

City of Coral Gables City Commission Meeting
Agenda Items F-26 and F-27
August 26, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez (Absent)
Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez
City Manager, Peter Iglesias
City Clerk, Billy Urquia

Public Speaker(s)

MDC Commissioner Raquel Regalado
Maria Cruz
Ms. Detournet
Anthony Escarra
Tom Wells

Agenda Item F-27 [9:25 a.m.]

F-26: A Resolution of the City Commission urging the Miami-Dade County Board of County Commissioners to not approve or alternatively to defer its consideration of the proposed ordinance creating a new Coral Gables University Station subzone of the Rapid Transit Zone district and adding the property located at 1250 South Dixie Highway to the Coral Gables University Station subzone and designating such property under the exclusive jurisdiction of Miami-Dade County. (Sponsored by Commissioner Castro)

F-27: A Resolution of the City Commission regarding the proposed Miami-Dade County Rapid Transit Zone (RTZ) Ordinance, respectfully requesting that Miami-Dade County incorporate amendments proposed by the City of Coral Gables to

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To not approve or alternatively to defer its consideration – Rapid Transit Zone District*

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address community character, quality of life and municipal concerns; providing for transmittal and providing for an effective date. (Sponsored by Vice Mayor Anderson)

Mayor Lago: Thank you and God bless. We're going to do things a little bit outside the norms here in the city of Coral Gables. We have a lot of things on the agenda, but I want to respect our Commissioner who's here from Miami-Dade County, our Commissioner for District Seven, Raquel Regalado. Welcome to the City Beautiful. Thank you for being here with us. The first two items, Madam City Attorney, that I'm going to take on the agenda, just to make sure that we can get these addressed and take advantage of having a person here who has an intimate knowledge and is the sponsor of these items in the county. F26, Commissioner Castro's item and F27, the Vice Mayor's item. Madam City Attorney.

City Attorney Suarez: Yes. So F-26 is a resolution of the City Commission urging the Miami-Dade County Board of County Commissioners to not approve or alternatively to defer its consideration of the proposed ordinance creating a new Coral Gables University Station subzone of the Rapid Transit Zone district and adding the property located at 1250 South Dixie Highway to the Coral Gables University Station subzone and designating such property under the exclusive jurisdiction of Miami-Dade County. And then F-27 is a resolution of the City Commission regarding the proposed Miami-Dade County rapid transit zone ordinance, respectfully requesting that Miami-Dade County incorporate amendments proposed by the city of Coral Gables to address community character of quality of life and municipal concerns providing for transmittal and providing for an effective date.

Mayor Lago: Thank you. Mr. Clerk, do you have any public comment?

City Clerk Urquia: Yes, Mr. Mayor. First speaker, Mrs. Maria Cruz.

Commissioner Regalado: I just wanted to clarify a few things because there's been some misrepresentations made about this process. And before we take on the public speakers, I just wanted to explain a few things. So, for those of you who remember, the RTZ was actually passed, I want to say four years ago. And one of the things that I recommended when it was passed is that it would have an interlocal and it would have Chapter 33 that is not the will of the Board of County Commissioners. So, with that, this property originally came to the county and requested RTZ, and I told them to go through the Coral Gables process. It was here in your process for I think about like two years or something like that. And at the 4/10 Coral Gables Planning and Zoning meeting, they got a full staff recommendation, but they were deferred indefinitely. Our office met with them in November of 2024. The item, the first draft of the item that included Chapter 33, an interlocal, a seat at the table for a municipality, which is the first ever in the RTZ, came before the Board of County Commissioners on first reading May 6, 2025. I actually came before you all on May 20,

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2025. I brought you the item. I explained the item and I offered my assistance to each and every one of you that had questions. Some of you reached out, some of you did not, but I explained why this item was different, why it was before me. And I asked for your consideration of the item. I also explained what the process was in terms of the public hearing and that the county has the public hearing at committee. And that my understanding is that this would come before the transit committee. We noticed it for the transit committee. I then, on July 2nd, the Transit Committee was set for July 8th. On July 2nd, I came before your Planning and Zoning Committee on a separate item, which was the overlay that the Manager was working on. We had several meetings with the Manager and with Commissioner Anderson up to that date, working on that. So, I came before on July 2nd on that other item. And obviously as part of that conversation, there was also a conversation about the RTZ. At that public meeting, I stayed for three and a half hours, and I spoke to everyone that was here before and after. I also informed them once again about the public hearing on July 8th. Some of the residents told me that they would not be available to attend on July 8th. I explained that that was the day that we had set for the county commission and that if it got out of committee on July 8th, it would then go to the July 16th meeting. We had our July 8th transit committee meeting. There were no public comments, no public speakers on this item. There was no communication from anyone regarding this item. The item passed out of committee and was set for the July 16th final reading at the BCC. I then received a call from the Manager and from the Mayor and from the Vice Mayor requesting a deferral because you all were working on your potential overlay. And I granted – yes.

Mayor Lago: I'm sorry to interrupt you, I apologize. And I hate to do that to you, but I think it's critically important that you mention just one more time the request that was made and that you granted.

Commissioner Regalado: Yes, I did grant it. So, I deferred the item. You called and I deferred the item. It did not, it was not heard on July 16th. We deferred it until September 3rd. So...

Mayor Lago: I think that's critically important that everybody really understands, because we sat down with our Zoning Director, we sat down with our City Manager, we sat down with our DCM, we sat down with our ACM, we sat down with our staff. We met with...

Commissioner Regalado: We spent at least 20 hours working on the RTZ overlay together. So it wasn't, and look, and that's why I want to-

Mayor Lago: And you still – This is my last point that I want to make. After all that work was done, it was coming to the Commission, we said, okay, let us buy more time. Let us buy a little bit more time to continue our discussion, to see how we can soften certain things and work together on this legislation. You granted us that, a multiple-month extension so that we could work together, the city and the county.

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Commissioner Regalado: Yes. So, I mentioned that before we start the public hearing because I think there's been some miscommunication about this process. I have been transparent from the beginning. I have worked with Cora Gables in every opportunity to try to resolve this, and not just for this property, but for future properties. The item that I have brought before the board is unique. It is the only one in which a municipality will be able to participate in the RTZ process. And that was something difficult for me to explain to my board why my municipality in Coral Gables was going to have a different path than the other municipalities that have been preempted. So, I say that before the public hearing, I'm here to take your questions. I will also add that a lot of folks have made representations about this item, clearly without reading it. One of the things that was very clear is I do not agree with the Lifetime Building. I think that it is too large for this corridor. The RTZ would allow, just like Live Local would allow, for something to be built of that size. What I am bringing to the Board of County Commissioners is something that is smaller than Lifetime and smaller than Paseo. And that is not what would happen under Live Local. So, if I did not bring this RTZ item, this would go to Live Local. It fits perfectly within the Live Local envelope. And that was the conversations that I had with you all independently before the Planning and Zoning. And you all understand how Live Local works and how that preemption works. But I am not, I'm happy to consider some of the things that have been brought up. I will say that if you read the item and you understand Chapter 33, the Manager will have the opportunity to name people to that committee. There is a process where you will review the project, and you will provide input. We use that only in two properties in Miami-Dade County, at Link and at Grove Central. And in both of those properties, we actually took 80% of the recommendations that were made by the city of Miami. This would be the first private property to participate in this vehicle. You have the right to enter into interlocal or to not enter into an interlocal with us regarding this property. And I'm happy to discuss all the terms that were added that make this different from all the other RTZs that the county had done. But I just wanted to lay out the timeline because I think there's been serious misrepresentations made about Coral Gables involvement, your knowledge, and your access to the BCC and to me in particular. So, with that, I'm happy to let you guys do public comment and I'm here to answer questions.

