

1 the record reflect that Robert Behar has joined  
2 the meeting.

3 MR. WITHERS: Did you get sick from the  
4 last meeting or did you make it through the  
5 week?

6 CHAIRMAN AIZENSTAT: The time is 7:36 p.m.  
7 Mr. Coller, if you'd please read the next  
8 item into the agenda, please -- from the  
9 agenda.

10 MR. COLLER: Yes, sir.

11 Item E-2, an Ordinance of the City  
12 Commission of Coral Gables, Florida, providing  
13 for text amendments to the City of Coral Gables  
14 Official Zoning Code, Article 5,  
15 "Architecture," Section 5-200, "Mediterranean  
16 Standards;" Article 3, "Uses," Section 3-402,  
17 "Restrictions related to location;" and Article  
18 16, "Definitions;" to enhance the quality of  
19 Coral Gables Mediterranean design by requiring  
20 a conceptual design review; removing  
21 duplicative criteria; relocating inapplicable  
22 standards; supplementing existing criteria; and  
23 including additional Mediterranean building  
24 examples; providing for severability, repealer,  
25 codification, and for an effective date.

89

1 for the proposed context analysis, which is  
2 that first criterion in that reference table.  
3 We also strengthened the ground level and  
4 storefront design criteria, as recommended by  
5 one of the guests here, one of the speakers.  
6 We removed the awnings and canopies and  
7 balconies and the parapets, those dimension  
8 requirements that were there. We removed  
9 those, as well.

10 The Board, at the September 5th meeting,  
11 did discuss the sliders -- the sliding  
12 windows -- sorry, the vertical sliding windows  
13 and the horizontal sliding doors. They agreed  
14 that they should be prohibited in Med designed  
15 buildings.

16 MR. BEHAR: Jennifer, they agreed they  
17 could be permitted -- should be permitted?

18 MS. GARCIA: No, to prohibit them.

19 MR. BEHAR: Okay.

20 MS. GARCIA: Actually, let me describe that  
21 further.

22 So they were okay with them being in a  
23 recessed area, but not on the very exterior of  
24 it, right. So if you had like a terrace or  
25 something that's very deep, like the balconies

91

1 Item E-2, public hearing.

2 MS. GARCIA: Jennifer Garcia, Planning  
3 Official.

4 So, at the last meeting that we discussed  
5 the Med Bonus, it was advised that we go back  
6 and look at some of the formulas that were  
7 proposed --

8 MR. WITHERS: Right.

9 MS. GARCIA: -- and study them with the  
10 Board of Architects. So we did that last  
11 Thursday, I believe -- Thursday -- yes,  
12 September 5th. Yeah, September 5.

13 So we were able to go criteria by criteria,  
14 as recommended, with the different page numbers  
15 that you had listed. Some of those, we did  
16 remove. Some of those, we did tweak. Some of  
17 them, they felt strongly to keep. So I -- with  
18 that -- the memo that is on the first page of  
19 your proposed amendment, there are eight items  
20 that were basically changed.

21 The first one is to include that all of  
22 these applications must comply with that first  
23 section of the Mediterranean Design Review  
24 Standards, so Section 5-102, as recommended by  
25 this Board. We also clarified the requirements

90

1 you saw today, that are deep, that you can't  
2 really see them from the pedestrian level, they  
3 were okay with allowing those sliding doors at  
4 the location, but not on the actual exterior  
5 that you see them so visibly.

6 MR. BEHAR: I have a -- and as you go  
7 through, I'm going to have some comments that I  
8 went through extensively, but to that  
9 particular point, and I'm going to ask my three  
10 fellow architects, if you have a balcony that's  
11 five feet in depth, which is a typical depth,  
12 if you put swing doors, which is what the Board  
13 is saying, how do you really access the  
14 balcony?

15 Don't you -- you know, don't you think  
16 that's going to be an issue?

17 MR. PARDO: Well, I think you're going to  
18 open one of the other doors. I think you're  
19 going to open one of the two doors, not both  
20 doors. The same as the slider, you're only  
21 going to slide one of them open, not the --

22 MR. BEHAR: But if you have furniture or  
23 something, you know --

24 MR. PARDO: No, I understand. I think what  
25 the issue has been, as we've seen on some of

92

1 the buildings that look very common, is that  
2 when you look at the fenestration, normally  
3 that drop in the slider, you know, one of  
4 them -- one of them is behind, and it just  
5 looks odd, because of the depth of the  
6 mechanism of the slider itself, and it looks  
7 very -- I wouldn't say cheap, but it looks very  
8 ordinary.

9 When you have the two swinging doors,  
10 although one can be active and the other one  
11 not, they're on the same plane. There's no  
12 difference between the two. And I think, also,  
13 when you look at windows that are horizontal  
14 sliding, compared to a vertical type of thing,  
15 the impression that you get from the  
16 fenestration, especially when you repeat it so  
17 much on the balconies, aesthetically, I think  
18 it looks much better.

19 So I agree with the Board of Architects.  
20 What they're saying is prohibiting -- the way  
21 that it's written, though, and --  
22 unfortunately, the way that it's written, it  
23 says, "Prohibiting horizontal and vertical  
24 sliders." So you've got to be careful, because  
25 it says windows and doors. I think you want to

93

1 MR. PARDO: Not only are there examples  
2 like this, but some of the examples, if you'll  
3 recall, where Staff came up here, you know,  
4 quite some time ago, on some of these  
5 gargantuan buildings that were put on US-1,  
6 where, all of a sudden, they were supposed to  
7 put in, you know, doors that were on the same  
8 plane, and then they were changed to these  
9 sliding doors, it became a public outcry, and,  
10 then, "How could this happen?"

11 Not only because does it look bad, but on  
12 top of that, they were able to make the change  
13 without going back to the Board of Architects,  
14 because they slid it through as a shop drawing.  
15 That became quite the thing. But when you  
16 do -- even if you're down below, and you're  
17 looking up six or seven floors, you do see that  
18 difference.

19 And if we're making -- for example, one of  
20 the things is, you get -- you have to have a  
21 four-inch recess. Why? You know, so you have  
22 a deeper fenestration and you have the four --  
23 it's called out in the Med cone. So you check  
24 it off. You've got that.

25 What is the difference between two inches

95

1 separate, you know, which are windows and which  
2 are doors.

3 MS. GARCIA: (Unintelligible.)

4 MR. PARDO: Correct, because if you're  
5 saying, you know, sliding, you know, horizontal  
6 windows, again, you have the same thing, that  
7 you have the face of the glass, you know,  
8 further back, and it just, you know, looks  
9 different. It doesn't look the same as a door  
10 or --

11 MR. BEHAR: Well, essentially -- go ahead.

12 CHAIRMAN AIZENSTAT: Felix, so I  
13 understand, when you say that if you have a  
14 sliding door, it doesn't look good, because of  
15 the difference on the track between the glass,  
16 is what I understood --

17 MR. PARDO: Correct.

18 CHAIRMAN AIZENSTAT: Are you saying that it  
19 doesn't look good from the people that are  
20 within that unit?

21 MR. PARDO: No.

22 CHAIRMAN AIZENSTAT: Because from the  
23 ground floor, if I'm looking at the 12th floor,  
24 I can't imagine my eyes being able to really  
25 distinguish that separation.

94

1 and four inches? That depth makes the  
2 fenestration accentuated.

3 MR. BEHAR: Well, no matter what you do,  
4 the door to meet the NOA has to be in the  
5 middle of the block wall. I mean,  
6 unfortunately, it's not something that we can  
7 control. Ideally, you push it all of the way  
8 back, but it doesn't meet the NOAs. That's the  
9 reality.

10 You know, so what's going to happen is,  
11 every balcony is going to have swing doors and  
12 every window will have to be a casement window  
13 or -- well, you can't even do a horizontal, you  
14 know. It has to be casement windows, right.

15 CHAIRMAN AIZENSTAT: Right.

16 MR. PARDO: In this case -- you're correct.  
17 In this case, you know, I tend to agree with  
18 the BOA, because I'm looking at the example on  
19 Le Jeune Road and US-1. You could see it. Or  
20 the other one down on Caballero and US-1. You  
21 see that difference in those two buildings,  
22 which are big buildings and your eye will go  
23 all of the way up to the top and you can see  
24 that difference. And by the way, there's no  
25 guarantee that the cadence that this balcony is

96

1 going to have one this way, and the other one  
2 is going to have them the other way, or they're  
3 just mixed any way they want, you know, it's  
4 just -- and you're right about the depth, but,  
5 you know, depending on the jamb type and the  
6 NOA, you can conceivably have less than four  
7 inches and still comply.

