	Page 22		Page 23
1		1	
2	Correct.	2	much.
3	MALE SPEAKER: Okay.	3	MR. BEHAR: Next item please, Mr.
4	MR. TORRE: I'll continue my	4	Coller.
5	motion.	5	MR. CRAIG COLLER: Item E-7, an
6	MR. BUCELO: I'll second.	6	ordinance of the City Commission of Coral
7	MR. BEHAR: The motion is in	7	Gables, Florida amending the City of
8	accordance with department	8	Coral Gables Zoning Code, Article 8,
9	recommendations, correct?	9	"Historic Preservation" and Article 14
10	MR. ANDRES MEJIA: Yes.	10	"Process" to address inconsistencies in
11	RAMON TRIAS: Correct.	11	the Zoning Code and revise the Historic
12	MR. BEHAR: Please call the roll.	12	Designation process; providing for
13	MS. ARCELI REDILA: Mr. Withers?	13	severability clause, codification, and
14	MR. WITHERS: Yes.	14	providing for an effective date.
15	MS. ARCELI REDILA: Mr. Torre?	15	Item E-7 public hearing.
16	MR. TORRE: Yes.	16	MR. CEBALLOS: Good afternoon,
17	MS. ARCELI REDILA: Ms. Miro?	17	Mr. Chair. Fellow Board Members,
18	MS. CLAUDIA MIRO: Yes.	18	Assistant City Attorney Gus Ceballos. I
19	MS. ARCELI REDILA: Mr. Bucelo?	19	believe all of you have the staff report.
20	MR. MR. BUCELO: Yes.	20	Did all of your staff report print out
21	MS. ARCELI REDILA: Mr. Behar?	21	with all the information highlighted? I
22	MR. BEHAR: Yes.	22	noticed that in some of the staff
23	Motion passed, five to zero.	23	reports, it didn't show up, or at least
24	Congratulations.	24	in this area was blank.
25	MR. ANDRES MEJIA: Thank you very	25	If you don't know and it doesn't
23	PIR. ANDRES PIESTA: Mank you very	23	If you don't know and it doesn't
	Page 24		Page 25
1		1	
2	matter, we can hand you some new copies.	2	recommendation. This basically just
3	So this item is a little odd	3	creates the requirement that the notice
4	because, although it is in the zoning	4	is provided by that applicant and that
5	code, this deal strictly, predominantly	5	the report is also provided by that
6	with historic preservation, so most of	6	applicant. It was just simply an
7	these items will go before the Historic	7	inconsistency in the flowchart, so
8	Preservation Board, but as the zoning	8	further on in the body of the text, we
9	code requires, any changes to the zoning	9	have some changes. I'll go try to go
10	code come before planning and zoning for	10	one by one.
11	a recommendation.	11	The eligibility determination, we
12	Specifically, I will try to go as	12	are adding a 45-day timeline for
13	quick as possible. So if you notice on	13	determination to be completed, meaning if
14	the very first page on the flowchart,	14	you have a home in the City of Coral
15	basically what we're doing there is	15	Gables, regardless of when it was built,
16	currently, the way that the designation	16	you need to go to the Historic
17	moves forward is an applicant can bring	17	Preservation Department and get an
18	it forward. If the Historic Preservation	18	eligibility to demolish that structure.
19	Board determines not the Board my	19	That eligibility will now have a
20	apologies. The department determines	20	timeline. It won't be indefinite; it
21	that it does not meet the minimum	21	will be 45 days. Before, there was no
22	eligibility criteria an applicant can	22	timeline in the code, so this kind of
23	choose to move forward and present before	23	gives people
24	the Historic Preservation Board	24	MR. BEHAR: 45 days to get a
25	themselves without a staff	25	response from the department?
			ponde nom and adparament.

7 (Pages 22 to 25)

	Page 26		Page 27
1		1	
2	MR. CEBALLOS: That is correct.	2	we're if anything, we're lessening the
3	MR. BEHAR: Okay. The department	3	burden on them and we're giving them
4	has 45 days to give you an answer?	4	concrete deadlines so that people don't
5	MR. CEBALLOS: In terms of	5	come into the process not knowing how
6	eligibility determination, yes.	6	long it may take.
7	MR. TORRE: And if they don't?	7	MR. TORRE: This is from the time
8	MR. CEBALLOS: Then it's basically	8	it's received by the staff?
9	waived. It's basically they have	9	MR. CEBALLOS: Correct.
10	approved the demolition of the structure.	10	MR. TORRE: How many days?
11	So let me take a step back just to	11	MR. CEBALLOS: 45 days.
12	give you guys some background.	12	MR. TORRE: I understand.
13	The reason why a lot of these	13	MR. WITHERS:: So the application
14	modifications are moving forward, we	14	for demolition, it is I've never seen
15	recently had a case that we lost, and we	15	one.
16	are trying to shore up our code to avoid	16	MR. CEBALLOS: So an application
17	these errors or technicalities, which is	17	for demolition, you normally do in your
18	the reason that we lost. So we'd like to	18	building department, but as part of that
19	make sure that we don't have this issue,	19	checklist, your approvals, one of them is
20	moving forward. So this is kind of an	20	going to be a checkoff by Historic
21	attempt to shore up our historic	21	Preservation. So you need to submit a
22	preservation code.	22	request for a determination of historic
23	MR. BEHAR: But I think it creating	23	eligibility directly to the department.
24	burden for	24	The department will review it. It's very
25	MR. RAMON TRIAS: No. If anything,	25	preliminary in nature, and they will make
	Page 28		Page 29
1		1	
2	a determination on whether they believe	2	complete, in order to make a decision?
3	it can move forward to a full report, and	3	MR. CEBALLOS: That's just depending
4	then a full hearing before the Historic	4	on how long the determination is with the
5	Preservation Board.	5	building department, whether it be a few
6	MR. WITHERS:: So I present an	6	days, typically.
7	application for demolition?	7	So that will never count against
8	MR. CEBALLOS: Um-hum.	8	it. So once it gets to Historic
9	MR. WITHERS:: Does the is it	9	Preservation, that shot clock begins.
10	reviewed right then and there and, say,	10	MR. WITHERS:: I understand.
11	the clock starts here, or do you have	11	MR. CEBALLOS: Yes.
12	time to report back saying the	12	MR. WITHERS:: Because I'm worried
13	application is not filled out complete,	13	about the time frame because I've been
14	so your time hasn't really started the	14	waiting for six months, you know, oh, we
15	45-day time frame hasn't started?	15	haven't filled the application out
16	MR. CEBALLOS: Well, if there's any	16	complete, so there's no there's no
17	deficiency within the application, we	17	time frame on reporting back once the
18	would go ahead and let the applicant know	18	application has been time-stamped, dated
19	that there is a deficiency in the	19	in the department?
20	application and we'll go ahead and start	20	Do you understand what my question
21	that counter once it's gotten to Historic	21	is?
22	for their review.	22	MR. CEBALLOS: I think that that
23	MR. WITHERS:: So how do you let	23	analysis could be made for any permit
24	the applicant know that it's	24	request in the building department.
	insufficient, the application is not	25	MR. BEHAR: But I agree with