Mayor Lago: I just want to lay a little bit more color on your comments. Number one, the Commissioner mentioned Lifetime. I'm the only elected official who was here when Lifetime came before the Commission and I voted no on that project. For the record, I voted no on that project. I want to make sure the blogs catch that. I voted no on that. That's Number one. Number two, Mr. Escada, thank you, Commissioner. Tony has been in the city on a weekly basis.

Commissioner Regalado: Yes.

Mayor Lago: On a weekly basis. I've met with him. The Manager's staff has met with him on multiple occasions for breakfast, lunch, and dinner in certain cases, to discuss this issue and iron

out this issue to find common ground. I know the Vice Mayor has had multiple meetings. This has been talked about for years. We've been to the county. We've had meetings here in the city. You came to the planning and zoning board meeting. You were here for over three hours. Am I correct on that?

Commissioner Regalado: Yes.

Mayor Lago: So, this is nothing new. We've been briefed on it and we've been working on finding a solution to bridge the gap in regard to what's being provided. Today, you will see a presentation, which I want to be very clear, is a presentation where it shows what the developer proffered and what will be provided as per Live Local or the RTZ. So what I want to do is, I want to build on facts. I don't want to build on blogs. I don't want to do political theater. I want to tell you where we are right now and move forward on this issue because this is a corridor that will impact the city. And again, it's outside the hands of this Commission. And what I believe is that we should work together to find a solution, not use this as an opportunity to grandstand politically. We already did that on the Planning and Zoning Board. And to be honest with you, it was very detrimental for us. Very detrimental for us.

Mr. Clerk. Yes, Madam Vice Mayor.

Vice Mayor Anderson: May I ask the Commissioner a couple of questions that may help the public comment folks understand a little more background. And Commissioner, thank you for being here again. I am the one that asked you to come to the Planning and Zoning meeting. So hopefully a productive conversation could occur where a compromise could be reached, where the county didn't need to move forward with its RTZ project, you know, zone. I understand that because of timing and delays, that as far as the project, The Mark goes, that, you know, that ship has sailed, it cannot be delayed any further for our process. My question to you is, as we continue the dialogue on trying to reach a compromise, you've had an opportunity to review what ultimately passed the Planning and Zoning Board after the three and-a-half hour meeting. With that framework, is that something that you are willing to embrace? Because my biggest concern, of course, is the Gables Waterway area where you're up against single family homes.

Commissioner Regalado: So I did, again, I don't agree with everything, but like I said, I think this is something that you will have to take up with the developers, not with me. It really is if the developers can live with it, not me. I'm happy to consider some of the suggestions that you made in your item, and we can talk about that after the public comment. And again, you could have all made those suggestions during the Chapter 33 process, right? So, we're just doing it a little ahead of time, but that's fine. That would have been in the Chapter 33, and that would have been in the interlocal. I'm happy to do it ahead of time, but I really can't speak to the developers. And I can tell you that now there is another property that is also up for sale. So again, as I've been saying for

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several years, as we've been talking about this corridor, we knew that changes were going to come. So, I think that the RTZ that you all worked on was an important first step. We spent a lot of time talking about, for example, if you want to limit height, then maybe you want to reconsider some of your requirements in terms of spacing on the bottom. And I know they moved the setbacks. I know they did get rid of the Paseo. One of the things that happens when we talk about these things, if you eliminate so much square footage, people have no choice for financial reasons but to go up. So, if you don't want them to go up, you're going to have to figure out what you're going to do. But that being said, I have not spoken to the developers on those parcels, and they're going to have to choose. Like I mentioned to Peter and yourselves, when we had our last meeting, I think you have an issue with your committees and how long that process takes. I don't think the problem is the committees themselves, but the fact that someone can spend a year at the Board of Architects or a year at Planning and Zoning is just a very long time. So, I think you need to consider kind of a clock on those things. At the county, we're very stringent on the timing of these things, the timing of public comment, the timing of these things being placed. We even have limitations on how many times something can be deferred. And that would be my recommendation to you all, because I really think the issue in this market, because of financing constraints, because of the present value of the dollar, right? It is about timing and how long people are holding these properties and the lack of predictability. So, the complaints that I get, and not just from Coral Gables, from all municipalities is the lack of predictability. The county provides more predictability in terms of timing and outcome, and our permitting is also faster. And as I mentioned, when I talked about South Miami and the conversations that we've been having with them, we worked with South Miami. They decided not to bring Sunset Place into the RTZ, but they met us at our zoning, and we actually entered into an interlocal with them where the county's going to be providing the permitting so that we can expedite that so that they don't have to hire people. So, there's a lot of different things that can be worked out, and I'm always here, happy to do that. But I think in the case of your particular RTZ, you need to speak to those property owners and see if that's something that's feasible for them.

Vice Mayor Anderson: So yeah, no, I'm happy to talk to the property owners, but sometimes they're not willing to be sensitive to single-family homes. Many of the properties you mentioned do not back up to single-family homes, and the walkability items have to do with the width of the sidewalks. We have food delivery vehicles, et cetera, right now.

Commissioner Regalado: I will tell you, not to get ahead of myself, but in your item, I'm okay with the lighting and the signage. Obviously, you know, happy to support your code in that. We all agree. I'm okay with the open space and also with the 100 feet from single-family for above-ground structures. I mention above-ground because in case someone does a parking lot, that wouldn't make sense. So that would be my only modification. But I'm okay with adding that to this RTZ and to future RTZs, if that makes it any better.

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Vice Mayor Anderson: It helps some, but when you're putting an underground parking garage within several feet, you know, 10 feet or less of a single-family home, and you're displaying a architectural drawing showing large planted trees to buffer the building, that presents something that is a false illusion because you can't plant trees on top of a parking garage. So maybe we need to have a discussion about parking requirements as opposed to allowing a parking garage to be right next to a single-family home underground. So, it's something we need to discuss, and I appreciate you coming here. I always look forward to continuing this discussion.

Commissioner Castro: Through the mayor?

Mayor Lago: Yes.

Commissioner Castro: Thank you so much for being here as well and for taking the time to talk to me for five minutes in my office. I was not aware of the overlay, Mr. Manager. I'm not sure why nobody advised me or had a meeting with me. I was not updated at all that we were working on an overlay or working with the commissioner. The only time you told me was when you asked me for my appointee to resign. That's the first time I heard about that the city was working with the overlay. So, I apologize for that because there seems to be some big miscommunication here in this commission. My resolution was to go ahead and defer the item. I understand that's not something you're willing to do, and I completely respect that. The purpose of my resolution really was to see, I wanted to work with your goal, and I wanted to get there together with whatever's in the best interest of the community as well. I wanted to cause some harmony and for people to really love what's going up there. Right now, what I'm getting, and maybe it is a lot of misinformation.