8 MR. BEHAR: Well, I mean, the reality is,  
9 you're going to have put a trim around the  
10 opening, in order to get that four inches,  
11 because if the -- typically, from my  
12 experience, the door width, the jamb, it's five  
13 inches.

14 MR. PARDO: Right.

15 MR. BEHAR: And you've got an eight-inch  
16 block --

17 MR. SALMAN: One more. Five and a quarter.

18 MR. BEHAR: Five and a quarter, okay.

19 CHAIRMAN AIZENSTAT: Let's be specific.

20 MR. BEHAR: Are you sure it's a quarter?  
21 Yeah. But five and a quarter -- listen, for  
22 lack of it, five inches, so it means that in an  
23 eight-inch block, even with the stucco,  
24 three-quarters, you're going to have an inch  
25 and a half, two inches. That's it. So you're

97

1 MS. GARCIA: It was two feet, but we went  
2 to the Board of Architects and they were okay  
3 with some cases being -- like a Juliet balcony  
4 and being kind of attached to a window.

5 CHAIRMAN AIZENSTAT: But if you have a  
6 Juliet balcony, then you can't have these  
7 doors --

8 MS. GARCIA: Operable --

9 CHAIRMAN AIZENSTAT: -- any door that  
10 opens.

11 MR. BEHAR: No. The only door you could  
12 open is sliding doors.

13 MR. PARDO: Right. Unless they open in,  
14 right.

15 MR. BEHAR: Well, you can't open in,  
16 because then you don't meet the wind pressures.

17 CHAIRMAN AIZENSTAT: You can't.

18 MR. PARDO: Well, depending on where --

19 MR. BEHAR: Because you've got to have a 45  
20 degree angle for the water intrusion. So if  
21 you have a Juliet balcony, you cannot have an  
22 operable whatsoever, because it doesn't make  
23 sense.

24 CHAIRMAN AIZENSTAT: Looking at the project  
25 that we just saw, that project got

99

1 going to have to build it out no matter what.

2 MR. PARDO: Right.

3 MR. BEHAR: So the fact that you really --  
4 you know, and I agree with Mr. Chairman, maybe  
5 it's at the ground -- you know, ground level,  
6 second level, you will see it, but when you're  
7 up there -- you know, it's more important to  
8 perceive the depth created by the trim than the  
9 actual, you know --

10 MR. PARDO: Well, that would be a new  
11 standard. I mean, it's just -- this standard  
12 has been in here for quite some time.

13 MR. BEHAR: And do you want to put a trim  
14 in a balcony? You see?

15 CHAIRMAN AIZENSTAT: Let me ask you --

16 MR. PARDO: I'm just -- you asked the  
17 question. My opinion, I tend to agree with the  
18 BOA.

19 CHAIRMAN AIZENSTAT: Is there a depth per  
20 balcony? Is there a minimum depth for  
21 balconies? If a developer does a balcony, does  
22 the balcony have to be a minimum of --

23 MR. PARDO: No.

24 CHAIRMAN AIZENSTAT: -- two feet or five  
25 feet?

98

1 Mediterranean Bonuses --

2 MS. GARCIA: Yes.

3 CHAIRMAN AIZENSTAT: -- from it. And if we  
4 take a look at the diagram or the picture of  
5 the balconies, they actually look like the old  
6 styled Mediterranean style windows, but they're  
7 sliders in three, but they have the mullions or  
8 whatever they did to have that appearance. To  
9 me, if I'm looking up -- like I go back. If  
10 I'm looking up at the 12th Floor, and I see  
11 this or I see a double door that opens up or --  
12 I can't tell you I'm going to see that gap of  
13 an inch up there. I'm talking from a layman's  
14 term.

15 MR. PARDO: Well, I mean, most of the  
16 people that had the public outcry were laymen.  
17 They were politicians that were upset. There  
18 were administrative people that were upset.  
19 And, look, I don't want to beat this to death,  
20 but the thing is that, it's a condition in  
21 there as one of the things that you must comply  
22 with, and the BOA was adamant.

23 MS. GARCIA: They were, yes.

24 MR. BEHAR: I mean, I understand, and what  
25 happens is, there's no Juliet balconies. You

100

1 won't be able to do a Juliet balcony.  
 2 MR. PARDO: It's possible.  
 3 MR. BEHAR: No, no, it's not possible.  
 4 MR. PARDO: No, it's possible that you  
 5 would not be able to do it.  
 6 MR. BEHAR: You won't be able to do it.  
 7 MR. PARDO: Correct.  
 8 MR. BEHAR: So that takes care of even that  
 9 additional design, possibility, that in some  
 10 cases, you see buildings that look good to have  
 11 a Julie balcony. You won't be able to do it.  
 12 In fact, unless the balcony is a minimum of  
 13 like three-foot-six, you won't be able to do  
 14 it.  
 15 MR. PARDO: Right. Or --  
 16 MR. BEHAR: You have to recess the --  
 17 MR. PARDO: Operable or maybe that  
 18 particular component, within that case, doesn't  
 19 have to be operable.  
 20 MR. BEHAR: Then we're going to have a  
 21 fixed storefront?  
 22 MR. PARDO: No. I mean, it could be --  
 23 well, it could be a fixed frame opening that  
 24 looks exactly like a door or a window.  
 25 MR. BEHAR: Then we're doing Disney World.

101

1 We're putting something that --  
 2 CHAIRMAN AIZENSTAT: That isn't.  
 3 MR. BEHAR: I'm sorry.  
 4 MR. PARDO: Again, most people with a  
 5 Juliet balcony -- I mean --  
 6 MR. BEHAR: You know, they do open. I  
 7 mean, I don't do Juliet balconies, you know, in  
 8 projects, but I could see the possibility of  
 9 doing it, but this will prohibit even doing  
 10 that.  
 11 CHAIRMAN AIZENSTAT: The outcry that --  
 12 Felix, the outcry of the project that you're  
 13 talking about with the balconies, are they  
 14 single pane?  
 15 MR. PARDO: No, double pane.  
 16 CHAIRMAN AIZENSTAT: They're double panes?  
 17 MR. BEHAR: No. No. With mullions. He's  
 18 saying, single pane glass with mullions.  
 19 MR. PARDO: With mullions, but the mullions  
 20 don't rest the same way on both sides.  
 21 CHAIRMAN AIZENSTAT: They don't rest the  
 22 same way on both sides?  
 23 MR. PARDO: Right.  
 24 CHAIRMAN AIZENSTAT: Meaning they're not on  
 25 the same line?

102

1 MR. PARDO: On the same plane.  
 2 MS. KAWALERSKI: And you're talking about  
 3 The Paseo, right?  
 4 CHAIRMAN AIZENSTAT: But then wouldn't the  
 5 requirement of them being on the same plane --  
 6 aren't there other ways to achieve the same  
 7 plane?  
 8 MR. BEHAR: No. No. Because what Felix is  
 9 saying, on a sliding glass door, there's one  
 10 panel that sits whatever the thickness of the  
 11 door, two inches, two and a half inches, back.  
 12 MR. PARDO: In the frame.  
 13 MR. BEHAR: Okay. I mean, typically the  
 14 frame is about two and a half inches or so.  
 15 MR. PARDO: Right.  
 16 MR. BEHAR: So one panel sits further back,  
 17 you know, than the other, and I understand, but  
 18 I think the biggest -- I don't want to say  
 19 problem, but issue, with The Paseo and others,  
 20 is that -- I mean, there's a lot. We could be  
 21 here the whole entire night going through  
 22 those, okay. But if you have either a Juliet,  
 23 which is encouraged to do, or at least it's  
 24 allowed to do, then you're not going to be able  
 25 to do that. The only way you're going to do it