8 (Pages 26 to 29)

7 MR. CEBALLOS: If you'd like, what 8 I can do is I can probably include some 9 language that clarifies that that 45-day 10 starts from the moment Historic 11 Preservation receives the request. Does 12 that make sense? 13 MR. TORRE: In order to get the 14 response within 45 days, it needs to be 15 filled out in more detail, whatever the 16 case may be; is that a fair statement? 17 MR. CEBALLOS: That's fine. 7 request. 8 MR. WITHERS 10 building permit, the every single departs 11 every single departs 12 it, mechanical, whatever the 13 Historic is one of the will not check it unto request for the historic to the his	s: It's two applications. You mit, like a demolition : Right. s: As part of that ere is a checklist for ment; plumbing checked tever is required. ose checks. They
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case may be; is that a fair statement? 16 MR. WITHERS MR. CEBALLOS: That's fine. 17 that.	
17 MR. CEBALLOS: That's fine.	: Right. I understand
1111 0-2-11-001 111101	
18 MR. TORRE: You're just saying it's 18 MR. CEBALLOS	
_ · · · · · · · · · · ·	S: So 45 days from that
19 not past 45 days to get you answer, 19 historical determina	ition, through
20 whatever the 20 Historic is the timel	ine that I'm
21 MR. CEBALLOS: Typically that 21 referring to.	
22 answer comes much quicker than 45 days, 22 MR. WITHERS	: So by the time it
but now it gives it a hard stop in the 23 gets to Historic, even	erything else has
24 code. Does that make sense? 24 been checked off?	
25 MR. WITHERS: Yeah, I'm still not 25 MR. CEBALLOS	S: It may or may not
Page 32	Page 33
1 1	
2 have because you have submitted a 2 right now is "the de	etermination of
3 concurrent. I may have gone to you as 3 eligibility is complet	ted by the Historic
4 the building department and submitted the 4 Preservation officer	within 45 days of
5 application, and then I went over to 5 submittal." I can s	imply change that.
6 Historic and I submitted the request for 6 "Within 45 days of	
7 eligibility determination. 7 submittal."	
8 MR. WITHERS: I don't understand 8 So if staff were	e to find it as
9 historic gets a letter saying 9 deficient, gives it b	ack to you, you take
10 MR. CEBALLOS: You could do that 10 a week to complete	that document, that
11 independent of the militia. So you don't 11 shot clock begins w	hen you resubmit that
even need a demolition. You can just go 12 completed so	
13 straight to Historic and request an 13 MR. BEHAR: 1	That's good, but by the
14 eligibility determination. 14 same token, you kr	now, we don't want staff
15 MR. BEHAR: I think, to his point 15 to take two weeks	to contact the
16 MR. CEBALLOS: Yeah. 16 applicant, oh, your	application was
17 MR. BEHAR: Is how do we ensure that 17 incomplete.	
the application starts triggering the 45 18 That's my conc	ern, because it could
days? Because Historic may keep it there 19 happen, both ways.	. How did we how do
for two weeks before they start even 20 we set the guideline	es that when that I
21 reviewing the application. I'm just 21 gave it to you last v	week. Oh, it was
how do we ensure that that time frame 22 Labor Day Weeken	d. I don't care. I gave
23 that's 23 it to you Thursday.	It doesn't mean
24 MR. CEBALLOS: I can correct this 24 (inaudible) or if the	y lose it, so if
very simply. If you notice the language 25 they're going to cou	unt those five days.