Commissioner Regalado: And then listen, I think we all agree on that. I will tell you that, I mean, the overlay was noticed. It was before the PNZ. We did work on it relatively quickly, and we spent a lot of time on it. As I said at the PNZ, I think you should definitely consider an overlay. I think you need to be competitive. And I've told this to all the municipalities. The City of Miami currently is working on an overlay. A lot of other municipalities are also considering it. The Landmark property, that ship has sailed. There's no, that's going to go before us on September 3rd. I'm happy to discuss it with you, but they've just spent too long in this process. And I think that you all need to understand that. The other properties, that those are decisions that you all have to make. And we'll get to that when we get to that. But at the end of the day, you can't expect anywhere in Miami-Dade County for these lots that have these tiny commercial, you know, 1970s, 1980s with these large parking lots to exist much longer. It just doesn't make sense. You can't monetize them. Everyone is underwater. So, they are going to be developed. And under Live Local, they can be developed profitably without having to pay taxes to Coral Gables or to the county. So that is what has accelerated these conversations. And I know that those are difficult conversations to have with neighbors because it doesn't have a public hearing. It doesn't have input for us, you know, and it's

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difficult to explain to folks that that happened in Tallahassee. But that happened in Tallahassee in part because it takes such a long time to get through the zoning process of municipalities and counties. That is why we were preempted. And we did make modifications in the second year, but it is what it is. And I think that with the Chapter 33, we can still have this conversation. We just have it as part of the RTZ. And I believe that it is a good model. And it is one where we're going to be able to take everyone's input and really look at the plans and do something that's thoughtful. So, in that sense, I don't think that ship has sailed. I think that the vehicle that I'm offering you with Chapter 33 and with an interlocal puts you in a unique position to participate in the RTZ development, a position that no other municipality has been given but for the two properties that I mentioned, which are county-owned properties that are nodes and that are transit centers. And I hope that this will be a good model moving forward. I think that it can be. It'll definitely be a learning process, but I just want everyone to be clear that I really did do as much outreach as was possible. And I gave you the opportunity to run this through your system and that didn't work out. So, the idea that I'm somehow circumventing your zoning, that I'm preempting, that's not true by any stretch of the imagination. Something will be built there. And what I want to ensure is that we as a community have input in that process. If I decide to step away from this, it will be Live Local. And then all of our concerns are for naught because they can build as of right.

Mayor Lago: But if I may, I just want to respond. With all due respect, it is incumbent of the elected official to be aware of their surroundings. You have to meet with staff at the county to say that you're not aware of what was happening. It is a public record that in May, there was an RTZ presentation that was done by the Commissioner here, correct?

Commissioner Regalado: Yes.

Mayor Lago: And you discussed the RTZ?

Commissioner Regalado: May 20th, yes.

Mayor Lago: May 20th. Here before this Commission, there was a presentation about the RTZ. There were no questions. There were no appointments made outside of the people that made appointments to sit down and have a conversation. How many articles do you think have been written in the Miami Today, the community newspapers and the Miami Herald in regards to this matter? It's been an avalanche of information in regard to what's happening at the county level in regards to the RTZ. This has been going on since 2022. So, with all due respect, there has to be self-accountability on what's happening. And there is obviously knowledge about the issue because there's two RTZ pieces of legislation that are on the agenda today. But what happened and everybody knew was, it was actually publicized that we had meetings with you, myself, the Vice Mayor, City Manager, and requested that we defer the item to September in an effort to get more information. So, there's a litany of information out there. Staff have had multiple meetings with

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county staff. Everybody's aware of what's happening in regard to the RTZ. So, you were in a mirage. You were here May 20th. You spoke about the RTZ. You stated what was coming down the pipeline. Every opportunity was made to educate not only the community, but also educate the Commission, whether we're happy 100% with the outcome is a different story, but we can't say that we weren't notified when we were. Mr. Manager.

City Manager Iglesias: Yes, Mayor, thank you. The reason I was aware of the RTZ was because I looked at that meeting prior to me being a City Manager again, and I saw the Commissioner here and I thanked her for it, that she discussed the RTZ project before the Commission. So as soon as I got here, I initiated that overlay to work as fast as possible. And I've only been here less than three months, to see if we could work with the Commissioner and she's been fantastic. We've worked on, I don't know how many hours on that overlay to see if we could keep the project within Coral Gables or work on that interlocal to make it a project more in line with what we feel it should be. And so that's what actually happened. Our Planning Department worked fantastically to get that report done, the report that we gave to Commissioner Regalado and to say that nobody was aware of it, I don't understand that.

Commissioner Castro: Through the Mayor.

Mayor Lago: Commissioner.

Commissioner Lara: Commissioner, I want to say thank you very much for coming yet again into our house to educate us, to teach us, and to offer a hand to see if we can collaborate on making our city, what makes it unique, understanding that it exists within a county and within a state with its overlapping jurisdictions. But I must say that at the July 8th PNZ, I'm sorry, the July 2nd PNZ hearing, you exhibited, I feel, poise, professionalism, civility, and patience against what I thought was a barrage of attacks in the form of trying to get to us information and answer questions, but you dealt with it in a way that's exemplary. But that's consistent with how you've been, I know you. So, with that being said, that's my comment that I know you don't need to hear. You're not somebody that is easily pushed off your position, but you deserve to hear it. So that comes from me, okay? You mentioned that there was a July 8th Transit Committee public hearing. Am I correct in understanding you said that there was no public commentary?

Commissioner Regalado: There was no public comment on this item.

Commissioner Lara: Okay, so nobody from, to your knowledge, from the PNZ who expressed great concern, surprise, and outrage about this being sprung on them at that time, despite public notice having been complied with, no one appeared?

Commissioner Regalado: No one appeared. So even though my appearance at the Planning and Zoning was about the overlay, I got a lot of questions about the RTZ. And on several occasions,

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during, before, and after, I explained to everyone that the public hearing on this would be in a few days at the County Commission. So, we did expect people to go. No one came. We gave everyone an opportunity to speak. We did not receive, no one was there.

Commissioner Lara: Thank you for granting the deferral that was requested by the city and granted until September 3rd, because that is sufficient time having been given before, discretionary on your part. Thank you, because that just is another example of your willingness to work with the City of Coral Gables, which lies in your district. So, thank you again.

Commissioner Castro: Through the Mayor.

Mayor Lago: Commissioner.

Commissioner Castro: Through the Mayor. City Manager, number one, I want to thank you for working on this, because I think that it's on the overlay. I think it was a very good idea. It's something I can appreciate. However, it is something that I would have loved for you to at least pull me to the side or have a meeting and let me know that the city is working on this. I would have been completely on board. I would have loved to be notified. I don't have a crystal ball. I really don't know that the city is working with the county on something that I think it's a great idea.