103

1 is if you recess an area of the unit to have  
 2 the balcony recessed.  
 3 CHAIRMAN AIZENSTAT: Aren't there sliding  
 4 doors, the type that they use on boats and so  
 5 forth, where you turn the handle and the door  
 6 turns and actually goes out and is flushed with  
 7 the other door that doesn't open, so there is  
 8 no --  
 9 MR. PARDO: You're correct. The problem is  
 10 that none of those have NOAs, Notice of  
 11 Acceptance, for --  
 12 CHAIRMAN AIZENSTAT: That doesn't exist?  
 13 MR. BEHAR: It doesn't exist, yeah, for  
 14 wind pressure.  
 15 MR. PARDO: Right. They're not applicable.  
 16 I think we're going to be here all night.  
 17 MS. GARCIA: Well, there's just a few more  
 18 items that have been changed, right.  
 19 MS. KAWALERSKI: Well, we have good chairs  
 20 now.  
 21 MS. GARCIA: So we clarified the optional  
 22 signage language for exterior or an arcade,  
 23 that concerns arcades as the accessibility to  
 24 retail or commercial on the ground floor, so  
 25 reminding the architects that probably you

104

1 should design the signage to be on the  
 2 exterior, but not requiring it, correct,  
 3 flexibility with that.  
 4 Then, also kind of simplified the optional  
 5 requirement for the first three to four stories  
 6 to be activated with habitable space. We  
 7 talked about that, the last time, about  
 8 requiring 80 percent of it or 20 feet. It's  
 9 now it's just been generalized that just the  
 10 first four stories need to have habitable space  
 11 to activate the street.  
 12 And then, lastly, incorporating an optional  
 13 requirement for the open space to be able to  
 14 get a point for that with Table 1, as well as  
 15 reducing that amount to .25 percent of the  
 16 total construction cost.  
 17 And that's it.  
 18 MR. PARDO: Mr. Chairman, I've got two  
 19 brief questions.  
 20 CHAIRMAN AIZENSTAT: Yes, sir.  
 21 MR. PARDO: We've already taken care -- I  
 22 had three, but Robert has already mentioned  
 23 Number 5.  
 24 Number 7, "Generalized an optional  
 25 requirement for the first three or four, to be

105

1 activated with habitable space and consistent  
 2 high quality material," so I don't understand  
 3 the term generalized.  
 4 MS. GARCIA: Simplify. So before it was  
 5 twenty feet and it had to be a certain  
 6 percentage of the -- it had a formula, right, a  
 7 certain percentage of the building frontage.  
 8 Now it's just a requirement. So it has to be  
 9 that 100 square feet, it would have to be 20  
 10 feet in depth, but something to activate and to  
 11 provide habitable space on that street.  
 12 MR. PARDO: I'm still a little lost on the  
 13 term, "Generalized an optional requirement."  
 14 MS. GARCIA: Maybe put in simplified.  
 15 How's that?  
 16 MR. BEHAR: And to that item -- to that,  
 17 you know, condition, it says, this is where you  
 18 have vehicular above the -- in all of the  
 19 floors.  
 20 MS. GARCIA: Correct.  
 21 MR. BEHAR: I mean, I think that -- I don't  
 22 have a problem and I've done a project that we  
 23 have it, but I think this needs to be, where  
 24 feasible, because if the site is only a hundred  
 25 feet, there's no way you're going to be able to

106

1 -- and a lot of sites in the Gables are platted  
 2 at a hundred feet. You're going to be able to  
 3 incorporate a liner. If the site permits it, I  
 4 think it's a great idea to do, you know. And  
 5 one project that we're doing, I'm concealing a  
 6 hundred percent of the street frontage, but  
 7 it's feasible to do it.  
 8 So I think, there, I think it needs to add  
 9 a language of, where feasible, all storage or  
 10 vehicular, you know, off-street parking, above  
 11 grade, should be behind a habitable space. If  
 12 you have the room --  
 13 MR. SALMAN: To your point -- to your  
 14 point, you know, on some of these lots, you  
 15 just don't have the frontage to do the normal  
 16 cone of ventilation you need for a parking  
 17 area, and so that's where your feasibility  
 18 comes in --  
 19 MS. GARCIA: Right. So this --  
 20 MR. SALMAN: -- where you actually need to  
 21 have some open area to be able to draw fresh  
 22 air through.  
 23 MS. GARCIA: This isn't a base requirement.  
 24 This is part of the table where you meet six of  
 25 the twelve or eight of the twelve, depending on

107

1 what the land use is.  
 2 MR. BEHAR: Javier, I'm not even concerned  
 3 with the ventilation. You could mechanically  
 4 ventilate it.  
 5 MR. SALMAN: Well, you can mechanically  
 6 ventilate --  
 7 MR. BEHAR: And it costs more, but it could  
 8 be done.  
 9 MR. SALMAN: It's a lot of money.  
 10 MR. BEHAR: But you know what, that's a  
 11 sacrifice that --  
 12 MR. SALMAN: You have to make for --  
 13 MR. BEHAR: To do it.  
 14 MR. SALMAN: I agree. But there's also the  
 15 practical geometric feasibility of parking  
 16 spaces and what they're trying to do, and when  
 17 you have a narrow lot, sometimes you just don't  
 18 have that area.  
 19 MS. GARCIA: Understood.  
 20 MR. PARDO: Well, we just saw a project  
 21 where the liner could not be wrapped around the  
 22 back. It was only the principal, on Alhambra  
 23 Circle, that it was there.  
 24 MR. BEHAR: So I think a simple  
 25 modification that says, "where feasible,"

108

1 allows that project to come in, because if  
2 you've got to mandate it -- I know you're  
3 saying it's only six of twelve, but it's really  
4 a shame to penalize a project like that, to get  
5 one of six or more, because they would not have  
6 the room to do it.

7 I think there's other ways to do it. We  
8 don't want to see -- well, I should say, the  
9 intent of this Code, of this, is to conceal the  
10 car.

11 MS. GARCIA: And it's also to activate the  
12 street. Remember, our fellow, Venny Torre, was  
13 here talking about the first four stories.

14 MR. BEHAR: But if you're going to put a  
15 habitable space that is ten-foot wide, that  
16 would qualify, it says, what can you do there,  
17 you know? You need realistically, minimal --  
18 and I think the City of Miami does have a  
19 minimum requirement.

20 MR. PARDO: A liner.

21 MR. SALMAN: Five feet.

22 MR. BEHAR: Huh?

23 MR. SALMAN: Like five feet.

24 MR. BEHAR: No. No. No. No.

25 MR. SALMAN: It was.

1 could have a liner, where it's a very shallow  
2 unit.

3 MR. PARDO: I believe that, really, when  
4 you look at this, what you're really trying --  
5 in my opinion, which I think what you're trying  
6 to say is, giving this option, but most of the  
7 time you want to provide that liner on the  
8 principal street. Most of the time, if you  
9 have enough depth where you have another street  
10 behind it, you're already at 200 feet normally,  
11 because it's a hundred, plus a hundred. Now  
12 that's a different story. Now you could have  
13 the liner on both sides.

14 MR. BEHAR: On both sides. That's the  
15 difference.

16 (Simultaneous speaking.)

17 MR. PARDO: Let's say you're abutting the  
18 inside of the thing. The liner on the one side  
19 is still important, but the liner on the back  
20 side is not that important. You'd still  
21 provide enough fenestration, with openings, et  
22 cetera, you know, and you could articulate that  
23 as well as you can, if you're facing an alley,  
24 you know, you would be able to do that, but  
25 that's why -- what threw me off was,

1 MR. BEHAR: No.

2 MR. PARDO: No. No. It was changed.

3 MR. BEHAR: It's like 18 feet -- or 15 to  
4 18 feet --

5 MR. PARDO: Yeah. Yeah.

6 MR. BEHAR: -- because you want to put an  
7 active space.

8 MR. SALMAN: I was thinking of the  
9 Children's Trust Building where it's only five  
10 feet deep, and that's how they did it.

11 MR. BEHAR: But I know that recently, you  
12 know, you need either a minimum of 15 or 18  
13 feet. That gives you -- because you have to  
14 do -- from the parking, you have to have a  
15 corridor, which has to be five feet, and then  
16 you have to have a space, you know, between the  
17 wall and all. You need minimum 18, and be  
18 careful you don't need more.

19 MR. PARDO: Or on the ground floor, if have  
20 a two-story townhouse as a liner, taking care  
21 of two stories, the depth of 18 feet, because  
22 there are no windows on the back side, and  
23 you're going to need windows for the bedrooms,  
24 et cetera.

25 MR. BEHAR: Okay. I mean, listen, you

1 generalized an optional requirement.

2 I would say that you're still looking at  
3 the liner requirement, where you have the  
4 principal street, but when you have -- let's  
5 say it's a corner lot -- then it should be on  
6 the two sides.