9 (Pages 30 to 33)

## A MR. CEBALLOS: Well, I think	Page 35	Page	Page 34	
somebody		1	1	1
## MR. CEBALLOS: Well, I think MR. TORRE: When does the clock start ticking subjectively? MR. CEBALLOS: I think once you get it dropped off it gets stamped, and that's the date that the city receives it. That's with any document. MR. BEHAR: Maybe that's the way to do it. You should get, like, a receipt saying on this MR. BEHAR: Maybe that's the way to do it. You should get, like, a receipt saying on this MR. BEHAR: Maybe that's the way to do it. You should get, like, a receipt saying on this MR. CEBALLOS: When you typically drop off any sort of document in the city, you get a stamp and it says this was received on X date. Even if it comes to the city attorney's office and you brought a document, we will stamp it, provide you with a copy that says you dropped this off that date, and assuming that it is 23 : I guess I guess they'll review it, the staff will review it to make sure that the application is so years. At the end of the day, I believe the determination has always been said, do we want to err on the side of promotting historic preservation, and they've never chosen to modify that in any way. MR. BEHAR that is basically the (inaudibe) that this city has. MR. TORRE: I mean, if the property in scompliant it should be up to the city staff and the applicant. We should not have somebody that lives ten miles away apply for the submission of something that had nothing to do, and think we have that we leave to. MR. CEBALLOS: The in the city was the submission of something that had nothing to do, and think we have that the city staff would say we believe this is should be recommended for ^CK by the Board. In this case, you're saying anybody could take anybody's house the declines that were in our code, also had some inconsistences of documents should be available to documents should be av	yes, it is	2 completed, that it says, yes, it is	2 "I already gave it to you." If	2
SMR. TORRE: When does the clock start ticking subjectively? MR. CEBALLOS: I think once you get it dropped off it gets stamped, and that's the date that the city receives it. That's with any document. MR. CEBALLOS: Staff, pro owner, and I believe it is citizen the code defines it, which mean that resides within the city who saying on this MR. CEBALLOS: When you typically drop off any sort of document in the saying on this MR. CEBALLOS: When you typically drop off any sort of document in the city, you get a stamp and it says this ot to the city attorney's office and you to to the city attorney's office and you are dropped this off that date, and assuming that it is I guess I guess they'll carely that it is I guess I guess they'll carely the determination, has always been said, do we want to ern on the side of promoting historic preservation, and they've never chosen to modify that in any way. MR. BEHAR: that is basically the (inaudible) that this city has. MR. CEBALLOS: I believe the determination has always been said, do we want to ern on the side of they've never chosen to modify that in any way. MR. BEHAR: that is basically the (inaudible) that this city has. MR. TORRE: I mean, if the property is compliant it should be up to the city staff and the companion of the applicant we have a case on the and we mide a case on th	an otherwise, take	3 completed. The staff can otherwise, tak	3 somebody	3
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MR. CEBALLOS: I think once you get it dropped off it gets stamped, and that's the date that the city receives 9 owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the order of the city anybody? Or is it staff and the order of the staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the only anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the owner? Or cold it be anybody? Or is it staff and the order owner, and I believe it is coldzen to mower, and I believe it is coldzen the code defines it, which mean is clized that the row eligible to vote in owner, and I believe to selections. Anyone. Regardless is clizent in the cligible to vote in our municipal elections. Anyone. Regardless is clizent in the cligible to vote in our municipal elections. Anyone. Regardless of wormone. Regardless of wormone. The propers is clizent in the clive stampen in the clizent in the code defines it, which mean is clizent in the clizent in	nave another	5 MR. WITHERS: I have another	5 MR. TORRE: When does the clock	5
### Bit dropped off it gets stamped, and that's the date that the city receives in that's with any document. ### MR. BEHAR: Maybe that's the way to do it. You should get, like, a receipt in the code defines it, which mean that resides within the city who is awaying on this ### MR. CEBALLOS: When you typically in the code defines it, which mean that resides within the city who is city, you get a stamp and it says this in city, you get a stamp and it says this in the city attorney's office and you is source; in the code defines it, which mean that resides within the city who is city, you get a stamp and it says this in the city attorney's office and you is source; in the code defines it, which mean that resides within the city who is city, you get a stamp and it says this in the city attorney's office and you is down south, and you can design property in North Gables. #### Would in the city who owe is coation in comparison to the property in that it is ### 20 provide you with a copy that says you down south, and you can design property in North Gables. ### WITHERS: How do we because somebody could be ter in and says! I want to apply for historical designation. ### Page 36 ### 22 years. At the end of the day, I believe it is comparison to the property in the determination has always been said, do we want to err on the side of the determination has always been said, do we want to err on the side of the determination has always been said, do we want to err on the side of the determination has always been said, do we want to err on the side of the flow in the comparison of the property in its compliant it should be up to the city in the property in its compliant it should be up to the city in the property in its compliant it should be up to the city in the property in the submission of something that had nothing to do, and I think we have	oply for	6 question. Who could apply for	6 start ticking subjectively?	6
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22 and say, we recommend that this house by 22 applicant. And we lost some rea	ailable to an	documents should be available to an	saying anybody could take anybody's house	21
	some real, in my	applicant. And we lost some real, in my	and say, we recommend that this house by	22
the Board, is my presentation. My review 23 opinion, technicalities, not really	ot really but	opinion, technicalities, not really but	the Board, is my presentation. My review	23
process, that being personal, private 24 that's neither here nor there. The second sec	here. That's	24 that's neither here nor there. That's	process, that being personal, private	24
25 staff report. 25 really where all this stemmed so	nmed so, so I	25 really where all this stemmed so, so I	staff report.	25

10 (Pages 34 to 37)