Commissioner Lara: Through the Mayor.

Commissioner Castro: Give me one second.

Commissioner Lara: I'm sorry, I thought you were done.

Commissioner Castro: Oh, no, no, I'm not done, I'm sorry. Number two, for the RTZ overlay. I know you told me for The Mark that the ship has, this is what I'm understanding that you just said, that the ship has sailed in regard to The Mark. Are you still open? I know the waterway project maybe might be coming through that route too. Are you still open in working with us on an overlay for maybe the rest of the properties that could be purchased?

Commissioner Regalado: Again, like I told Peter and the Mayor and the Vice Mayor, I'm happy to help you all on an overlay. I am not the developer. I do not make the decision. The property owners have their right to make their decision. We just provide vehicles for them, right? So, I'm always happy to work. I mean, my staff. Tony has put in a lot of time; our staff has put in a lot of time to help you all on the overlay. There are recommendations that we made for the overlay. Some of them were accepted, some of them were not. Like I just said, I think your issue is predictability and timing. I think that's your biggest problem, but I'm always happy to work with you on it. I can't tell you – I can't choose what a developer is going to choose, right? I can't tell you what they're going to do, but I will say that in the properties that are available, they have choices, which is why I think you should do an overlay, and you should at a minimum try to be competitive. I will say

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one more thing in terms of the notice and the participation. I think we're at over 60 properties that have come into the county's RTZ over the last few years. This is the only property that has an interlocal that has Chapter 33, like I said, minus the two transit properties. This is also the only property where a County Commissioner has come to the municipality to speak on it and to provide you with an opportunity for input. Every other RTZ has gone through the county process without delay, first reading committee and second reading. Sometimes a municipality will send someone that will stand up and say that they're against it. The board will vote, and we will move on. So, I say that because I really am collaborative and I really want to help you all. I really do. We share a mutual love for the City Beautiful, and I want everyone to be happy with the outcome. So that's why I'm here. That's why I'll always be here. My staff is always available. I am always available, but this corridor is changing, and we have to be cognizant of that. The other thing that I mentioned at Planning and Zoning that I'll mention here, and I mentioned at the Board. I am the only County Commissioner that lives in the RTZ. So, I am uniquely situated to be a resident in this zone. And I feel what the residents feel when we talk about these buildings. But at the same time, I choose to live there because I like walking to places. I like the connectivity. I use public transit. My children use public transit, and it is a lifestyle choice. I live in Golden Pines between 32nd and 37th and I joke that I can see the two stations from my front door as pillars of density that the county has approved. But I think that there is a generation of people who are interested in, from a zoning perspective, what we consider the 15-minute city. And the RTZ provides that. It provides you with walkability to everything that you would need within a 15-minute radius, which is why in this particular RTZ, I paid close attention to what the Vice Mayor had mentioned about the bike paths and the sidewalks and pedestrian safety because that is something that I embed in every RTZ that I bring to the county because this is as much my neighborhood as the neighbors who live there. So again, I think Chapter 33 will be useful. I think that there's an opportunity here to do something thoughtful. And I just wanted clarity as to the process because I'm a lot of things, but I pride myself on being collaborative. And I'm always here to collaborate with you all and to ensure that together we do what is best for the residents that we all represent.

Mayor Lago: Thank you. If I may, I just want to add some points again for the record. The Commissioner did not just come once. She came twice, July and May, to talk about the RTZ and the work that we were doing together. So, it was very clear, very clear what was happening. That's number one. Number two, the Manager, the Manager, if you ask the Manager for an update on an item, he'll provide you with that update. There isn't a point in that the Manager does not have a conversation with the Commission. It's very clear, but it's incumbent of the elected official to make sure that you're doing the homework. What I did was, I asked the Manager about what was happening with the RTZ a few weeks ago. And his response was, the Vice Mayor is working on legislation in an effort to see how we can find common ground with the County Commissioner. Let me put it on the record to make sure, and you will see this later. The Mark came in at eight stories, 97 feet. That's what the developer was asking. The code allowed six stories. We decided

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not to negotiate with the developer. Now the developer will be coming in at 150 feet. That is what's allowed by the RTZ. You have received countless emails and political theater and propaganda. It is propaganda. The city has no control over this. We are trying to find common ground to see how we can ensure that we can control design. We can lower the heights and some of the uses can be used. The developer came to us with a 97-foot building. If anybody would like to see the video, it's there. And you will see it later when we have the item on the agenda. We've tried multiple occasions to work with the developer, but the outcome of the planning and zoning board meeting, which Commissioner Lara mentioned before, was not in our favor. So that train has left the station. Commissioner, you had something you wanted to add?

Commissioner Lara: Well, I just wanted to add that in the spirit of collaboration, Commissioner, and the reference that you made, Mr. Mayor, to the Manager's availability to all of us here at the Commission, should any of the Commissioners have any questions, Commissioner Castro, I'm glad that you're focusing more on the issue of notice because I would have liked some notice before you sent unilaterally a letter to the Attorney General. That type of decision on your part, with all respect, should have been the subject of a special meeting to collaborate and provide your fellow colleagues with notice of such an action. But I'm glad that today you're focusing on notice. So, thank you.

Commissioner Castro: Okay, through the Mayor. I'm not going to, I'm not here to go really back and forth and waste the Commissioner's time. This is, Mr. Manager, at no point am I attempting to attack you or degrade you in any sense. I just want better communication. That is it. You're doing an exceptional job. Thank you. I know that the Commissioners here are here trying to defend you. I'm not attacking you at all, okay? Just know that I want to work peacefully as we have been working together. That is it. Moving forward, I would like, I know that you told me when you were asking me for the resignation of Sue that we were not going to continue the overlay. So, I think maybe it's a good idea to continue. So, I'm going to go ahead and move to continue working on the overlay to see if maybe we could talk to developers with what we already have accomplished and go either way, give them more than one option.

Mayor Lago: If I may.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Mr. Manager, just one second, because first and foremost, I'd like to hear public comment before we vote on anything. That's number one. Number two, the Vice Mayor's legislation, in my opinion, is truly appropriate in addressing this issue. The idea of just saying no to something and fighting something that, by the way, passed in 2022, just want to make sure everybody's aware of that. It passed in 2022. We're fighting something that is already law. So enough with the political

theater. We're not going to achieve anything by continuing to poke the county. Let's, just like we started with the developer, 97 feet. Now we're at 150.

Commissioner Regalado: Mine is 97.

Mayor Lago: But I'm saying that's what they could do with the RTZ.

Commissioner Regalado: Right.

Mayor Lago: Okay. So, before we vote on anything, we have a motion. Is there a second? I think we should wait to have the public comment.

Commissioner Regalado: And by the way, just really quick. I think you all have an application for a Live Local.

Mayor Lago: Yes.

Commissioner Regalado: So, I think you just got one. So here we are. I mean, I dealt with them. I, at the county, we've been dealing with them. So now you're going to understand the limitations that we have.

