

1 MR. COLLER: Very good.
 2 CHAIRMAN AIZENSTAT: Thank you. Call the
 3 roll, please.
 4 MR. NAVARRO: We need a motion.
 5 MR. COLLER: There is a motion, isn't
 6 there? Have we had a motion?
 7 MR. NAVARRO: No, we have not.
 8 MR. COLLER: Oh, we haven't had a motion.
 9 MR. SALMAN: I would like to make a motion
 10 that we accept the applicant's request for
 11 deferral and defer this item to March 13th at
 12 6:00 p.m., and that's it.
 13 MS. KAWALERSKI: I second.
 14 MR. GRABIEL: Second. Okay.
 15 CHAIRMAN AIZENSTAT: Sue went ahead and
 16 second.
 17 Call the roll, please.
 18 THE SECRETARY; Julio Grabiell?
 19 MR. GRABIEL: Yes.
 20 THE SECRETARY: Sue Kawalerski?
 21 MS. KAWALERSKI: Yes.
 22 THE SECRETARY: Javier Salman?
 23 MR. SALMAN: Yes.
 24 THE SECRETARY: Eibi Aizenstat?
 25 CHAIRMAN AIZENSTAT: Yes.

1 MR. NAVARRO: Thank you very much. We look
 2 forward to coming back in March and presenting
 3 our project. Thank you.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 Would you ask Robert to come back in,
 6 please? Thank you.
 7 MR. GRABIEL: Or not.
 8 CHAIRMAN AIZENSTAT: Or not.
 9 So everybody that is in Chambers for Item
 10 E-1, E-2 and E-3, I just want to let everybody
 11 know that it has been deferred to March 13.
 12 I just want to make sure Robert comes in,
 13 before we read the next item, so he can vote on
 14 it.
 15 Thank you.
 16 Please let the record reflect that Robert
 17 Behar is back in Chambers.
 18 Mr. Coller, if you'll please read E-4.
 19 MR. COLLER: Sure.
 20 Item E-4, an Ordinance of the City
 21 Commission providing for a text amendment to
 22 the City of Coral Gables Official Zoning Code,
 23 Creating Section 5-314 "Windows and Hurricane
 24 Shutters" to regulate the closure of window and
 25 hurricane shutters and amending the City Code,

1 Chapter 1-General Provisions, Section 1-7
 2 entitled "Penalties" to provide a penalty for
 3 the closure of window and hurricane shutters
 4 outside of the hurricane season; providing
 5 severability clause, repealer provision,
 6 codification, and providing an effective date.
 7 Item E-4, public hearing.
 8 MS. GARCIA: Jennifer Garcia, City Planner.
 9 This was approved at First Reading earlier
 10 in January by the City Commission. It's being
 11 sponsored by a Commissioner --
 12 CHAIRMAN AIZENSTAT: If I may, does
 13 Jennifer need to state an address or is she
 14 okay --
 15 MR. GRABIEL: No. She's --
 16 MS. GARCIA: I'm Staff.
 17 CHAIRMAN AIZENSTAT: City Planner, okay.
 18 MR. COLLER: She's sworn in, too.
 19 CHAIRMAN AIZENSTAT: Yes.
 20 MS. GARCIA: Yes.
 21 So the intent of this is to limit the time
 22 of the year that you can put on window shutters
 23 or any kind of closure to your windows, to only
 24 occur during the hurricane season, which is
 25 June 1st and November 30th.

1 If there is a time during -- outside of
 2 that window, that someone has enclosures on
 3 their window, they'd be issued a thirty-day
 4 warning by Code Enforcement, and hopefully not
 5 incur too many fines after that thirty-day
 6 warning.
 7 So if you go to Page 2 of your Staff
 8 report, those are the three sentences that
 9 we're adding to Article 5 in regards to windows
 10 and hurricane shutters.
 11 CHAIRMAN AIZENSTAT: Okay.
 12 MS. GARCIA: Do you have any questions?
 13 CHAIRMAN AIZENSTAT: Sue.
 14 MS. KAWALERSKI: And this is for all kinds
 15 of enclosures, like clear plastic, metal?
 16 MS. GARCIA: Yes.
 17 MS. KAWALERSKI: Everything, right?
 18 MS. GARCIA: Uh-huh.
 19 MS. KAWALERSKI: I was a little confused,
 20 when I first read your Staff report, because it
 21 said properties with closed windows or
 22 hurricane shutters, and I was a little worried
 23 about that language, because everyone closes
 24 their windows, but you're talking about the
 25 covering over the window?