7 MR. BEHAR: Look, I think it's -- again, it  
8 goes back to the depth of the property. It's  
9 all relative. If you have the necessary depth,  
10 you should a hundred percent incorporate a  
11 liner, okay, but if -- a lot of the properties  
12 in the Gables, and just do the math, are  
13 platted at a hundred feet, okay.

14 When you put parking, parking, that gives  
15 you 60 feet for a stall, a drive and a parking,  
16 and then you're going to have 22 feet for the  
17 drive and your setbacks, then what do you have  
18 left? You can't. You don't. Mathematically,  
19 it doesn't even work.

20 And you need -- I mean, you could -- yeah,  
21 you could do one row of parking and, you know,  
22 two -- but then it's going to take you how many  
23 more levels?

24 I think Felix is, you know, right. If you  
25 have a property that is two streets, that you

1 have the depth, no question.  
 2 MR. PARDO: I think maybe the terminology  
 3 you're looking for is, where feasible, provide  
 4 the habitable liner, you know, facing --  
 5 MR. SALMAN: -- the principal street.  
 6 MR. PARDO: No, because principal in a  
 7 corner could only be only one.  
 8 MR. BEHAR: No. All streets that you --  
 9 MR. PARDO: All public right-of-ways.  
 10 MR. BEHAR: Where feasible -- all public  
 11 right-of-ways.  
 12 MR. PARDO: All public right-of-ways. That  
 13 way you eliminate the alley.  
 14 MR. BEHAR: Yeah.  
 15 CHAIRMAN AIZENSTAT: How do you determine  
 16 feasible? Who makes that determination, the  
 17 architect that's doing the project?  
 18 MR. BEHAR: I mean, it's the depth of a --  
 19 CHAIRMAN AIZENSTAT: So there's a standard?  
 20 What I'm asking is, there's a standard minimum  
 21 depth and so forth, that come into play, that  
 22 confirm that it's not feasible?  
 23 MR. PARDO: Well, because --  
 24 CHAIRMAN AIZENSTAT: I mean, is it  
 25 arbitrary for somebody to say it's not

113

1 feasible?  
 2 MR. PARDO: Yeah. I mean, you're going to  
 3 know pretty much, because you could be  
 4 pretty -- you could use a lot of imagination  
 5 depending -- it could just be the depth of a  
 6 room, almost, or a little bit more.  
 7 MR. BEHAR: Yeah.  
 8 MR. PARDO: It doesn't have to be 18 feet.  
 9 MR. BEHAR: Well, but remember, you have --  
 10 MR. SALMAN: If you need a --  
 11 (Simultaneous speaking.)  
 12 MR. BEHAR: No, but you will, because if  
 13 you have a garage --  
 14 MR. PARDO: But, Robert, you could go  
 15 straight out to a little patio on the ground  
 16 floor.  
 17 MR. BEHAR: "Pero" not on the second, third  
 18 or fourth floor.  
 19 MR. PARDO: No, on the first and second  
 20 floor, if you have a townhouse.  
 21 MR. BEHAR: Yes, but how do you do the  
 22 upper floors? You need the quarter. So that's  
 23 why typically -- I know the City of Miami went  
 24 through the exercise. I think like 18 feet is  
 25 minimum, five, and then the wall, and a 12-foot

114

1 room. I mean, listen, 12 feet is not a lot,  
 2 but at least it works.

3 MR. PARDO: But you don't have to make it  
 4 prescriptive, if you're just saying --

5 MR. BEHAR: Where feasible.

6 MR. PARDO: Yeah, where feasible and you're  
 7 making it habitable.

8 MR. WITHERS: And it could be storage units  
 9 for the people living in the building, as well?

10 MR. BEHAR: No. No. No. No. If you want  
 11 to activate it, you want a habitable space.  
 12 You want something --

13 MR. WITHERS: I got it. I got it. I got  
 14 it.

15 MR. BEHAR: I want to see the lights. I  
 16 want to see activity. I think simply by  
 17 putting, where feasible, will suffice.

18 MS. GARCIA: So if someone's trying to do a  
 19 multi-family building and they have to fulfill  
 20 six of the twelve, if it's not feasible, do  
 21 they still get a point for this one? That's  
 22 the reason I'm not putting the word in, if  
 23 feasible, because they're supposed to be  
 24 getting the credit for doing something above  
 25 and beyond?

115

1 MR. SALMAN: I see what you're saying. Do  
 2 they get the point if it isn't feasible?

3 MS. GARCIA: Right. This all is because  
 4 there's a requirement and prerequisite.

5 MR. BEHAR: Something that I would have  
 6 liked to see and I made my notes -- I went  
 7 through it really carefully, you know. I've  
 8 been in communication with you on this. The  
 9 intend here is to conceal the garages, whether  
 10 it's with habitable space or an architectural  
 11 treatment that looks good, okay.

12 We don't want to see open garages. We  
 13 don't want to see any of that. That's the  
 14 intent.

15 MR. PARDO: And not only that, I mean,  
 16 you're going back to Jane Jacobs, forty years  
 17 ago, where you want to have eyes on the street,  
 18 just from a safety standpoint.

19 MR. BEHAR: Yeah. I see your point about,  
 20 if you don't get -- if it's not feasible, do  
 21 you get the point or not, but what -- so lots  
 22 that are less than a certain depth  
 23 automatically get penalized for not having -- I  
 24 see that a little bit, you know -- very  
 25 restrictive.

116

1 MR. PARDO: Mr. Chairman --  
 2 CHAIRMAN AIZENSTAT: Yes, sir.  
 3 MR. PARDO: -- Number 8, incorporating an  
 4 optional requirement to provide additional open  
 5 space and reduce the amount to -- I don't  
 6 understand the sentence. I'm sorry.  
 7 MS. GARCIA: So, again, the memo is just to  
 8 summarize --  
 9 MR. PARDO: Right. Can you --  
 10 MS. GARCIA: -- before you look into the  
 11 meat of it.  
 12 Yeah. So, before, it was one percent. Now  
 13 it's reduced to .25 percent, and there's an  
 14 alternative proposed.  
 15 MR. PARDO: How do you pay this one percent  
 16 number or .25 percent? You know, what --  
 17 MS. GARCIA: So there is a fund that the  
 18 City has for acquiring properties to be parks,  
 19 right. They've put so much money into it every  
 20 year, I believe.  
 21 MR. PARDO: What I'm asking is, let's say I  
 22 have the infamous M4, which used to be 20,000  
 23 square feet minimum lot size and now it's  
 24 10,000 square feet lot size. Then ten percent  
 25 has to be open space on the ground level.

1 MS. GARCIA: M4?  
 2 MR. PARDO: I'm sorry?  
 3 MS. GARCIA: What do you mean by "M4"?  
 4 MR. PARDO: The Zoning M4.  
 5 MS. GARCIA: Mixed-use or --  
 6 MR. PARDO: Right, mixed-use.  
 7 MS. GARCIA: Oh, okay. Okay.  
 8 MR. PARDO: I'm sorry.  
 9 So it's ten percent.  
 10 MS. GARCIA: Of open space, yes.  
 11 MR. PARDO: So, now, ten percent times  
 12 10,000, that's a thousand square feet of open  
 13 space. How do you determine, you know, how  
 14 much you're going to reduce by the contribution  
 15 to this open space requirement under Number 8?  
 16 I don't understand it.  
 17 MS. GARCIA: No. So it's very similar to  
 18 the Art in Public Places. So a certain  
 19 percentage of the project -- the project value  
 20 is going to go towards a fund, and we were up  
 21 last time with the Board --  
 22 MR. PARDO: To provide additional open  
 23 space as a contribution to buy lots --  
 24 MS. GARCIA: As an alternative, yeah.  
 25 Yeah, for the first option. Uh-huh. Right.

1 MR. PARDO: -- of like little mini parks or  
 2 whatever.  
 3 MS. GARCIA: Exactly. Yes. That's the  
 4 first option.  
 5 MR. PARDO: I'm sorry, I didn't --  
 6 MS. GARCIA: The second option is to  
 7 provide it on-site, which is what was  
 8 recommended by this Board.  
 9 MR. PARDO: I got it. We're not out of  
 10 Page 1 yet. That's next.  
 11 CHAIRMAN AIZENSTAT: No problem.  
 12 MR. COLLER: I just want to remind everyone  
 13 that this is a public hearing and that we do  
 14 need to indicate if there's anybody here who  
 15 wants to testify at some point.  
 16 CHAIRMAN AIZENSTAT: What I'd like to do  
 17 is, Jennifer, are you done with your  
 18 presentation?  
 19 MS. GARCIA: Yes.  
 20 MR. BEHAR: Okay.  
 21 CHAIRMAN AIZENSTAT: We'll come back to  
 22 Jennifer.  
 23 What I'd like to do is, Jill, do we have  
 24 anybody that's signed up to speak? How many  
 25 speakers?