Mayor Lago: So that's what we're trying to avoid. And we have already won on the Eighth Street corridor. And at the end of the day, the way we've conducted ourselves in the Planning and Zoning Board is clearly available for everybody to see. And instead of coming to the City of Coral Gables, they can just circumvent the city, go RTZ or go Live Local, which would be more catastrophic in my opinion. So, we have a motion. We don't have a second.

Commissioner Castro: Can I clarify my motion?

Mayor Lago: Just give me one second. We have a motion, and we have, do we have a second on the motion?

Commissioner Castro: Can I clarify my motion?

Mayor Lago: Motion fails. Madam- Sorry.

Commissioner Castro: Can I clarify my motion? I think you misunderstood my motion a little bit.

Mayor Lago: If I may, Commissioner, let me run the meeting. Let me run the meeting, and then you'll have more than ample time to discuss the issue. Madam Vice Mayor.

Vice Mayor Anderson: With all due respect, Commissioner, this was an item that the City Manager and I have been working on, along with Commissioner Regalado. As we're sitting here today, you overheard a discussion that I had with the Commissioner about continuing to work on that so that

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we can reach a point where there's an agreement between the Commissioner's office and what we're doing to have a meaningful overlay in our city that is more likely to be beneficial to our city. To now try to circumvent something that has been worked on, and you heard is going to be continued to be worked on after this meeting, to try to fast forward it forward without giving proper notice to the community, without having an opportunity for them to be able to review and comment upon it would not be appropriate at this time. So, while I respect now that you're aware, despite the fact that this was brought to your attention in May and June and July, that this was a process that was ongoing, and you chose not to inquire about it, you know, I'm appreciative that you're willing to have this discussion now. As you can see, it doesn't work not to have the conversation and thank you, Commissioner, for being here. I, again, appreciate you coming to our city and I apologize for the treatment you received in front of the Planning and Zoning Board. That was not my intention. I was hoping it was just going to be a productive conversation to where we can have a meeting of the minds. Thank you.

Commissioner Regalado: And look, I know we have to hear public hearing. I know we have another item, and tomorrow is my daughter's birthday. So...

Commissioner Castro: Happy birthday.

Commissioner Regalado: Thank you. And I canceled all of my plans in August because we've been working on the budget. So, I did promise her. I do have a time certain to get back to my daughter today. But I will say one thing that did come up as part of this discussion that you might want to clarify. I don't agree with the demonizing of student housing. I think it's something that you all should deal with. And we've talked about it. I got a tremendous amount of pushback when we did Vox One and Vox Two in South Miami. At the time, the Mayor of South Miami was against it because she just didn't want students in that area. We had students cutting up houses and living in the area anyway. Vox has been a tremendous success, and we've used it as a model. Students need a place to live. You are surrounded by universities. UM is a partner. They're doing their part on campus. But the reality is that it is better to provide them with housing that meets their particular needs than to have them spread all over the corridor in a way that just creates chaos. So, we are working on Vox Three and it has been very helpful for South Miami. And the transit corridor is the place to have students. And in this particular case, this property is next to the pedestrian bridge that walks them over to the University of Miami. So, the concept that this is not a proper place for student housing is, to me, somewhat mind-blowing because of the investment that was made by the University of Miami and the county, and the inquiry was on that ped bridge and the proximity to UM. So, as you all decide what to do next, I'm happy to work on the overlay. But I think you do have to take a position on student housing. I'm not saying that it is appropriate everywhere, but you might want to decide where it's appropriate instead of having it be demonized in these

meetings just to give people, again, some predictability, you know, some accountability and kind of rein in the anti-student, anti-university mindset that appears to exist in some places.

Mayor Lago: Thank you very much.

Commissioner Castro: Through the Mayor.

Mayor Lago: Yes ma'am.

Commissioner Castro: I was trying to clarify my motion because every comment I was getting from the Commissioners here was something that didn't have anything to do with what I just said. The Manager told me we weren't going to continue working on the overlay. My motion was clearly to continue working on the overlay. That was clearly my motion.

City Manager Iglesias: Through the Mayor.

Commissioner Castro: And one more second, I'm sorry. And the second one is, Mr. Mayor, what have you done to inform residents of what is happening? I want to know that.

Mayor Lago: What have I done?

Commissioner Castro: What have you done to fight for this, to fight for the people? What have you done?

Mayor Lago: Perfect, that's a great -- thank you for allowing me.

Commissioner Castro: Absolutely. Keep on thinking, go.

Mayor Lago: I'm not thinking, I'm just waiting till you finish and then you allow me and then I'll speak.

Commissioner Castro: Go ahead.

Mayor Lago: Okay. Thank you for allowing me the platform to mention all the things that my office does and that my office, again, for 12 years, we've been doing office hours every Friday, meeting with residents. We started that and we do it every Friday and it's a beautiful opportunity for people to come and speak with the Mayor. I've met with Mr. Escara countless times to discuss the RTZ. I've personally met with the County Commissioner. I've met with the Manager. I've met with residents who are concerned about the RTZ. I actually met with residents who live on the waterway at their home, 15 residents a few months ago, to discuss this issue regarding the project that is currently under design review. I met with residents on the ground. I've walked with residents. The issue is simple. We as a city have to collaborate with the county and that's what we're doing. We're working with the County Commissioner. The RTZ is a county piece of

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legislation that is trickling down to the city. What we have to do here is not sit in a Planning and Zoning Board meeting. Let me take it one step further. Madam Commissioner, when you stepped into the Commission Chambers, what is the first thing that I told you when I walked up to you? You can share it. What did I say?

Commissioner Regalado: That you're sorry about what happened at Planning and Zoning.

Mayor Lago: What did I say? I want you to repeat that again.

Commissioner Regalado: That you're sorry about what happened at Planning and Zoning.

Mayor Lago: All right. What I did to the County Commissioner was I walked up to her, and I apologized to her, which has already happened twice here with Commissioner Lara and the Vice Mayor. I wanted to make her understand that we're grateful for her hard work here in the city and everything that she does. We're not always going to agree 110%. I don't think anybody agrees 110% with their significant other, or family member, or best friend, but at the end of the day, we have to work collaboratively, not sit up there and be insulted for three plus hours. So, when you ask me what I've done, 12 years of office hours, meeting with residents on this issue on the ground, not once, not twice, but three separate occasions. We've met with multiple residents during office hours, met with the county staff, met with the Manager, met with the County Commissioner, who not only lives on the RTZ, was also the person who wrote this legislation in an effort to find common ground. But we're beyond that. The issue is, what didn't you do and are looking for an excuse to try to put this beyond the fact that this is the third time that the County Commissioner has been before the commission, and you're acting like you've never heard of this. That to me shows a lack of commitment to the residents. And everybody should just read Miami Today, the Miami Herald, the community newspapers. Every single week, there's an article on the RTZ. It's in the first floor of this building. You walk in and there's stacks of Miami Today, there's stacks of community newspapers. Just pick up an article and read it, or read the news online. There are tons of information on this. As a matter of fact, the blogs have covered the RTZ on multiple occasions. So again, what I want to do is stop this back and forth, take an opportunity that we have, the Commissioner here, for a third time, listen to public comment, and move on with the issue. Mr. Manager, you had some words?

City Manager Iglesias: Yes.