	Page 38		Page 39
1		1	
2	went through the code along with the	2	property, historic determines that
3	historic preservation team and we kind of	3	property doesn't meet the minimum
4	went through some items. There was also	4	criteria, but I want to proceed forward
5	some general cleanup, but all the other	5	anyways as the applicant.
6	substantive changes all stemmed from	6	This basically just creates
7	that.	7	timelines and shores up that process and
8	MR. TORRE: So normally, the staff	8	shifts the burden away from our staff,
9	says, your house is deemed historical,	9	who already determined that it doesn't
10	and the person says, no, it isn't, the	10	meet eligibility criteria, so they're not
11	comes from the staff.	11	going to be required to do a report. You
12	MR. CEBALLOS: I would say it's a	12	as an applicant, if you want to move the
13	significant portion of evidence.	13	property forward, you need to prove go
14	MALE SPEAKER: In this case, we're	14	ahead and
15	promoting that individual will say we	15	MALE SPEAKER: So ^ CK was that.
16	think it's historical, says no, it's not.	16	MR. CEBALLOS: Correct. So that
17	You say, yes, it is, and we're going to	17	the box originally, this was wrong,
18	do a report to prove that it is. So it's	18	frankly. The flowchart was just not an
19	like taking (inaudible) and we're going	19	accurate reflection of the body of the
20	to take it.	20	code. So it basically stated that the
21	MR. CEBALLOS: So just to be clear,	21	designation recommended, let's say I said
22	though, that process has always existed	22	no. Yes. Then staff would have to
23	in our code, at least in the decade.	23	provide the notice, staff would have to
24	That process where me as an applicant, I	24	provide the report.
25	can try to designate Mr. Trias's	25	MALE SPEAKER: That's why I've
1	Page 40	1	Page 41
2	always let the staff, even when they	2	think that's what has to. My concern is
3	don't believe that it's historical, they	3	that Mr. Trias would come and say, I want
4	still have to prove so the report	4	to apply for my house to be designated
5	would only come to deny, because	5	historical. Now I have to go and argue
6	MR. CEBALLOS: Which is the reason	6	against it and fight it, and that's
7	why	7	not that's not right. I mean
8	MALE SPEAKER: I said no, so the	8	MR. CEBALLOS: Understood. Just
9	report is kind of negative.	9	that's not in the scope of the proposed
10	MR. CEBALLOS: This process does	10	amendment today.
11	not I'll be honest with everyone here.	11	MR. TORRE: I agree. That's been a
12	This does not come up very often.	12	rule for a long time. So what is
13	There's a few times where a process goes	13	different is that now the proponent has
14	forward, it goes to eligibility, staff	14	the department make their own staff
15	determines it is not eligible. Very rare	15	report
16	do we have an occasion where somebody	16 17	MR. CEBALLOS: Correct.
17 18	wants to move forward and present an	18	MR. TORRE: versus staff report
19	application, against staff recommendation for a property that is not their own.	19	was forced to beat up on staff. MR. CEBALLOS: Correct.
20	I'm not saying it's not possible.	20	MALE SPEAKER: You're getting,
21	I can only speak to my experience in the	21	maybe, someone who didn't want to do it.
22	last four years.	22	Now you may have professional
23	MR. BEHAR: I think the 45 days, I	23	MR. CEBALLOS: And it shifts the
	• •	24	
24	think is great. Because you can set a	4	purgen to me as an applicant who wants to
24 25	think is great. Because you can set a time limit for that to occur. And I	25	burden to me as an applicant who wants to designate Mr. Trias's property. The

11 (Pages 38 to 41)