1 THE SECRETARY: One. Alex Adams.  
 2 CHAIRMAN AIZENSTAT: Would you please call  
 3 Mr. Adams?  
 4 MR. ADAMS: I thought you guys were going  
 5 to forget about me tonight. You guys got  
 6 spirited there.  
 7 Welcome, again, Mr. Behar. Nice to see  
 8 you.  
 9 CHAIRMAN AIZENSTAT: If you'd state your  
 10 name.  
 11 MR. ADAMS: Oh, yes. Yes.  
 12 So Alexander Adams, 50 Minorca, like I  
 13 said, across the street from the previous  
 14 project.  
 15 So, yeah, I had gone through here,  
 16 similarly, and made some notes. So I have  
 17 about maybe 20 notes. So I'd just read these  
 18 into the record and then you guys can discuss  
 19 them in your items.  
 20 I guess I'll go page by page, you know.  
 21 Page 2, one thing, this Conceptual  
 22 Mediterranean Review by the Board of  
 23 Architects, I'm all about public support, but  
 24 at some point you kind of have to give Staff  
 25 the reigns, I think, and taking developers



1 again through another series of reviews, at  
2 such a very early broad stroke, I just think  
3 it's an extra hurdle in some ways. I think  
4 that should be Planning and Zoning.

5 The other one is -- and I don't know where  
6 this should go, honestly, but one thing I would  
7 say is, when we talk about Mediterranean  
8 architecture, and I've said to Council Members  
9 before, is Mediterranean art-chitecture. I  
10 think the architecture is our art, and I think  
11 that if you're going to put exceptional  
12 Mediterranean architecture, you should get  
13 credit for the art.

14 I think that if you look at -- and I know a  
15 lot of people have a lot of opinions, just like  
16 the paseo, on Plaza, but some of the best art  
17 in the Plaza project was not counted as art,  
18 because it just wasn't done by an artist, but  
19 yet it was done by an architect, it was done by  
20 a landscape architect, it was done by -- and  
21 these were artists of the day.

22 So, for instance, in the curviture on that  
23 project, there's a beautiful, I think it's a  
24 black granite or something, but the water  
25 feature, and it has lighting, it has plants in

1 bit here and there, there's got to be some  
2 wiggle room, you know, but it needs to be  
3 defined, five percent, ten percent, something  
4 like that.

5 The other one, the context analysis,  
6 similar thing. You're saying, surroundings. I  
7 think, again, you need to probably say one  
8 block or something, you know. What defines  
9 these surroundings for your context plan. I  
10 think there needs to be something there.

11 On Page 6, Number -- I guess this is part  
12 of 1, the best practices, it says, "Historical  
13 American Building Survey," I'm not familiar, as  
14 much, with that particular specific reference,  
15 but I would say it's Mediterranean precedence.  
16 In other words, you could have historical  
17 buildings that are Art Deco or something else.  
18 You know, I mean, you don't want to use those,  
19 so specifically Mediterranean precedence.

20 And, then, building scale -- I think the  
21 biggest thing -- the backlash was mostly  
22 buildings that are not symmetrical, and I  
23 think, in one place here, I'll find it, it says  
24 small scale -- Number 4, "Small scale buildings  
25 may be designed asymmetrical in organic

1 it and so forth, that was not considered art at  
2 all, but yet the big blob of brass was  
3 considered art. I really have a problem with  
4 what -- when you go down to the art and you  
5 can't say what is tasteful art, we have a lot  
6 of blobs going up in the City, ever since the  
7 blob in the roundabout over here, 10 years, 15  
8 years ago, there's been a lot of blob going on.

9 So I would like to see -- if you're going  
10 to do great architecture, it's art, it's public  
11 art. Back in the days, the public buildings,  
12 these were public art. You know, the museum,  
13 this building, this is an art piece. This is  
14 absolutely an art piece, you know.

15 So I don't know where that should go, but  
16 that's one. That's a big one for me,  
17 personally.

18 What we did, talking about Miami, on Page  
19 4, any change that goes back to the Board of  
20 Architects, I think you need some minimal  
21 amount. Typically, in the industry, it's ten  
22 percent. I mean, that's typically what's used  
23 in a lot of cities, it's anything under 10  
24 percent. So you move something, you know, a  
25 window a foot or you want to move it a little

1 compositions." I really have hesitation with  
2 Mediterranean. Mediterranean is always pretty  
3 much -- I mean, that I've seen, is symmetrical.  
4 I mean, I think symmetry is probably the  
5 biggest thing.

6 Again, I mentioned the ornate excellence.  
7 I actually put it on Page 8. I don't know if  
8 that's where it should go, but -- what's the  
9 best place to put it, but --

10 Number 5, on Page 8, the shopfront glass  
11 shall be clear, but we do want to allow Low-E,  
12 and I know the architects know about that  
13 light. I mean, it does have some look or some  
14 color to it, but it's environmentally friendly  
15 and it's considered clear. So I would just  
16 include that.

17 The finished floor height, 18 inches above  
18 sidewalk or FEMA, I would say. Remember, on  
19 your homeowner's policies, having finished  
20 floor above FEMA or an additional 18 inches,  
21 which is what this says, gives you additional  
22 points, so it's going to help the building with  
23 their insurance and all down the line.

24 The balconies is a great discussion. I  
25 agree with both sides, kind of. I think, if

1 you're going to do a Juliet, I would rather see  
2 it be able to be opened, and so maybe there  
3 could be a carve out that, for a normal  
4 balcony, that has room to do openings, it'd  
5 open. If it's a Juliet, it's the only case  
6 where you allow, you know, some sort of a  
7 slider or something. I think there could be a  
8 carve out for that, but in general, you want it  
9 to open out, is the intent.

10 And, then, on Page 11, Number 10, talking  
11 about sidewalk improvements, we talked about it  
12 in the last one, as far as street lights, so  
13 where it says shade trees, undergrounding  
14 utilities, sidewalks, bike ways, it says, other  
15 public realm, I would specifically add bike  
16 racks, lighting and bulb outs as specifics, and  
17 then you could say, and other, but I think we  
18 really need to start talking about bike racks  
19 in the City.

20 That is really also a low hanging fruit for  
21 art. You can do bike art, you know, racks, and  
22 some people, you want to be able to connect  
23 your bike at different points and all, but,  
24 again, giving more alternatives, but it's  
25 really important to streetscape, so the

125

1 lighting, the bike racks, the sidewalks and  
2 all.

3 And then -- we move on. And the other one  
4 was all of the way to Page 25, so we're  
5 skipping very quick. Number 2, this says --  
6 and maybe I'm reading this wrong, but it says,  
7 "Included the following specific Mediterranean  
8 character defining features," this says Number  
9 A, "Asymmetry may have second masses of  
10 symmetry," and I feel like that's backwards.  
11 Like it should be symmetry and you could have  
12 secondary masses of asymmetry. So we want  
13 symmetry and you can add asymmetry secondarily.

14 The same thing with (I), "Varied windows  
15 and door types in configurations in  
16 asymmetrical rhythm comprised mostly of  
17 casement," I think you actually want  
18 symmetrical rhythms, unless I'm reading that  
19 wrong, but that seems to be.

20 And the last ones on Page 26 was, let's  
21 see, "Elevator mechanical equipment, parapets  
22 shall not count towards height," I think you  
23 need to say also, "Mediterranean architectural  
24 elements." So Mediterranean architectural  
25 elements of some sort, not count towards

126

1 height, which you have a lot, the Biltmore and  
2 other things, you know. Those typically were  
3 not counted.