Commissioner Regalado: Just quickly, I'll just make a recommendation. All county legislation that impacts municipalities are noticed. And that notice is provided to you all. So, I would just say, if you want to ensure that you receive that, first check if you receive it, it might be getting stuck somewhere, but you can always reach out to the Clerk at the County and ask to receive notifications directly to a particular email on the municipal.

Mayor Lago: May I put something on the record also, because she asked me a question, I think it's important. Who asked you to defer the item to September?

Commissioner Regalado: The Manager, yourself, and the Vice Mayor.

Mayor Lago: So, when you ask me what I'm doing is, I'm buying more time to find a solution to this issue before it's codified. That's what I did. So, moving on, thank you again for being here.

Commissioner Regalado: And like I said, I'm happy, I will amend the item that goes before September 3rd, to include the lighting, the signage, the open space, and 100 feet from above ground. We'll talk about the rest of it. So, I'm happy to add that. Like I said, I think that would have happened as part of Chapter 33 anyway, but I'm happy to amend it to give everyone a little bit of comfort.

Mayor Lago: Thank you, Commissioner, I appreciate you.

Vice Mayor Anderson: Thank you for your time.

Mayor Lago: Mr. Clerk, you wanted to say something, Mr. Manager?

City Manager Iglesias: Yes, yes, Mayor, thank you. The overlay was actually based on The Mark property.

Mayor Lago: Yes.

City Manager Iglesias: It did not include the waterway property because we did something very quickly for that. So, we will be continuing with the overlay process. We will continue to work with Commissioner Regalado. She's been very cooperative with us and very helpful and very easy to work with. But now we need something new. We need to work with, as the Commissioner said, with the developers of the waterway project to come up, expand that overlay, and work on something new. And that's what we intend to do that, Commissioner.

Commissioner Castro: Thank you.

Mayor Lago: Mr. Clerk, thank you, Madam Commissioner.

City Clerk Urquia: First speaker, Mr. Mayor, is Ms. Maria Cruz.

Mrs. Cruz: Good morning, Mrs. Maria Cruz, 1447 Miller Road. Here we go again and again and again. We're going to continue attacking, attacking, attacking, and then talking about civility. Oh, civility for some, but not for all. That's okay. I have said many times what concerns an area Coral Gables concerns all of us. This is a city. Dividing to conquer doesn't work. We all are entitled to know what's happening in our city. I'm sorry. We've had town hall meetings to know where we should have a dog park, where we should do this, where we should do that. Oh, the people need to know transparency. Well, I hate to tell you, this was not done transparent. The Mayor publishes public bulletins. I've never read anything about this in his bulletin. Okay, I'm sorry. We're talking about interlocal. We're talking about sitting down with the staff. I hate to tell you, the staff is not the City of Coral Gables. The staff is the residents, the taxpayers. And in this process, we were not involved. We're very good at having meetings for this, meetings for that. I'm sorry. I am very sorry. Planning and Zoning, even the members did not get the information until a few hours before. I'm sorry. Even today, we have been precluded from saying the public comments first before you all express what you had to say. Because you know what? That's trying to keep us quiet. You're not going to keep us quiet. I am sorry, Commissioner Regalado, that you were put in a position that was not your fault. The fault was this city that, you know what? Daddy knows best. They know what's best for us. Forget that we are the ones that pay the taxes. Forget that we're the ones that suffer the consequences. No, and when you talk about talking to the residents, you talk to them when you were campaigning. And guess what? Most of those residents that you talked to were here, the zoning and Planning and Zoning, because they were not happy with what was going on, because they did not know ahead of time. I am amazed that you, for one, that complained bitterly when other administrations did not keep, made you aware of what was going on because it was a small circle that knew till the things came here. Now you're part of the, you and the Vice Mayor and the Manager met, discussed, decided what was going to be best for us without talking to us. And that's what the problem is. And she was collateral damage because you all chose to keep us out of it. That is what is wrong. And asking for a deferral, who, where were you going to tell the people? Let's see, the deferral will be for next week.

Mayor Lago: Ms. Cruz, if you'll be so kind...

Mrs. Cruz: Let's see, we don't sit home and do nothing. So where were you going to tell us?

Mayor Lago: Please bring it in for a landing.

Mrs. Cruz: When was, when? You know, nobody was told about the deferral. So, I'm sorry,

Mayor Lago: Ms. Cruz.

Mrs. Cruz: I'm sorry, its Mrs. Cruz. Whether you like to call me Ms. Cruz, is that that's not my name. I'm not Ms. Cruz. I was married, my husband passed away, I'm still Mrs. Cruz, and you will call me by my name. Or I will call you by your nickname. I'm sorry, this is what's wrong. It's very nice.

Mayor Lago: Ms. Cruz, I asked you to please finish. You've been over 50 seconds.

Mrs. Cruz: That you talked to the city, but you didn't talk to the residents. That's the problem.

Mayor Lago: Ms. Cruz.

Mrs. Cruz: And you were collateral damage. And I apologize.

Mayor Lago: I asked you to please finish.

Mrs. Cruz: Because we will get out.

Mayor Lago: One minute.

Mrs. Cruz: I'm sorry, more transparency. Next time you put out a bulletin, tell the people what's going on.

Mayor Lago: Thank you. Mr. Clerk.

Mrs. Cruz: By the way, I was supposed to speak first, and you kept me from doing it, so you could get off your vaccine, and so you could talk about what happened 50, 100 years ago. No, this is today. The citizens deserve to know. I'm sorry. We listen to all of you.

City Clerk Urquia: Lisa.

Mayor Lago: All right. Mr. Clerk. We have to find an answer for this. I don't care on what side of an issue you are on. This is not allowed. Its not allowed. So here are the options. As I've said before, if you're not willing to respect the three-minute policy and respect the Commission, I will be asked to escort you out of the building. Okay. This is about respect. You haven't heard me insult anybody here today. We've been thoughtful and collegial. You may not agree with my position on issues, and that's perfectly fine. That's our democracy. But I will not allow this to happen on the Commission floor. And you're not going to get a rise out of me because you behave in that fashion. That is not the way the City of Coral Gables is run. We can do much better than that at the end of the day. Okay.

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City Clerk Urquia: Lisa Detournet.

Mayor Lago: Good morning. Thank you for being here with us.

Ms. Detournet: Hi, guys. Lisa Detournet, 10 Aragon Avenue. I had signed up to speak to this prior to Commissioner Regalado explaining so much of what my questions and comments were going to be on. What I'm going to now focus on since it's come up is the RTZ, specifically The Mark property. I was present at, I think, almost every town hall we had, starting in May of 2023. The residents had a lot to say. Developers were very nice about listening to our comments. And then all of a sudden, those meetings ended. We were asking that they reduce the height by one floor. So, I think it was eight to seven or nine to eight. I don't remember. And that there'd be some buffer between the back of the building and the small street that was there, and then the neighborhood. So that's where we thought it had ended. I believe it went to PNZ. And I think that they refused at that time what the developer had planned. Now, with no other notification, at least I didn't receive any, and I have a property in that neighborhood, this has come up with the RTZ. I think almost every developer we've spoken to with every proposed development has threatened to use Live Local and then RTZ if we didn't approve them as they suggested their project should come about. So, this is not a surprise, but I was hoping that you all would be more proactive before we get to this point in fighting with these outrageous developments that are proposed and then just given over through RTZ to happen. That project at The Mark is very large, much larger than what's currently there. I realize everybody has as of right to develop, but within reason, and most of these developers are not living here and dealing with what they're putting up. My next concern and that of our neighbors, and you were there, I was there at your meeting with the neighbors on the Mahi Canal, the waterway project.

