard work you do. It's really much
15 appreciation by the Administration, by the
16 Commission and by our residents. Thank you
17 very much. Happy Holidays.

18 CHAIRMAN AIZENSTAT: Thank you, sir. Happy
19 Holidays.

20 MR. WITHERS: I appreciate all you do.

21 MR. IGLESIAS: Thank you very much,
22 Commissioner.

23 MR. WITHERS: I mean that very sincerely.

24 MR. IGLESIAS: Thank you very much. Much
25 appreciated. Thank you.

1 CHAIRMAN AIZENSTAT: We still have one more
2 item.

3 MR. CEBALLOS: Item E-3, an Ordinance of
4 the City Commission of Coral Gables, Florida
5 providing for text amendments to the City of
6 Coral Gables Official Zoning Code, Article 2,"
7 Zoning Districts", Section 2-101,
8 "Single-Family Residential District," amending
9 performance standards for ground area coverage
10 by deleting required covenant; and providing
11 for severability, repeater, codification, and
12 providing for an effective date.

13 CHAIRMAN AIZENSTAT: Thank you.

14 MS. GARCIA: Again, Jennifer Garcia, City
15 Planner. And this is a part of our Code in the
16 Single-Family Zone that we don't really deal
17 much with, but there's a requirement -- there's
18 a list of different items that are not counted
19 against the building's square foot floor area,
20 and one of that is the floor space and one
21 story roof terraces or breezeways cannot be
22 more than thirteen stories.

23 So, right now, the way it reads is --

24 MR. BEHAR: 13 feet.

25 MS. GARCIA: I'm sorry, thirteen feet, not

1 13 stories. As you can see, I don't read this
2 part of the Code very often.

3 So, right now, the requirement is that if
4 you do that, you have to have a covenant on the
5 land saying, "I promise I will not enclose this
6 space," right. This seems to be a burden on a
7 lot of new properties and a lot of new
8 construction of new houses. It seemed to be a
9 little excessive to promise this. It seems
10 like -- and property owners, when they come
11 forward with an existing house and want to
12 enclose it, they'll ask for a permit. At that
13 time, Zoning will review it and say, "I'm
14 sorry, you can't do that. You will be over
15 your floor area."

16 So what's proposed is to strike through
17 that requirement right now.

18 CHAIRMAN AIZENSTAT: So what you're saying
19 is, the Code is going to dictate whether you
20 can close it or not?

21 MS. GARCIA: Right, as it does right now.
22 It's not going to require the covenant on the
23 property owner.

24 CHAIRMAN AIZENSTAT: And why was a covenant
25 ever considered for that, what was the purpose?

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5 MR. GRABIEL: Yes.

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23 property owner.

24 CHAIRMAN AIZENSTAT: And why was a covenant
25 ever considered for that, what was the purpose?

1 MS. GARCIA: That's just been in there for
 2 decades.
 3 MR. BEHAR: No specific --
 4 MS. GARCIA: Exactly.
 5 MR. REVUELTA: It was a good idea at the
 6 time.
 7 MR. CEBALLOS: I believe the thought
 8 process may have been to put people on notice,
 9 people who are buying property, that they can't
 10 look at a property and go, "Oh, look at this
 11 area. I can enclose this easily," and put
 12 people on notice that, hey, you need to go
 13 through the process and get the permit and get
 14 it approved, but, yes, it is redundant.
 15 CHAIRMAN AIZENSTAT: Do we have any
 16 speakers on this item, Jill?
 17 THE SECRETARY: No, we don't.
 18 CHAIRMAN AIZENSTAT: Anybody on Zoom?
 19 THE SECRETARY: No.
 20 CHAIRMAN AIZENSTAT: Anybody on phone
 21 platform?
 22 THE SECRETARY: No.
 23 CHAIRMAN AIZENSTAT: Having none, I'll go
 24 ahead and close it for public comment.
 25 Any comments from anybody?

1 Staff at the City.
 2 MR. BEHAR: Likewise. Ditto.
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 MR. BEHAR: Thank you.
 5 I'll make a motion to adjourn.
 6 CHAIRMAN AIZENSTAT: We have a motion to
 7 adjourn.
 8 MR. GRABIEL: Second.
 9 CHAIRMAN AIZENSTAT: All in favor?
 10 (All Board Members voted aye.)
 11 (Thereupon, the meeting was concluded at 7:20
 12 p.m.)
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1 MR. WITHERS: No. I'll move it.
 2 MR. GRABIEL: Second.
 3 CHAIRMAN AIZENSTAT: Chip moved it. Julio
 4 second. Any discussion? No?
 5 Call the roll, please.
 6 THE SECRETARY: Venny Torre?
 7 MR. TORRE: Yes.
 8 THE SECRETARY: Chip Withers?
 9 MR. WITHERS: Yes.
 10 THE SECRETARY: Robert Behar?
 11 MR. BEHAR: Yes.
 12 THE SECRETARY: Julio Grabiell?
 13 MR. GRABIEL: Yes.
 14 THE SECRETARY: Luis Revuelta?
 15 MR. REVUELTA: Yes.
 16 THE SECRETARY: Eibi Aizenstat?
 17 CHAIRMAN AIZENSTAT: Yes.
 18 Before we adjourn, I'd like to wish
 19 everybody a healthy and Happy Holidays and a
 20 Happy New Year. And I also want to thank all
 21 of the Staff, that during the year have really
 22 put a lot of time and effort and dedication
 23 into all of the projects and everything that
 24 comes before us, and just, on behalf of the
 25 Board, I'd like to say thank you to all of the

1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 21st day of December, 2022.
 17
 18
 19
 20 SIGNATURE ON FILE
 21 _____
 22 NIEVES SANCHEZ
 23
 24
 25