responsibility is on me. It's no longer I submitted a one-page document that says that property may be eligible, now staff is. We're moving that for the moment. MALE SPEAKER: Okay. Well, are—if someone from outside the city finds an applicant to be their proxy, who designates it? MR. CEBALLOS: It's possible. MR. CEBALLOS: That's a whole in other current proposal. MR. CEBALLOS: That's a whole in other current proposal. MR. CEBALLOS: That's a whole in other current proposal. MR. CEBALLOS: It's go back to the incompany to the incompany to a will not be incompany to a word any sort of further challenge. MR. CEBALLOS: That's a whole incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. MR. CEBALLOS: It will move on to incompany to a word any sort of further challenge. The next section is for designation in the sort of the city, it's a which is not originally there. So once again, the property owner will have more in the company to a word and a written statement as to why this would need to meet criteria. Day the property owner will have more in the company to a word and the property in the sort of the city, it's a sort of the city, it's a sort of the city		Page 42		Page 43
designated historic. And there will be a final hearing within 90 days of eligibility. There is some language that we're still discussing, but I believe we're some by days', and it's purstill without and we'll be predicted and seven applicant that in any or additionally and the says 'as and it's just single protected as much as possible. Page 45 P	1		1	
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S. We're moving that for the moment.	4	that property may be eligible, now staff	4	final hearing within 90 days of
6	5		5	eligibility. There is some language that
we'll be presenting to the commission without that language that says "as their proxy, who designates it? MR. CEBALLOS: It's possible. MR. CEBALLOS: That's a whole to hother change outside the scope of the current proposal. MR. CEBALLOS: That's a whole to worth proposal. MR. CEBALLOS: That's a whole to worth proposal. MR. CEBALLOS: That's a whole to worth proposal. MR. CEBALLOS: That's a whole to the form of the statement as to what they're really looking at. So it's days, the eligibility before, simply to meet eligibility before, simply a we'll include some of that criteria, which is not originally there. So once again, the property owner will have more to why this would need to meet criteria. So once again, just shoring up this process so in case we have applicants that are outside, as you stated. More often than not, applications for designation come from outside, as you stated. More often than not, applications for designation come from outside, as you stated. More often than not, applications for designation come from outside of the city, it's shoring up the process to make sure that a property owner's property rights are being protected as much as possible. Additionally, districts in their when you submit for a district, it needs to also include boundaries and it needs to include all that information for every single property within the district. MR. CEBALLOS: Un tham. MR. CEBALLOS: Um-hum. MR. BEHAR: If a house really is not a contributing house, and it happened in my neighborhood, sall houses do not qualify for any historical destination. But yet we have to go and argue that, you know, shouldn't it be limited to those areas that are really contributing. Not just as a family that you get houses that are not to also include boundaries and it needs to homes, and all it has is ten addresses. MR. CEBALLOS: So it just depends on howe, and	6	-	6	
symbol that language that says "as practically possible within the 90 days," and it's just simply put within 90 days, and it's just simply put within 90 days. The sign proposal. MR. CEBALLOS: That's a whole MR. CEBALLOS: That's a whole MR. CEBALLOS: I will move on to is going to be submitting a request for designations so an applicant that is going to be submitting a request for designations so an applicant that is going to be submitting a request for designations so an applicant that is going to be submitting a request for designation is no longer going to be a one-page simple document that is, frankly, not complete and doesn't provide our department with the full picture of what they're really looking at. So it's going to be valoured our department with the full picture of what they're really looking at. So it's going to now have to require the tax going to now have to require the ta	7	Well, are if someone from	7	
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MALE SPEAKER: That's a whole different	9	their proxy, who designates it?	9	
11 MALE SPEAKER: That's a 11 12 12 13 14 14 14 15 15 15 15 16 15 16 15 16 16	10	-	10	and it's just simply put within 90 days
MR. CEBALLOS: That's a whole 14 'nother change outside the scope of the current proposal. 15 designations so an applicant that is going to be submitting a request for designation is no longer going to be a one-page simple document that is, frankly, not complete and doesn't provide our department with the full picture of what they're really looking at. So it's going to now have to require the tax folio, the location map, date of construction, the architect tird is known. If it's a we'll include some of that criteria, which is not originally there. So once again, the property owner will have more Page 44 Page 45 MR. CEBALLOS: I will move on to the next one. So building on the 45 going to now have to require the tax folio, the location map, date of construction, the architect tird is known. If it's not known it obviously cannot be included. Color photos of the Page 44 Page 45 MR. CEBALLOS: Um-hum. MR. BEHAR: If a house really is not a contributing house, and it happened in my neighborhood, Santa Maria, which outside, as you stated. More often than not, applications for designation come from our staff, but in the case that it comes from outside of the city, it's ocomes from outside of the city, it's shoring up the process to make sure that a property owner's property rights are being protected as much as possible. Additionally, districts in their when you submit for a district, it needs to also include boundaries and it needs to include all that information for every single property within the district, the district, the district, the des to also include boundaries and it needs to homes, and all it has is ten addresses. That's no longer being considered sufficient. There needs to be more information provided. designation is no one-page simple document that is, fersinglanton submit for a designation frankly, not complete and one-page simple document that is, frankly, not complete and one-page simple document that is, frankly, not complete and one-page simple document that is, frankly, not complete and o	11	MALE SPEAKER: That's a	11	to avoid any sort of further challenge.
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23 information provided. 23 Historic Preservation Board. That is			1	
, ,			1	3
24 MALE SPEAKER: 1 think this is my 24 so as you mentioned, you have 20 homes		•		
25 conflict on that iccur on a district 25 that are all on the same street bever		•		* * *
conflict, on that issue, on a district. 25 that are all on the same street, you have	۷)	conflict, on that issue, on a district.	23	ulat are all oil the same street, you have

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The City of Coral Gables

	Page 46		Page 47
1		1	
2	one home that happened to have been built	2	how far that boundary will be set.
3	in the 1980s. That's fine that can be a	3	MR. CEBALLOS: As of right now
4	noncontributing structure but it will	4	that's that's never been an issue, and
5	require review from the Historic	5	that's currently not being considered for
6	Preservation Board as to how the proposal	6	a change at the moment.
7	will affect the district itself, not	7	MR. TORRE: That's good. I know
8	necessarily the property itself.	8	you know this part. You ask for the
9	MR. BEHAR: But if that house comes	9	determination with the 45 days ahead of
10	to for demolition, even in a	10	you (inaudible). We're going to take it
11	historical district	11	to the Board. Once it says it is to be
12	MR. CEBALLOS: I think historic in	12	determined, then it goes to the Board,
13	that particular instance once again, I	13	and then it says 90 days for them to
14	can't I can't foresee the future and I	14	review and give you the final
15	can't speak to it unless I see the	15	determination by the Board. Is that
16	specifics of that property. I suspect	16	correct?
17	that that would probably be looked upon	17	MR. CEBALLOS: 90 days to go before
18	favorably. Their concern would be what	18	the Board, yes. So
19	is being built that would be	19	MR. TORRE: So 45 plus 90
20	complementary to the historic district.	20	MR. CEBALLOS: Correct.
21	Well, obviously, not being historic,	21	MR. TORRE: For a final it's
22	because if it's not historic you can't	22	going to be an up or down vote by the
23	obtain get historic from a new home.	23	Board?
24	MR. Behar: And you said you need,	24	MR. CEBALLOS: Correct.
25	like, boundaries. We have limitations on	25	MR. TORRE: If it says if the
	Page 48		Page 49
			ruge 43
1		1	Tage 13
1 2	say, no, it's not, the criteria are not	1 2	days. You have 60 days.
	say, no, it's not, the criteria are not there you have 30 days the applicant	1	_
2		2	days. You have 60 days.
2 3	there you have 30 days the applicant	2 3	days. You have 60 days. MR. TORRE: 60 days more?
2 3 4	there you have 30 days the applicant has 30 days to provide a report; is that	2 3 4	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes.
2 3 4 5	there you have 30 days the applicant has 30 days to provide a report; is that correct?	2 3 4 5	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes. MR. TORRE: Doesn't it have to go
2 3 4 5 6	there you have 30 days the applicant has 30 days to provide a report; is that correct? MR. CEBALLOS: For so once	2 3 4 5 6	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes. MR. TORRE: Doesn't it have to go through the Board?
2 3 4 5 6 7	there you have 30 days the applicant has 30 days to provide a report; is that correct? MR. CEBALLOS: For so once you once a staff staff determine	2 3 4 5 6 7	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes. MR. TORRE: Doesn't it have to go through the Board? MR. CEBALLOS: 60 days to go to the
2 3 4 5 6 7 8	there you have 30 days the applicant has 30 days to provide a report; is that correct? MR. CEBALLOS: For so once you once a staff staff determine no, you have 30 days to complete that	2 3 4 5 6 7 8 9	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes. MR. TORRE: Doesn't it have to go through the Board? MR. CEBALLOS: 60 days to go to the Board.
2 3 4 5 6 7 8	there you have 30 days the applicant has 30 days to provide a report; is that correct? MR. CEBALLOS: For so once you once a staff staff determine no, you have 30 days to complete that report and provide it to staff so we can	2 3 4 5 6 7 8	days. You have 60 days. MR. TORRE: 60 days more? MR. CEBALLOS: Yes. MR. TORRE: Doesn't it have to go through the Board? MR. CEBALLOS: 60 days to go to the Board. MR. TORRE: So those 60 days is for
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13 (Pages 46 to 49)