Mayor Lago: That's right, you were there.

Ms. Detournet: I was there. And thank you. They were threatening Live Local, but I don't think they qualified based on the high-end luxury condos that they were proposing. Now I understand that I believe they're going through RTZ, which will allow them to build even much higher than the current zoning allows. Even in my opinion, even though somebody buys a piece of property and they have an as of right, they shouldn't be thinking that property, that they will just supersede the current development rules, the zoning codes, and be able to ask for more and then be granted those things. When you buy a property, you kind of buy it knowing what your rules already are. And everybody seems to want to change the rules. The people that are really going to suffer are the ones who are living in that neighborhood of which I used to live on that canal. So, thank you. I had a couple of other items I wanted to talk about, but I don't know how this works. Do I only get one chance to speak?

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Mayor Lago: You can speak at another item after.

Ms. Detournet: Okay.

Mayor Lago: Depending on the issue.

Ms. Detournet Well, thank you for your consideration.

Mayor Lago: So I just want to put on the record. It's interesting that you came up when my colleague asked me what I've done to educate residents. I'm actually happy to see that one of the residents that I met with in the community was here to speak about the issue. Residents have been aware about this project for months, if not years, and they know exactly what's going on. Madam City Attorney, in your opinion, as our attorney, when the residents, when they say, we wanted you to be more proactive, we wanted you to take another step, what else do we have left in the wheelhouse?

City Attorney Suarez: So Mayor, of course, if it is the will of the Commission, we could try to challenge the county's legislation.

Mayor Lago: That's being already done, correct?

City Attorney Suarez: City of Miami is proceeding through that process. And then there's obviously the Chapter 164 process and also litigation that might have to ensue. Yes, if that was the will of the commission.

Mayor Lago: Thank you very much. Mr. Clerk.

City Clerk Urquia: Anthony Escarra.

Mayor Lago: Good morning, sir.

Mr. Escarra: So here I am as a resident of Coral Gables, not as my position at the Office of the Commissioner. I am a resident. I have been a resident for about 18 years. I thank you very much all for your service and the difficult times that we're all going through. I do only want to speak about cordiality, respect and decorum. That is something that should be very important to our community. We should all be very respectful to each other, even when we disagree. It's very fashionable to come up here and yell at you, to get a clip that you can put in your social media or some nonsense. We need to stop that in the City of Coral Gables. The political theater needs to

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stop. As a resident, I'm tired of it. This is not easy for me, because it angers me. It makes me very upset. You guys put yourself, including you, Ms. Castro, put yourself out there to serve this community. You knock on doors. You ask people for their vote, and they trust you to make decisions on their behalf. I don't want this to become a civics class, but democracy is ugly.

That's why we don't have direct democracy. We have representative democracy. We vote people in to do our will. If we don't like it, we vote them out. The city had a chance to do that and it has decided, here we are. You are our elected officials. We expect you to decide for us in our benefit. There are many pressures that come with that. We've been talking a lot about the state preemption. That was a pressure come on you guys from developers. It doesn't just happen in a vacuum. Everybody gets lobbied, everybody gets asked, and it gets pushed down.

The state decided it did not want to become California and be a state of no. We understand that people want to live in our state, and we want to give them housing. That's the responsibility of our elected officials. We can't kick people out. We have the right to travel. We have a Constitution. Again, I don't want this to become a civics lesson, but all of these things have to come into mind. What is the Commissioner doing here? The way I see it as a resident is that the City of Coral Gables decided to cut off its nose to spite its face and say, hey, go ahead, go on with the Live Local. No. She respects and cares about our community, and that's why she's doing what she does. Thank you for your time.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Tom Wells.

Mayor Lago: Good morning, sir.

Mr. Wells: Good morning, Tom Wells. I live at 1310 Coral Way. I'm raising my issue with respect to some of the comments made during the debate. Roberts Rules of Order applied to all of us and all committees and board members, sections 2-77, 2-80. If there's an issue as to how a board or its members operate, sanction the chair and make all members of committees, boards, and this Commission learn about Roberts Rules of Order. For example, rule seven, limit discussion by any person on such body to 10 minutes. That's in Roberts Rules. Debate discussion directed to the chair and do not suggest motives and avoid all personalities. Limit your discussion as the motion at hand. There's no need to bring up other motions during the debate. Rule 43, avoid disorderly words as a personal attack. Rule 58, chair should set an example of courtesy and should never forget to control others as is necessary to control oneself. Thank you for today. I appreciate that. You've shown respect. But you also restrain other members of your Commission and the residents if they go offline and start speaking about things that don't have anything to do with the motion at hand. And finally, enforce the observance of all order and decorum. That's also important. I think we can

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bring some collegiality and civility to this process if at all board levels, at all committee levels, and the Commission, we operate within accordance with Roberts Rules of Order. It's not that hard. The Congress does it. The Senate does it. We should do it. Thank you very much.

Mayor Lago: Thank you. Mr. Clerk?

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

Mayor Lago: All right. Thank you very much. Do we have a motion on F-26? Are we deferring that and moving on to F-27?

Commissioner Castro: I'm not going to defer it or anything because from what the Commissioner just said, there's no appetite to defer it right now.

Mayor Lago: Okay, perfect. So we'll move on to F-27. Madam Vice Mayor.

Vice Mayor Anderson: Yes. I do have a short presentation so that the context of this resolution makes some sense. And we have our esteemed member here, Jennifer Garcia, that's going to operate the presentation.

Mayor Lago: Good morning, Director.

Vice Mayor Anderson: A picture's worth a thousand words, so I'm going to cut my words with pictures. Thank you.

Planning and Zoning Director Garcia: Yes, good morning. Can I have the PowerPoint, please? Just a few slides. Perfect.