1 MS. GARCIA: Yeah, the closure of the
2 window. Right.
3 MS. KAWALERSKI: Okay. I just wanted to
4 make sure. It does clarify that in the actual
5 item title. So is this all around the house
6 we're talking about, you can't have any
7 enclosures?

8 MS. GARCIA: Yes.

9 MS. KAWALERSKI: All around the house?

10 MS. GARCIA: Uh-huh. Correct.

11 MS. KAWALERSKI: I would have -- you know,
12 I have some comments about that. I used to --
13 before I had hurricane impact glass windows, I
14 used to have accordions on my French doors, all
15 across the back of my house, and I would go on
16 vacation and I would close them and lock them
17 for security, because if a robber came, I mean,
18 that's added protection for me. It didn't --
19 you couldn't see them from the front or the
20 sides. They were in the back. And I've got,
21 you know, a 16-foot hedge in the back, even my
22 back door neighbors couldn't see them. So I
23 have no issue -- as long as they can't be seen
24 from the street, I have no issue with them
25 being around the house. It's just added

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1 protection from theft, and, from what I hear
2 from next door, there's a lot of theft going
3 on.

4 So if I'm one of those people that doesn't
5 have impact windows, has accordion shutters, I
6 want as much protection as possible if I'm on
7 vacation.

8 MS. GARCIA: Right. So the intent of this
9 is for aesthetic reasons. Maybe we should
10 clarify that and talk with the sponsoring
11 Commissioner, if that's more the concern, it's
12 just whatever is seen from the street, so the
13 back maybe would be okay. We can talk to him
14 about that.

15 CHAIRMAN AIZENSTAT: What I'd like to do is
16 just find out if we have anybody -- open it up
17 for public comment, because there may not be
18 that many people.

19 MS. KAWALERSKI: Okay.

20 CHAIRMAN AIZENSTAT: Jill, do we have
21 anybody here for public comment in Chambers?

22 THE SECRETARY: No.

23 CHAIRMAN AIZENSTAT: Anybody on Zoom?

24 THE SECRETARY: No.

25 CHAIRMAN AIZENSTAT: Anybody on the phone

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1 platform?

2 THE SECRETARY: No.

3 CHAIRMAN AIZENSTAT: Okay. At this time,
4 I'd like to go ahead and close it for public
5 comment.

6 Sue, please continue.

7 MR. COLLER: Just my point, if the Board
8 feels that there's a concern for security and
9 you wanted to incorporate a recommendation to
10 the Commission, that's obviously one of your
11 roles as a Planning and Zoning Board Member.

12 CHAIRMAN AIZENSTAT: Understood.

13 MS. KAWALERSKI: Okay. And that's one
14 thing that I would recommend, it's just added
15 protection.

16 MR. BEHAR: You know, Sue, this is a very
17 special day. You and I are going to agree on
18 something.

19 MS. KAWALERSKI: Oh, my God. What day is
20 this? Let's write this down.

21 MR. BEHAR: You know, and I agree with you
22 a hundred percent. If it's not visible from
23 the street, and you don't have impact windows,
24 I don't see why not.

25 We were on vacation, and I have impact

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1 windows, and the police came, because my
2 neighbor called. They were trying to break in
3 through -- to my house through the back. So
4 if we -- luckily, we had impact glass and all,
5 so they were not able to get in. They tried to
6 break the glass, but they never got in, but I
7 think you're absolutely right. If you have a
8 condition where you don't have hurricane, you
9 know, windows and door, you should be able to
10 allow, as long as it's not visible from the
11 street.

12 CHAIRMAN AIZENSTAT: Let me ask you a
13 question, both of you. What happens in a case
14 where a neighbor leaves up their shutter, on
15 the side of the house, or in an area where it's
16 very visible from a neighborhood, and the
17 neighbor has an issue with it, how do you treat
18 that? How would you treat it, in that
19 situation?