	Page 50		Page 51
1		1	
2	within 60 days, with this report,	2	So
3	wherever the report is.	3	MR. WITHERS: I was serious when I
4	MR. CEBALLOS: At the end of the	4	said an outside group
5	day, the staff is not really going to be	5	MR. CEBALLOS: So now that I'm
6	taking a position.	6	thinking about it so
7	MR. TORRE: Well, that's	7	MR. WITHERS: An outside
8	MR. CEBALLOS: So it's basically on	8	preservation group
9	the applicant. So it's just a matter of	9	MR. CEBALLOS: Um-hum.
10	working with staff, making sure we get	10	MR. WITHERS: Hires me as a neighbor
11	notice out for that next Historic	11	to, you know, designate, and the city
12	Preservation meeting within 60 days,	12	turns it down and the neighbor says,
13	because that's really the biggest concern	13	well, is that now that outside group,
14	when we're talking about timelines, is	14	are they the aggrieved party?
15	sending out notice. Once we take care of	15	MR. CEBALLOS: They're not the ones
16	the notice provision, it can be held	16	who filed the appeal?
17	within 30 days.	17	MR. WITHERS: No. They're not
18	MR. WITHERS: Can anyone other than	18	MR. CEBALLOS: They're not the ones
19	the applicant appeal?	19	who filed the application, then no they
20	MR. CEBALLOS: Anybody who is an	20	wouldn't.
21	aggrieved party can appeal. The code	21	MR. WITHERS: In fact, I don't know.
22	defines an aggrieved party I can't	22	Can they file a joint application with a
23	think of it off the top of my head. I	23	homeowner? I don't know.
24	don't know if counsel can look up	24	MR. CEBALLOS: Typically we only
25	aggrieved party.	25	MR. WITHERS: I'm just trying to
1	Page 52	1	Page 53
2	keep, you know, something from developing		feet and you have to receive notice.
2	keep, you know, something from developing down	2 3	feet and you have to receive notice. So why the notice is important?
	down	2	So why the notice is important?
3	down MR. CEBALLOS: So now I recall.	2 3	So why the notice is important? During this process until it goes to a
3 4	down MR. CEBALLOS: So now I recall. Aggrieved party is somebody within a	2 3 4	So why the notice is important? During this process until it goes to a hearing, you don't receive notice. So
3 4 5	down MR. CEBALLOS: So now I recall. Aggrieved party is somebody within a thousand feet of the property that has	2 3 4 5	So why the notice is important? During this process until it goes to a hearing, you don't receive notice. So your neighbor, so you're four houses down
3 4 5 6	down MR. CEBALLOS: So now I recall. Aggrieved party is somebody within a thousand feet of the property that has received notice. Any person or applicant	2 3 4 5 6	So why the notice is important? During this process until it goes to a hearing, you don't receive notice. So your neighbor, so you're four houses down and somebody else files a designation
3 4 5 6 7	down MR. CEBALLOS: So now I recall. Aggrieved party is somebody within a thousand feet of the property that has received notice. Any person or applicant received courtesy notice of public	2 3 4 5 6 7	So why the notice is important? During this process until it goes to a hearing, you don't receive notice. So your neighbor, so you're four houses down and somebody else files a designation application and that designation ends up
3 4 5 6 7 8	down MR. CEBALLOS: So now I recall. Aggrieved party is somebody within a thousand feet of the property that has received notice. Any person or applicant	2 3 4 5 6 7 8	So why the notice is important? During this process until it goes to a hearing, you don't receive notice. So your neighbor, so you're four houses down and somebody else files a designation application and that designation ends up getting denied, you, four houses down,
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14 (Pages 50 to 53)