Vice Mayor Anderson: This is a pictorial of the overview of what the Waterway Project looks like. The point of this photograph is to show you that the body of trees that exist in this drawing and next to something that looks like a building, but it is actually in a location where a single family home is. As you'll see in the succeeding pictures, underneath the area of trees is, in fact, a parking garage. And in that parking garage is also a pool and lots of cars parked. And it's abutting a single family home. And towards the lower left-hand corner, there's a dense piece of drawing that is actually a stairwell that goes down into the garage itself. This is a conversation, as the Commissioner said, that we need to have with the developer to try to meet in the middle here somewhere to get the best for the residents. The resolution, as it's presented, is requesting that the county for this particular area to keep this parking facility 100 feet away from the single-family home. I entertained some larger distances without having the measurements, but it just wasn't

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feasible. So 100 feet is where the resolution ended. It started at 500 and reduced it to 100 because 500 would be too big. This is the side profile of the east side of this development. You can see to the right that there is a parking garage underneath, under the ground. And right next to that parking garage is this single-family home that would be right next to that parking garage. And it would not be feasible to have a planted buffer between the single-family home and the building in as much as there is a parking garage directly underneath. The root structures would impact the garages. We've had many instances where, right down here on Biltmore Way, we cannot plant trees around the David Williams because there's a parking garage underground. I don't want to repeat the mistakes that were made in the 1960s some odd, and have them replicated here again. So the other aspects that, thank you for handling that part, because I would have messed it up for sure. The Commissioner spoke about many of the other items that she was willing to embrace. It's incumbent upon us to move forward on this, but for the county to move forward, I would like, for our Commission to adopt this resolution, and it brings forward the following items. The permitted uses for properties, and that's not just this particular development, but all along the RTZ corridor would be consistent with any underlying municipal zoning. And there would be a minimum sidewalk width of 10 feet facing US 1 plus 10-foot covered arcade. I had attached to one of my items later today, the little food delivery vehicle that was occupying an entire five-foot sidewalk area and essentially pushing the, forcing I should say the pedestrian to step into a grassy area. There is no grassy area to go into along US 1. You'd be forced in either into the street or somewhere else. So that's why I've asked for both because we have scooters, bicycles, and pedestrians to deal with on a very busy, very fast corridor where cars easily go 50 miles per hour despite the more limited speed limits. Above 45 feet, the resolution request a step back of 10 feet consistent with our zoning code and for the interior and rear property lines and park right-of-ways to have that step back as well. In addition, there would be a 30-foot step-back shall be required for the frontages facing residential districts. Typically, our step backs are on the front of the buildings. This brings it to the rear to be sensitive to our residential neighborhoods. The paragraph D has been, is the one where we've taken 500 feet away from a single-family home and made it 100 feet and for a 25-foot rear setback with a landscape buffer on parcels greater than 300 feet in depth. The reasoning behind using 300 feet in depth is because you can't have a parking garage with movement in it with any greater setback for the landscape buffer. It just won't work. And as far as green space and open spaces are concerned, it asks for something that's more consistent with our zoning code, 10% be at ground level. So, you know, it's more, it's usable by individuals that are walking, and it'd be shaded as opposed to putting in something that is a palm tree that doesn't provide any benefit as actually more maintenance. And requiring that roof green spaces be planted to improve pedestrian comfort and then reduce stormwater runoff. Signage is another item that the Commissioner said she was willing to agree to. Lighting, we recently passed a lighting ordinance here that deals with the blue light, the 5,000 Kelvin and have the board of architects address that. So it is meeting the ambient standards and not impacting the residential neighborhood with these bright lights that keep

you up at night. And the last item deals with the impact fees. Shall be collected by the municipality providing the corresponding services prior to the issuance of a building permit. These are requests for the county and I'd like to continue the conversation with you, Commissioner on that because the Coral Gables does provide immense benefits for our residents with parks, the Underline, and we've made a commitment there to continue to fund these important things for our community. And, you know, I've been around for a few years. My husband used to work in the county. He used to work on the transit. He used to work on the MetroMover. And I've seen where county at times due to budget constraints will take something from one pot and use in another. So, I would feel much more comfortable with the impact fees staying within our city because I think we can administer it more direct for these residents than the county can.

Miami-Dade County Commissioner Regalado: Just to respond to that. Like I said, I'm happy to amend on the open space, the signage, the lighting and a hundred feet for above ground structures. Our stormwater requirements are actually greater than your stormwater requirements. So, we recently passed a pervious-impervious and preempted everyone. So on the stormwater side, our rules are actually more stringent. In terms of the impact fees, I recently passed an item, which I'm happy to send to all of you regarding the collection of impact fees. So I did change the ordinance recently. And what it allows is for the county to provide the cities with police and fire if they're providing those services. So that becomes a pass through. And then the park impact fees have to be allocated in that area. That's also in the RTZ item. So, in terms of the radius, it doesn't get pulled into the general impact fee pot that the county has for the parks. So that modification, I'll send it to you and we can talk about it. The other things that you mentioned are all things that can be brought up as part of the Chapter 33. So as part of the Chapter 33 process, the Manager will nominate members, they'll have a meeting. It can be elected, it's not elected, it's whatever you all decide. And we can talk about all those things. So, and we can figure out what works for this particular property and what doesn't. So, because I think, and that's why I initially said that an overlay would be good because obviously, and by the way, the RTZ is an overlay, right? And we have to bring in properties one by one. And there are considerations for every single property, which is why I always thought an interlocal, even though it takes longer, would be a better vehicle for this. But a lot of the things that were brought up are really waterway issues, not Mark issues.

Vice Mayor Anderson: Correct, correct. No, no, no, I understand where The Mark is at.

Miami-Dade County Commissioner Regalado: Yeah, yeah, yeah. So, I think we're all good on The Mark issues. And look, you have my commitment. I'm happy to work on the overlay. I'm happy to work on whatever you all want to work on. And I think that this particular RTZ is an opportunity to show the county that there is a different path that provides more stakeholder participation. So, I don't think we need your item in the sense that I think the RTZ and what I'm presenting covers a

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lot of that and I'm amending it. The other ones, I don't feel comfortable with amending it, but you can always bring it up as part of the Chapter 33 and we can go through that process that way.

Vice Mayor Anderson: No, no, no, and I'm glad to hear that you're doing more than what we do, because we typically do more than everywhere else on permeability and requiring the drainage. I know there's a tension sometimes between what the state wants and what we want on permeability and so forth, but happy to work with you on that. I would like to move this up, because I think the community feels that it would at least be addressed that way and move it forward with the exception of using the permeability standards that you've recently adopted.

Miami-Dade County Commissioner Regalado Right.

Vice Mayor Anderson: I appreciate that.

Miami-Dade County Commissioner Regalado: Again, like I said, I'm happy to amend mine to include the ones that we're comfortable with and as part of the Chapter 33, it's all on the table and we can all talk about it as we go through that process and through the interlocal. You do have to choose to participate in the interlocal. So once the RTZ does pass, that will come back to you, so you'll have an opportunity to have all those conversations again.

Vice Mayor Anderson: I know, and I appreciate it and I appreciate you extending that and I did want to share with the community, because I know you already know that we would like to participate in the interlocal. Thank you.

Miami-Dade County Commissioner Regalado: Okay.

Mayor Lago: Perfect. Thank you. Do we have a motion on the floor?

Commissioner Lara: Second.

Mayor Lago: Mr. Clerk?

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Lara: Yes

Mayor Lago: Yes

(Commissioner Fernandez: Absent)

(Vote: 4-0)

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Mayor Lago: Thank you very much. Again, I want to reiterate our thanks and gratitude to Commissioner Regalado and her incredible staff for always being present and to our incredible staff for doing all the heavy lifting and working with the county and making sure that we're abreast of everything that's happening in regards to the ever-changing RTZ. We look forward to working together to make sure we bring out the best in that corridor. So thank you very much. I appreciate all of you.