20 I understand for security and I'm all for
21 it, but what happens -- not somebody that uses
22 on it, when they leave town and they want to
23 have security, but somebody that says, it's not
24 visible from the street, but yet, my neighbor
25 to my left, my neighbor behind me, and so

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1 forth, can see that shutter?
 2 MR. BEHAR: Look, when I used to go on
 3 vacation, I used to notify the -- you know, the
 4 Police Department, to have more --
 5 MS. KAWALERSKI: Patrols.
 6 MR. BEHAR: -- you know, patrols around the
 7 area. Maybe if that's a way that -- if you're
 8 going to go and you want to put the shutters up
 9 or the accordions or whatever it is, if you
 10 notify -- I don't know -- but to give the
 11 flexibility -- the ability to the homeowner to
 12 provide that extra protection.
 13 MS. KAWALERSKI: Yeah. And like Robert
 14 said, as long as it's not visible from the
 15 street -- 'cause it sounds to me like this is
 16 an overall aesthetic issue, not a neighbor to
 17 neighbor issue. It's like, when you're driving
 18 down the street, what do you see, and I believe
 19 that as long as it's not seen from the street,
 20 which means, in the back and the sides it's
 21 perfectly okay with me.
 22 I mean, I haven't seen really any ugly,
 23 ugly shutters. I mean, there are people in my
 24 neighborhood that have the clear glass -- the
 25 clear plastic, whatever it is, and they keep it

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1 up all year. It's not offensive at all.
 2 CHAIRMAN AIZENSTAT: But if you see it from
 3 your neighbors, that means you see it from the
 4 street?
 5 MS. KAWALERSKI: No. No. They keep it on
 6 the sides.
 7 CHAIRMAN AIZENSTAT: But do you see it from
 8 the street when you're driving by?
 9 MS. KAWALERSKI: No.
 10 CHAIRMAN AIZENSTAT: Okay.
 11 MR. BEHAR: And one thing is to, you know,
 12 put -- I'm going to use a radical example --
 13 plywood, you know. That's not -- but if you do
 14 have the accordions, you know --
 15 MS. KAWALERSKI: And, plus, if it's a
 16 Miami-Dade County approved shutter -- you can't
 17 put plywood up, because that's not an approved
 18 form of shutter in Miami-Dade County. It has
 19 to be an approved shutter system. So that
 20 means, whether it be the aluminum panels,
 21 whether it be the clear plastic, you know, to
 22 me, it's not offensive, especially if it's not
 23 seen from the street.
 24 MR. BEHAR: To me, the key there would be
 25 not visible from the street.

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1 MS. KAWALERSKI: Right.
 2 MR. BEHAR: Okay. I mean, I don't know how
 3 the other Board Members --
 4 CHAIRMAN AIZENSTAT: Javier.
 5 MR. SALMAN: I'm in complete agreement with
 6 my Board partner Sue over here.
 7 MS. KAWALERSKI: Wow.
 8 MR. SALMAN: And as long as, the key word,
 9 not visible from the street --
 10 MR. GRABIEL: Unanimous.
 11 MR. BEHAR: Are you in agreement with this
 12 other Board Member, as well?
 13 MR. SALMAN: Not yet. Julio, yes. You,
 14 no.
 15 CHAIRMAN AIZENSTAT: Any comments, Julio?
 16 MR. GRABIEL: No.
 17 CHAIRMAN AIZENSTAT: I mean, I guess it
 18 sounds like I'm the only one that has a qualm
 19 about it, and it's -- I agree with, when you go
 20 on vacation, but I have seen instances where
 21 people leave certain side windows, that they
 22 may not use all of the time, with shutters, and
 23 those shutters rust, and neighbors see that.
 24 So I just don't know how to deal with that,
 25 because then you can't go to them and say, "Can