	Page 54		Page 55
1		1	
2	block away cannot because they are not	2	to be considered before a quasi-judicial
3	considered an aggrieved party under our	3	Board needs to be available five days
4	code.	4	before the hearing. We found that to be
5	You have to receive notice or you	5	a bit challenging because, let's say,
6	need to be the applicant or the property	6	somebody is wants to designate my
7	owner or the city.	7	property and I don't believe it's
8	***FEMALE SPEAKER: It doesn't	8	historic. Now, I only get five days
9	matter if you live within a thousand	9	before the hearing to review the
10	feet?	10	materials to then prepare to rebut it?
11	MR. CEBALLOS: You need to receive	11	So we are now increasing that time limit
12	notice. So if the item that is being	12	and making it 14 days. So you as a
13	appealed does not send out notice	13	property owner will get at least 14 days
14	***FEMALE SPEAKER: Okay, then.	14	to review any designation report prior to
15	MR. CEBALLOS: You can't be a	15	the meeting so that you have an abundance
16	party. If that makes sense.	16	of due process to make sure you have
17	Shall I proceed?	17	enough time to go ahead and prepare your
18	MR. BEHAR: Yes, proceed.	18	case, whatever way it needs.
19	MR. CEBALLOS: So the applicant has	19	The last change I have here is the
20	stated the report must be due within 30	20	historical determination letters. That's
21	days, and it will be then held in the	21	simply an error that was in the code.
22	next preservation Board.	22	One part of the code said 18 months; one
23	One little nuance change: Before	23	part of the code said six months. It's
24	or currently our code requires that any	24	always been 18 months. So we're just
25	sort of exhibits or items that are going	25	fixing that error. It's 18 months.
1	Page 56	1	Page 57
2	The Me have lane the determined of the		
	That's how long the determination letters	2	MR. BEHAR: Claudia whenever or
3	That's how long the determination letters last before they're expired.	2 3	MR. BEHAR: Claudia whenever or whoever makes a motion could put that
	_		
3	last before they're expired.	3	whoever makes a motion could put that
3 4	last before they're expired. I believe that is the scope of all	3 4	whoever makes a motion could put that language in.
3 4 5	last before they're expired. I believe that is the scope of all the changes, if you have any other	3 4 5	whoever makes a motion could put that language in. MS. MIRO: Right. I just wanted
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3 4 5 6 7	last before they're expired. I believe that is the scope of all the changes, if you have any other questions. MR. BEHAR: Thank you. We'll do	3 4 5 6 7	whoever makes a motion could put that language in. MS. MIRO: Right. I just wanted clarification, what that language was, MR. TORRE: If there's an outside
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1		1	
2	opposite? In a way? Is that something	2	MR. CEBALLOS: You have 45 for
3	that they have a right to do?	3	eligibility.
4	MR. CEBALLOS: They can. I mean,	4	MR. WITHERS: You're saying it is
5	they're going to provide their report,	5	and you're providing a report that says
6	whether it be as simple as simply stating	6	and then you do have to be for the
7	you don't believe the property meets the	7	Board it's 60 days, but then to rule
8	criteria for A, B, and C. What level of	8	whether that scenario
9	preparation and rebuttal they're going to	9	(Crosstalk).
10	have and cross-examination of witnesses,	10	MR. TORRE: If it fails, it has to
11	that's really up to their staff.	11	go to the Board.
12	MR. TORRE: But the rules apply,	12	MR. WITHERS: Is the 14 days
13	that this is basically a	13	sufficient to respond?
14	MR. CEBALLOS: It's a	14	MR. CEBALLOS: We currently have it
15	quasi-judicial hearing. They could make	15	at five. It's one of the comments that
16	that case.	16	the courts have in our case, so we
17	MR. TORRE: And if there's no	17	suspect that 14 days is more than
18	response in that 60-day time frame,	18	sufficient.
19	then	19	MR. BEHAR: All right. We've got a
20	MR. CEBALLOS: Then the property	20	motion.
21	would be determined not designated.	21	MR. WITHERS: Do you want to add any
22	You're talking about the 90-day time	22	conditions?
23	limit?	23	MR. BUCELO***: I think the 45 days
24	MR. TORRE: Well, it's 30 and 60,	24	was pretty self-explanatory.
25	right?	25	MR. BEHAR: Do I have a second?
	Page 60		Page 61
1		1	
2	MR. BUCELO***: Second.	2	certain requirements in the information
3	MR. TORRE: So this is one of the	3	that's being submitted. That's, I think,
4	last discussion points, and this is just	4	the key point here.
5	this is residential and commercial	5	MR. TORRE: I think a little
6	properties?	6	different because staff would be the ones
7	MR. CEBALLOS: Any property in the	7	responsible to do it, either way, whether
8	City of Coral Gables.	8	you liked it or not, they were supposed
9	MR. TORRE: So if there was a	9	to do it.
10	possible designated historical property	10	MR. CEBALLOS: Yes.
11	in the middle of the block that the	11	Now it's not that way. Now, you
		1 10	
12	developer was trying to assemble. Okay.	12	can bring in the big guns and say, we're
12 13	developer was trying to assemble. Okay. MR. CEBALLOS: I mean, we don't	13	, , , , ,
	, , -		can bring in the big guns and say, we're
13	MR. CEBALLOS: I mean, we don't	13	can bring in the big guns and say, we're going to prepare the most extensive
13 14	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's MALE SPEAKER: It did involve	13 14	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we
13 14 15	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's	13 14 15	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we bring it in and now it becomes a real big
13 14 15 16	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's MALE SPEAKER: It did involve	13 14 15 16	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we bring it in and now it becomes a real big deal.
13 14 15 16 17 18	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's MALE SPEAKER: It did involve (inaudible). You're looking at something	13 14 15 16 17 18 19	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we bring it in and now it becomes a real big deal. MALE SPEAKER: Challenge. MR. CEBALLOS: But I think I know it would be the same way it was
13 14 15 16 17 18 19 20	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's MALE SPEAKER: It did involve (inaudible). You're looking at something much more. MR. CEBALLOS: So just to repeat it, something that always uses the code.	13 14 15 16 17 18 19 20	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we bring it in and now it becomes a real big deal. MALE SPEAKER: Challenge. MR. CEBALLOS: But I think I know it would be the same way it was before. The only difference is that now
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13 14 15 16 17 18 19 20 21	MR. CEBALLOS: I mean, we don't have to go very far. There's commercial property right there that's MALE SPEAKER: It did involve (inaudible). You're looking at something much more. MR. CEBALLOS: So just to repeat it, something that always uses the code. You could have always come forward and tried we're making it not more	13 14 15 16 17 18 19 20 21 22	can bring in the big guns and say, we're going to prepare the most extensive historical preparation we can and we bring it in and now it becomes a real big deal. MALE SPEAKER: Challenge. MR. CEBALLOS: But I think I know it would be the same way it was before. The only difference is that now instead of having staff take the time to make a presentation that they don't feel