4 So those are my specifics, and I look  
5 forward to more debate in the area.

6 CHAIRMAN AIZENSTAT: Thank you.

7 MR. BEHAR: Mr. Chairman, can I ask the  
8 speaker?

9 CHAIRMAN AIZENSTAT: Sure.

10 MR. BEHAR: You say, symmetry. If my  
11 memory doesn't fail me, Addison Mizner, who did  
12 a lot of Mediterranean work through the Palm  
13 Beach, to me --

14 MR. GRABIEL: Boca.

15 MR. BEHAR: In Boca, yeah. Very, very,  
16 very great. If you study his work, very little  
17 of his work was symmetrical, but yet the  
18 composition that he did was, in my opinion --  
19 professional opinion, excellent. So symmetry  
20 doesn't mean that it's good for Mediterranean.  
21 I think that when you analyze a lot of the  
22 Mediterranean buildings, not only in here, but  
23 in Europe, there's a lot of non-symmetrical.

24 So I think that -- you know, my opinion, I  
25 think the architect should have the ability,

127

1 the freedom, to do, you know, a composition  
2 that really is exceptional and doesn't have to  
3 be symmetrical. When you said, "It should be  
4 symmetrical," I respectfully disagree, and you  
5 have -- I mean, we work together. I've known  
6 Adams now for, I don't know for how many  
7 years --

8 MR. ADAMS: Yeah.

9 MR. BEHAR: -- you know, but I think that  
10 you really could make a beautiful -- especially  
11 on the smaller building, is where you really  
12 could have an opportunity to be very nice and  
13 have those different heights, different volume,  
14 you know.

15 MR. GRABIEL: If you look at the Douglas  
16 Entrance, which is one of the best  
17 Mediterranean --

18 MR. ADAMS: That's a good one. I'll agree  
19 with you there.

20 MR. GRABIEL: Douglas Entrance, which is  
21 one of the best Mediterranean buildings that we  
22 have in the City, there's nothing symmetrical,  
23 absolutely nothing symmetrical.

24 MR. SALMAN: The Phineas Paist office on  
25 Ponce de Leon Boulevard, just south of Miracle

128

1 Mile -- two blocks south, on the west side, is  
2 a beautiful building. It's asymmetrical in its  
3 primary design. It's symmetrical in its  
4 components. So it's the composition that makes  
5 it so beautiful.

6 MR. ADAMS: And maybe that could be further  
7 massaged or clarified, because, I mean, I agree  
8 with you on Douglas and I agree with you on  
9 some others --

10 MR. BEHAR: No, Douglas is the perfect  
11 example.

12 MR. ADAMS: Yeah.

13 MR. BEHAR: The last meeting here, he  
14 almost gave me COVID. Today he's helping me  
15 out.

16 MR. ADAMS: So, no, I mean -- but I think  
17 the hard part, and I've been in planning and  
18 zoning for many years, too, and all of this, is  
19 where you start. I think you start with  
20 symmetry, and, then, if it is exceptional, if  
21 it is, you know, let the Board of Architect,  
22 let Planning and Zoning, let the good  
23 architects, the great architects, have  
24 flexibility, but you start from a minimum at  
25 symmetry and then you go way, for key features.

129

1 And the other thing I'll just make a brief  
2 comment, when we did all of the analyses for  
3 Miami 21 and Miami and all that, 15 feet was  
4 the minimum on liners, typically. That's what  
5 we found. And that's what PPZ and others have  
6 done all over the country. That's typically  
7 what they've used. Now, I don't know if that  
8 includes the hallway or not or how they're  
9 figuring that number.

10 MR. BEHAR: No, it didn't. It didn't. It  
11 was just the habitable space.

12 MR. PARDO: No. Correct.

13 MR. ADAMS: Yeah. But, usually, I would  
14 say -- talking about the hundred foot lot,  
15 usually a hundred foot lot, you're not going to  
16 do structure parking. I mean, it's going to be  
17 very, very tight, and it's going to be very  
18 inefficient. So, typically, if you're in  
19 structured parking, you have -- like the last  
20 project, you have more than a hundred feet.  
21 You have, you know --

22 MR. BEHAR: Let me tell you, there's a lot  
23 of areas --

24 MR. ADAMS: Can you do it in a hundred feet  
25 and have structured parking?

130

1 MR. BEHAR: Yeah. I mean, there are -- we  
2 have a lot of examples that, unfortunately --

3 MR. ADAMS: Is it tight? Inefficient?

4 MR. BEHAR: Because you have no choice.

5 MR. SALMAN: Very inefficient.

6 MR. PARDO: Mr. Chairman --

7 CHAIRMAN AIZENSTAT: Yes, sir.

8 MR. ADAMS: Thank you.

9 MR. PARDO: -- I want to address two things  
10 that Mr. Adams --

11 CHAIRMAN AIZENSTAT: Thank you Mr. Adams.

12 MR. PARDO: -- addressed, and that is that  
13 the best practices manual, et cetera, that  
14 should be online for the public to see.  
15 Furthermore, the examples on Page 24, which now  
16 go from A to Z, Staff, I think, should create  
17 basically a pictorial of every example that is  
18 there and put it online, so the public can see  
19 what the intent is.

20 Right now, they read the ordinance and  
21 they're going to have to research every one of  
22 these buildings. Having a simple pictorial may  
23 be, you know, the best shot of that particular  
24 piece of architecture, I think would go a long  
25 way, where people then start to understand what

131

1 the vocabulary is.

2 CHAIRMAN AIZENSTAT: If you don't mind,  
3 Felix, I'd like to see if there's any other  
4 speakers, only because I'd like to go ahead and  
5 close it, if not.

6 THE SECRETARY: No more speakers, no.

7 CHAIRMAN AIZENSTAT: Neither on Zoom or --

8 THE SECRETARY: They haven't indicated or  
9 raised their hand.

10 CHAIRMAN AIZENSTAT: Okay. So at this  
11 point, I'll go ahead and close it to public  
12 comment. Please, continue, Felix.

13 MR. PARDO: Sure. So, you know, I think,  
14 having those two things there is not just a  
15 tool for the people that are using the Code,  
16 but it's also a great explanation of the  
17 vernacular, and I think it's very important for  
18 people to have that as an example, so they  
19 understand it.

20 I also believe, Mr. Chairman, that we got  
21 to basically Page 1. I really believe that we  
22 went through an hour and a half public hearing,  
23 which the applicant deserved to be heard. I  
24 think that it is very difficult. Mr. Adams  
25 just took a little bit of time here. He's, you

132

1 know, a person that just went through, you  
2 know, what we went through, and if you multiply  
3 the amount of people -- I think it's very  
4 difficult to actually look at every single one  
5 of these points in this format.

6 I really believe that, you know, it should  
7 be more of a maybe Planning Board Workshop to  
8 go over just the Code, you know, where we  
9 concentrate on only the Code, and I think it  
10 would be much more fruitful if we do it that  
11 way -- open to the public, and do it that way,  
12 because I think, if you go through every one of  
13 the pages -- because, for me, I marked up most  
14 of the sheets with comments and I did it in  
15 three different colors. I would love to be  
16 able to make color copies or have Staff make  
17 color copies of this and Staff keep a copy and  
18 then give them to all of the Board Members, so  
19 they can see my concerns, so when I start  
20 talking about it, you know, it doesn't become  
21 abstract.

22 That's just a suggestion, because I think  
23 that this is such an important item, that it  
24 will take hours and hours and hours to do it.  
25 That's just my thought.

133

1 what you're suggesting to do with this?

2 MR. PARDO: Because I didn't sit on that  
3 one, I sat on the original, and it took that  
4 amount of time, because it was so voluminous,  
5 and, in fact, we were transitioning from the  
6 original Zoning Code to the first ever, you  
7 know, more current one that we have today, what  
8 I'm saying is that, this only has 26 pages, but  
9 there's a lot of room for debate. We spent,  
10 you know, a good 20 minutes just talking about  
11 the depth of the windows, whether the sliders  
12 go this way, that way, but what we're  
13 discussing is actually bonus items,  
14 pre-requisite items, bonus items for a Level 1,  
15 bonus items for Level 2. I mean, they're  
16 important and I would like to hear, at least,  
17 all of our Board Members be able to contribute,  
18 to either agree or disagree.

19 MR. BEHAR: Yeah. I think you're  
20 absolutely correct. I think that this deserves  
21 to be one meeting specifically for this. You  
22 know, I know that myself, there's a lot of  
23 comments. I know that, with half an hour left,  
24 we're not going to be finish. So I think that  
25 maybe we got to schedule a meeting solely for

135

1 CHAIRMAN AIZENSTAT: I think what I'm  
2 hearing, if I'm understanding you correctly, is  
3 that, for this item, you'd like to have a  
4 session that will bring more input from the  
5 public, which I wonder if it will or it won't,  
6 because people, from my experience, usually  
7 don't come to some of these things, except at  
8 the end, when they have an issue, and that's  
9 when they come and say things.