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1 you take it down?" Code Enforcement can't go
 2 there and say, "Can you take it down," because
 3 they'll say, "Well, it's not visible from the
 4 street," although my neighbor to my south sees
 5 it and my back neighbor sees it.
 6 MS. KAWALERSKI: Do you think that's
 7 typical or one-off?
 8 CHAIRMAN AIZENSTAT: No, I don't think it's
 9 very typical at all, but I think you either
 10 deal with the situation or you don't. So -- or
 11 unless you put some kind of language that if
 12 it's, you know, rusting or the appearance or --
 13 like a building or a home that's not painted
 14 well, something like that.
 15 MS. KAWALERSKI: Okay. But I'd hate to
 16 penalize the majority for the one-off.
 17 MR. SALMAN: I actually find it to be, from
 18 a resident point of view, particularly heinous
 19 on condominiums, where I see them on the
 20 balcony windows closed in.
 21 MR. COLLIER: Can we speak into the mike?
 22 MR. SALMAN: I'm sorry.
 23 I particularly don't like it when I see it
 24 in condominiums, and this law would -- this
 25 Ordinance would address that in condominiums,

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1 correct, because we're talking about any
2 windows?
3 MS. GARCIA: Uh-huh. Yes.
4 MR. SALMAN: And as long as they're visible
5 from the street, they can't have it, outside of
6 the period of emergency, their shutters up,
7 which is fine with me. I think that's great.
8 But only for the ones that are visible from the
9 street.

10 MR. BEHAR: But by putting, visible from
11 the street, you're limiting it to practically
12 single family, because the condominiums, you
13 will see it from the street.

14 MR. SALMAN: Yeah, you can.

15 MR. BEHAR: You will see it, so you can't
16 do it there.

17 MR. SALMAN: You can't do it there, either.

18 MR. BEHAR: But if you put a recommendation
19 to the Commission that, you know, you are only
20 allowed to do it, if it's not visible from the
21 street, you're going to limit it to
22 single-family, and practically the side and the
23 backyards only, right?

24 MR. SALMAN: So --

25 MR. BEHAR: So I guess we're saying the

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1 City Attorney. Can we -- can we say that if
2 you -- if the homeowner, the property owner,
3 gets -- you know, I don't know, I mean,
4 notifies the City, the Police Department or
5 something, that will create an exception for
6 them to do it? Something that is not --
7 because, yeah, you could have it year-round and
8 not get rid of it, even though it's in the
9 back.

10 And I understand. I'm thinking about your
11 neighbor. I used to have -- my neighbors, they
12 were probably in their 80s, and he kept the
13 windows, you know, visible from my house, on
14 all of the time. I would help him put them up.
15 I would try to help him take it down, but
16 sometimes, "No, Robert, leave them there," and
17 it didn't bother me, but I could see where it
18 was constantly, you know, on, up.

19 CHAIRMAN AIZENSTAT: I just think there's a
20 lot of two-story homes next to a one story
21 homes throughout our City, and when people have
22 their rooms or bedrooms or whatever it is, on
23 the second floor, and they're looking at a
24 property or a home, that's a next door
25 neighbor, that is on a first story, that is

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1 same thing.

2 MR. SALMAN: Yeah.

3 MR. BEHAR: The condominium --

4 MR. SALMAN: You're trying hard not to
5 agree with me, and I'm going to say it's okay.

6 MR. BEHAR: No, you never agree with me.
7 So I think we both -- Sue and I agree that, if
8 it's not visible. In the case that you
9 mentioned, the condominiums, you can't have it,
10 because they're going to be visible from the
11 street. Automatically, they don't qualify,
12 right?

13 MR. SALMAN: You know, it would be enforced
14 upon them. Yes, we agree.

15 MR. BEHAR: Okay.

16 CHAIRMAN AIZENSTAT: Can we add some type
17 of language or some kind of recommendation to
18 it, the same as the home that has the paint
19 peeling or the roof that's bad, that Code
20 Enforcement goes there, whether it's visible or
21 not, they can tell them, you've got to clean it
22 and so forth or you've got to paint it or
23 you've got to do something to the shutters,
24 even if they're in the back?