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1		1	
2	have had your big firms, your big	2	MR. MR. BUCELO: Yes.
3	lawyers, and certainly had the same	3	MS. ARCELI REDILA: Mr. Behar?
4	outcome.	4	MR. BEHAR: Yes.
5	They would have had the same	5	MS. ARCELI REDILA: Mr. Withers?
6	opportunity to speak. This is really	6	MR. WITHERS: Yes.
7	intended to shore up the process and make	7	MR. BEHAR: Okay. Thank you. Next
8	sure that property owners are given an	8	item please.
9	accurate timeline and they are held out	9	MR. COLLER: Item E-8.
10	in the wind, if you will.	10	An Ordinance of the City Commission
11	MR. TORR: Is Staff in full support	11	of Coral Gables, Florida providing for a
12	of this?	12	text amendment to the City of Cora Gables
13	MR. CEBALLOS: Yes. This was 100	13	Official Zoning Code by amending Article
14	percent a collaboration with myself and	14	10, "Parking and Access," Section 10-110,
15	the department.	15	"Amount of Required Parking" to modify
16	MR. BEHAR: Okay. We have a motion	16	requirements for electric vehicle
17	and a second. Arceli.	17	charging, providing for severability,
18	MS. ARCELI REDILA: I'm sorry, who	18	repealer, codification, and an effective
19	was the second?	19	date.
20	MR. WITHERS: Mr. Withers.	20	Item E-8 public hearing.
21	MS. ARCELI REDILA: Mr. Torre?	21	Gus has been busy.
22	MR. TORRE: Yes.	22	MR. CEBALLOS: So EV charging,
23	MS. ARCELI REDILA: Ms. Miro?	23	this is another code amendment. This was
24	MS. CLAUDIA MIRO: Yes.	24	recently amended; I'm not sure if you all
25	MS. ARCELI REDILA: Mr. Bucelo?	25	recall, this was amended recently.
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	rage 04		rage 03
1		1	
2	I will not try to bore you with	2	there. You grab the cord and you can
3	this entire presentation, and I will take	3	plug it directly into your car. You're
4	you to the pertinent changes.	4	ready to go. That's five percent. So if
5	So one of the big changes is that	5	you need 100 spaces, five of your spaces
6	we are reducing the requirement from 20	6	need to have charging stations ready to
7	off-street parking spaces to 10. So any	7	go. You can come in and plug in whatever
8	property, any development that has a	8	vehicle you'd like.
9	minimum of 10 off-street parking spaces	9	EV-ready. That means that the
10	would trigger this requirement.	10	charging station is not there, but the
	Tele desire Control Control		and the share of the first of the first
11	It's down from 20 to 10. Not a	11	conduit through the building with the
11 12	significant change. At the end of the	12	applicable wiring to the bolts to where
11 12 13	significant change. At the end of the day this is pretty much only going to	12 13	applicable wiring to the bolts to where the breaker room is inside the breaker
11 12 13 14	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical	12 13 14	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker.
11 12 13 14 15	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes,	12 13 14 15	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go.
11 12 13 14 15	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature.	12 13 14 15 16	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come
11 12 13 14 15 16	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature. So the big changes are we're going	12 13 14 15 16 17	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come along and bring a charger and set it up.
11 12 13 14 15 16 17	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature. So the big changes are we're going to increase EV charging from two to five	12 13 14 15 16 17	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come along and bring a charger and set it up. Or put a termination plug so you can come
11 12 13 14 15 16 17 18	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature. So the big changes are we're going to increase EV charging from two to five percent, EV-ready from three to 15	12 13 14 15 16 17 18 19	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come along and bring a charger and set it up. Or put a termination plug so you can come along and plug in your car. That's the
11 12 13 14 15 16 17 18 19 20	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature. So the big changes are we're going to increase EV charging from two to five percent, EV-ready from three to 15 percent, and EV-capable up to we're	12 13 14 15 16 17 18 19 20	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come along and bring a charger and set it up. Or put a termination plug so you can come along and plug in your car. That's the only difference.
11 12 13 14 15 16 17 18 19 20 21	significant change. At the end of the day this is pretty much only going to affect larger buildings, not your typical small homes or, you know, duplexes, things of that nature. So the big changes are we're going to increase EV charging from two to five percent, EV-ready from three to 15 percent, and EV-capable up to we're going to actually reduce the EV-capable	12 13 14 15 16 17 18 19 20 21	applicable wiring to the bolts to where the breaker room is inside the breaker room theres going to be a breaker. Everything is going to be ready to go. The only thing pending is someone to come along and bring a charger and set it up. Or put a termination plug so you can come along and plug in your car. That's the only difference. EV-capable is everything I just
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