10 But given that, what you're saying is, you  
11 want to have a workshop type style, where you  
12 devote -- the same we originally did with the  
13 Zoning Code Re-write, to go ahead and look at  
14 this item by item. I mean, we sat here during  
15 that Zoning Code Re-write years ago, the first  
16 one, where we sat here until midnight, for  
17 example. We started at six o'clock. Javier  
18 was on that with me. It was myself, Javier,  
19 and I know Robert --

20 MR. SALMAN: Robert was there.

21 CHAIRMAN AIZENSTAT: Yeah. It was the  
22 three of us and there were other individuals.  
23 We sat, basically, from 6:00 at night to  
24 midnights, over and over and over, going  
25 through, line by line, item by item. Is that

134

1 this. Whether we get input from the public or  
2 not, I think our comments is going to take  
3 every bit of those three hours that we're going  
4 to have.

5 MR. PARDO: And that's the thing, and you  
6 remember, Robert, when we were on the Blue  
7 Ribbon Committee, you know, that it went on  
8 hours and hours, but we were moving in the  
9 right direction.

10 MR. SALMAN: We were moving in this  
11 direction.

12 MR. PARDO: Exactly. And we still have an  
13 item to discuss, which is extremely important.  
14 I'm not trying to just table it. I'm trying to  
15 make sure that we just do it the right way.

16 CHAIRMAN AIZENSTAT: Would you -- not you,  
17 but would the Board like to add an additional  
18 date to discuss this, as opposed to the dates  
19 that we currently have already set on the  
20 agenda? And the reason I ask that is because,  
21 I don't know what projects or what is in the  
22 pipeline coming to us, and I think, when we  
23 discuss this, from what I'm hearing from  
24 everybody is, that we'd like to have a meeting  
25 where this is the only item on the agenda.

136

1 MR. PARDO: Mr. Chairman, I think that  
2 would be the least disruptive to Staff and the  
3 applicants, you know, because unless there's a  
4 month that there's no application or no other  
5 item, I think it would be --

6 MR. BEHAR: Jennifer, what's the minimum  
7 time that we need to advertise to have a  
8 Special Meeting?

9 MS. GARCIA: Ten days.

10 MR. BEHAR: Huh?

11 MS. GARCIA: Ten days.

12 MR. BEHAR: I mean, I'm -- two weeks from  
13 today, I mean --

14 MR. WITHERS: Do you want to start at four  
15 o'clock?

16 MR. BEHAR: I'm okay with that. You know  
17 what, I'd rather start at 4:00 and if we finish  
18 by 7:00, leave at 7:00, not leave at 9:00, you  
19 know.

20 MR. PARDO: I agree.

21 MR. COLLER: Jennifer, do you know if we --  
22 if the Commission is waiting for this?

23 MS. GARCIA: They are, and I think,  
24 actually, the Board of Architects was probably  
25 the one that was most adamant about -- moving

137

1 through the process, so they can use it for  
2 their review. They haven't gotten this for  
3 over a year and a half.

4 MR. COLLER: So if you had a meeting two  
5 weeks from now, if that's feasible, would that  
6 create an issue, a delay?

7 MR. GARCIA: Yeah. I mean, that's just  
8 more projects that have the same criteria that  
9 we have today.

10 MR. PARDO: I'm just trying to say that, in  
11 all fairness to everyone that's anticipating  
12 this, you know, adding that additional day as  
13 suggested by the Chairman, I think is a great  
14 idea. Starting off earlier, as suggested by  
15 Robert, is a great idea. But that way we can  
16 do it. There's no way we're going to do  
17 anything today to get this done, but to start  
18 off fresh -- and the other thing is, I don't  
19 know legally if we can, if we have our own  
20 comments, you know, whether we could give it to  
21 Staff and Staff could make copies and at least  
22 everybody has the ability of seeing, you know,  
23 these areas --

24 MR. COLLER: Well, there is a little bit --  
25 I think there's a way to do it, but I don't

138

1 think we can do it in that way. I think if we  
2 have -- there's a Sunshine area with  
3 communicating comments back and forth.

4 MR. PARDO: No. No. No. I'm not saying  
5 back and forth. What I'm saying is, giving  
6 them to Staff and having Staff distribute, only  
7 so we're prepared, so by the time we come to  
8 the meeting in two weeks, that we already have  
9 at least something.

10 MR. COLLER: I think the way to do it would  
11 be, to the members, distributed at an open  
12 meeting, where copies are made available to  
13 everyone, and they're also made available to  
14 the Board. So it's at a meeting, where that's  
15 done. You can't put Staff in the position of  
16 being the vehicle.

17 So I would suggest, unfortunately -- I  
18 don't know how could you do it and then avoid  
19 that. I will check with the City Attorney to  
20 see what her position would be, if the notes --  
21 each person's notes are copied and distributed  
22 prior to the meeting, and I will check and see.  
23 It may not be possible to do it that way, but I  
24 will discuss it with her.

25 I also think that this room is always in

139

1 such demand, and we've had meetings, and it may  
2 not be as ideal, in the conference room of the  
3 Planning Department, where it's been recorded.  
4 I don't know if that would --

5 MR. BEHAR: If you do a workshop --

6 MR. COLLER: Right. Well, that's what  
7 we're talking about.

8 MR. PARDO: And I'm saying, even the Police  
9 Department has -- we just had a Charter Review  
10 Committee there the other day, with the  
11 Commission, and it was a great location and it  
12 can be televised, et cetera. They have all of  
13 the equipment already set up.

14 MR. COLLER: So what do you think,  
15 Jennifer?

16 MS. GARCIA: Fine. We can see what's  
17 available.

18 MR. COLLER: But we'll probably likely  
19 need -- well, I'll discuss, again, with the  
20 City Attorney whether we probably will want to  
21 have a court reporter at that meeting.

22 MR. PARDO: You won't have a court  
23 reporter?

24 MR. COLLER: We probably will have --

25 CHAIRMAN AIZENSTAT: At a workshop.

140

1 MR. COLLER: At a workshop, we probably  
2 will have the reporter. I'll discuss that,  
3 because it's part of a legislative item that's  
4 being --

5 MR. BEHAR: And for the workshop, we still  
6 need ten days' notice?

7 MR. COLLER: Yes. Yes. So I don't know  
8 what the feasibility of --

9 CHAIRMAN AIZENSTAT: I mean, you'd have to  
10 circulate dates.

11 MS. GARCIA: Right.

12 CHAIRMAN AIZENSTAT: Because (A) you've got  
13 to find out what's available, when it's  
14 available and who is available?

15 MS. GARCIA: Correct.

16 CHAIRMAN AIZENSTAT: So I don't think  
17 that's a determination that could be made right  
18 now. Not because each of us may or may not  
19 know our schedules, but we don't know where  
20 they can fit us.

21 MS. KAWALERSKI: And I will be out until  
22 the 26th.

23 CHAIRMAN AIZENSTAT: So let's have it the  
24 23rd. I'm just teasing.

25 MS. KAWALERSKI: You would love it. Robert

141

1 would love it.

2 MR. BEHAR: No. No. No, Sue. Don't say  
3 that. No, actually, wait until you hear my  
4 comments.

5 CHAIRMAN AIZENSTAT: So I think -- going  
6 back to this, I think what I started saying or  
7 what I'm hearing is that the Board, as a whole,  
8 would really like have a workshop to go into  
9 depth and into detail on this, and we are -- as  
10 the Board as a whole are requesting Staff to go  
11 ahead and try to set that up, on a time that we  
12 can all attend.

13 MR. COLLER: I have one other question. I  
14 know you want to call it a workshop, but if  
15 you're able to come to some decision and you  
16 want to make a motion for a recommendation for  
17 approval, with modifications, I think you would  
18 want to be in a position to do that. So I know  
19 you want to call it a workshop. I think, my  
20 inclination was to say, a Special Meeting.

21 MR. BEHAR: I think that's the way we go.

22 MR. PARDO: That's fine.

23 MR. BEHAR: We don't need to have a  
24 workshop to then come back and have the meeting  
25 so we could vote on it.

142

1 MR. PARDO: I just used workshop, thinking  
2 you roll up your sleeves and get it done.

3 MR. COLLER: Well, I think you can roll up  
4 your sleeves and still call it a Special  
5 Meeting.

6 CHAIRMAN AIZENSTAT: All right. So now  
7 that we understand that that's what we would  
8 like, do we need a motion to defer this item?

9 MR. COLLER: Well, you need a motion to  
10 defer with the request for a Special Meeting  
11 with all delivered speed.

12 MR. PARDO: So moved.

13 CHAIRMAN AIZENSTAT: At a date when we --

14 MR. BEHAR: First available date.

15 MR. SALMAN: First mutually agreeable  
16 available date.

17 So moved.

18 MR. BEHAR: Second.

19 CHAIRMAN AIZENSTAT: Any discussion?

20 MR. COLLER: One other thought, if it turns  
21 out, amongst us, you can't come to a date  
22 that's agreeable other than next month, maybe  
23 we can think about starting earlier. So if we  
24 can't find another date, we have to meet here  
25 next month, that we could consider starting at

143

1 four o'clock. Is that a problem for the Board,  
2 since you're already scheduling that?

3 MR. BEHAR: No. I just don't know if we  
4 really have a month to wait to do that.

5 MR. COLLER: Right. We're hoping that we  
6 can find a date that everybody can agree to.

7 MR. BEHAR: I think, if you come back to us  
8 and tell us these are the available dates --

9 MR. WITHERS: Why don't we give some dates  
10 now?

11 MR. PARDO: Robert, just so you know, Sue  
12 gets back from China on the 25th.

13 MS. KAWALERSKI: That evening, on the 25th.

14 MR. PARDO: So Thursday would be the 26th.  
15 If you do --

16 MR. WITHERS: The following Wednesday, we  
17 can even do that, no, the 2nd?

18 MR. PARDO: Well, as a second date. In two  
19 weeks, that would be the 26th of September,  
20 Thursday.

21 MR. WITHERS: I wanted to give her a week  
22 of being inoculated before I sit next to her at  
23 the meeting. No. No.

24 MR. PARDO: We'll sit her next to Julio.

25 The second date, Mr. Chairman, would be

144

1 Wednesday, the 2nd, which would be in three  
2 weeks.  
3 MR. WITHERS: Yeah.  
4 CHAIRMAN AIZENSTAT: So right now we're  
5 floating 26th or 2nd.  
6 MR. WITHERS: Either one.  
7 CHAIRMAN AIZENSTAT: Now, does it have to  
8 be on a Wednesday?  
9 MR. PARDO: No. No. The first one, the  
10 26th, is a Thursday.  
11 CHAIRMAN AIZENSTAT: Got it.  
12 MR. PARDO: Because she gets back on  
13 Wednesday.  
14 MR. COLLER: I think October 2nd might be  
15 an issue.  
16 MR. BEHAR: It could be a couple of days  
17 before -- what day is October 2nd?  
18 MR. WITHERS: Wednesday.  
19 MR. BEHAR: I mean, it could be on a  
20 Tuesday. I mean, it doesn't really --  
21 CHAIRMAN AIZENSTAT: Okay. We've got to  
22 find out what's available.  
23 MR. BEHAR: It could be the 1st, the 2nd or  
24 the 3rd.  
25 MR. PARDO: And the venue, if it's

145

1 available, could be the police station.  
2 CHAIRMAN AIZENSTAT: If this isn't  
3 available.  
4 MR. PARDO: If this is not available, it  
5 could be there, and they have public there all  
6 of the time, and it could be recorded.  
7 CHAIRMAN AIZENSTAT: So the idea, just to  
8 be clear, would be sometime between the 26th to  
9 about the 2nd.  
10 MR. COLLER: Yeah, October 2nd is Rosh  
11 Hashanah sundown. So that will be probably a  
12 problem.  
13 CHAIRMAN AIZENSTAT: Between 26th and the  
14 3rd.  
15 MS. GARCIA: The 3rd is Rosh Hashanah.  
16 MR. COLLER: Well, the way it works is,  
17 it's always the evening before.  
18 MS. GARCIA: Yes.  
19 CHAIRMAN AIZENSTAT: Okay.  
20 MR. WITHERS: I'll accept his motion.  
21 CHAIRMAN AIZENSTAT: So the motion is  
22 between that. We have -- who seconded it? By  
23 Felix and by Chip Withers -- by Mr. Behar.  
24 MR. SALMAN: Through the Chair, a friendly  
25 amendment, that we start early.

146

1 CHAIRMAN AIZENSTAT: At four o'clock. The  
2 idea would be to start at four o'clock.  
3 MR. SALMAN: And include it in the  
4 recommendation.  
5 CHAIRMAN AIZENSTAT: Is that okay with you,  
6 Felix, to start at four o'clock?  
7 MR. PARDO: Yes.  
8 MR. WITHERS: With dinner served.  
9 MR. BEHAR: Again, if we start earlier,  
10 I'll bring some lunch.  
11 CHAIRMAN AIZENSTAT: So at four o'clock  
12 preferably start time on this.  
13 We have the second, which Mr. Behar agreed  
14 to. Any other discussion? No?  
15 Call the roll for deferment on it.  
16 THE SECRETARY: Felix Pardo?  
17 MR. PARDO: Yes.  
18 THE SECRETARY: Javier Salman?  
19 MR. SALMAN: Yes.  
20 THE SECRETARY: Chip Withers?  
21 MR. WITHERS: Yeah.  
22 THE SECRETARY: Robert Behar?  
23 MR. BEHAR: Yes.  
24 THE SECRETARY: Julio Grabiell?  
25 MR. GRABIEL: Yes.

147

1 THE SECRETARY: Sue Kawalerski?  
2 MS. KAWALERSKI: Yes.  
3 THE SECRETARY: Eibi Aizenstat?  
4 CHAIRMAN AIZENSTAT: Yes.  
5 Thank you.  
6 MR. COLLER: We have one more item.  
7 CHAIRMAN AIZENSTAT: Yes.  
8 MS. GARCIA: So this last item is pretty  
9 lengthy. The presentation is pretty lengthy,  
10 and I'm sure the discussion is going to be  
11 longer. I would suggest we just postpone on  
12 this.  
13 CHAIRMAN AIZENSTAT: Well, we have fifteen  
14 more minutes before we have to ask for an  
15 extension of time, which I think my other Board  
16 Members to my right and my left may not agree  
17 to an extension of time.  
18 MR. BEHAR: Mr. Chairman, if Jennifer is  
19 telling us -- Ms. Garcia is telling us that  
20 it's going to be lengthy and it's going to take  
21 -- I think, you know --  
22 MS. GARCIA: Yeah. There's no a rush on  
23 this one. We don't have any pending  
24 applications that we need --  
25 CHAIRMAN AIZENSTAT: Is there a motion to

148

1 defer --

2 MR. SALMAN: So moved.

3 CHAIRMAN AIZENSTAT: You're going to

4 readvertise, I'm assume, right? Okay. So

5 there's a motion to defer --

6 MR. BEHAR: I'll second it.

7 MR. COLLER: Date uncertain.

8 CHAIRMAN AIZENSTAT: -- by Javier, second

9 by Robert.

10 MR. WITHERS: And with all of the people,

11 we're sorry that you have to --

12 MR. COLLER: Let the record reflect that no

13 one is present to request --

14 CHAIRMAN AIZENSTAT: Correct. Let the

15 record reflect that.

16 Everybody in favor say aye.

17 (All Board Members voted aye.)

18 CHAIRMAN AIZENSTAT: Anybody against? No?

19 Given that, I'd like to see if there's a

20 motion to adjourn this meeting.

21 MR. BEHAR: I say we stay another 15

22 minutes.

23 MS. KAWALERSKI: I move to adjourn this

24 meeting.

25 CHAIRMAN AIZENSTAT: Thank you, Sue.

149

1 Sue makes a motion to adjourn. Is there a

2 second?

3 MR. GRABIEL: I second.

4 CHAIRMAN AIZENSTAT: Julio seconds.

5 All in favor say aye.

6 (All Board Members voted aye.)

7 CHAIRMAN AIZENSTAT: Anybody against?

8 Thank you very much.

9 (Thereupon, the meeting was concluded at

10 8:45 p.m.)

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150

1 C E R T I F I C A T E

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3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

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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 18th day of September, 2024.

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20 -----NIEVES SANCHEZ-----

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151