25 MR. BEHAR: Let me ask one question to our

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1 constantly shuttered -- and it may not be --
2 I'm not talking about when they leave. I'm
3 talking about, one window, for some reason,
4 that's a garage window. So it's not a window
5 that they use. It's not a window they go to.
6 And so they left up the shutters and now that
7 shutter starts rusting. That, to me, is an
8 issue, because now you can't go to them and
9 say, "You know, your neighbor behind has
10 complained. You've got to take down the
11 shutter." The way that it's being presented,
12 that neighbor can say, "Well, I'm complying
13 with the Code."

14 MS. KAWALERSKI: Well, maybe there is some
15 language we can insert regarding unsightliness
16 or the condition of the -- the condition of the
17 material.

18 CHAIRMAN AIZENSTAT: That would be my only
19 thing.

20 MR. SALMAN: We can insert the words,
21 properly maintained.

22 MS. KAWALERSKI: Yeah.

23 CHAIRMAN AIZENSTAT: Or leave it up to
24 Staff to add whatever language they deem would
25 be correct, the same as when there is a

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1 property, a house, a roof, so it coincides.
 2 In other words, from the street, you can't
 3 do it if it's visible, understood, but if it's
 4 in the back and there's a complaint from a
 5 neighbor that says, "You know, this person has
 6 had theirs up for the last ten years. I've
 7 seen this shutter, and it's rusting. It's
 8 dripping over the wall and so forth," just --
 9 there should be a remedy, there should be
 10 something not --

11 MS. KAWALERSKI: I like, properly
 12 maintained, because, for example, if some of
 13 those screws come out, it could be a perfect
 14 panel, but the screws come out and they're
 15 flapping in the wind, yes.

16 MR. SALMAN: Properly maintained, and in
 17 good order.

18 CHAIRMAN AIZENSTAT: Good working order.

19 MR. SALMAN: Good working order.

20 MS. KAWALERSKI: Yeah.

21 CHAIRMAN AIZENSTAT: I'd be good with that.

22 MS. KAWALERSKI: Okay.

23 CHAIRMAN AIZENSTAT: Would anybody like to
 24 make a recommendation? Sue?

25 MS. KAWALERSKI: Robert was very good at

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1 the language.

2 MR. BEHAR: I'm going to follow your lead.

3 CHAIRMAN AIZENSTAT: Sue, this is a special
 4 day, with that pink bicycle on the belt.

5 MS. KAWALERSKI: I make a motion to amend
 6 or recommend amending this proposed Ordinance
 7 whereby -- help me out here.

8 MR. SALMAN: To limit it to windows only
 9 visible --

10 MR. COLLER: I have a thought.

11 MS. KAWALERSKI: Yes.

12 MR. COLLER: Provided that shutters in the
 13 rear or side parts of the home, that cannot be
 14 viewed from the street, are permitted.

15 Do you want to have a time limit on it?

16 MS. KAWALERSKI: You know what, I think I'd
 17 put it in reverse. I'd make it that these
 18 things can't be seen from the street, okay. I
 19 think that should be the first thing, they
 20 can't be seen from the street. However,
 21 shutters may be kept up, on the sides and the
 22 rear of the house, if they're properly
 23 maintained and --

24 MR. SALMAN: In good working order.

25 MS. KAWALERSKI: -- in good working order.

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1 CHAIRMAN AIZENSTAT: And not visible from
 2 the street.

3 MS. KAWALERSKI: Well, we said that at the
 4 beginning. They cannot be visible from the
 5 street.

6 MR. BEHAR: Now, do you put -- if I'm going
 7 on vacation, do I put maybe 30 -- if Code
 8 Enforcement goes around and sees it, and 30
 9 days after notification from Code
 10 Enforcement --

11 MS. KAWALERSKI: Yeah, because there's
 12 something like that already in this language,
 13 right, about the 30-day.

14 MR. BEHAR: Okay. So if a neighbor
 15 complains because the shutters are up, they
 16 haven't been taken down, and Code Enforcement
 17 goes, that homeowner has 30 days. If you're
 18 more -- on vacation more than 30 days, you
 19 know -- so can that be done?

20 You already have language similar to that.

21 MS. KAWALERSKI: Yeah, I saw it in here.

22 MS. GARCIA: Yeah. Subsection B,
 23 properties with closed windows or hurricane
 24 shutters outside of hurricane season will be
 25 give a 30-day warning before any further

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1 enforcement action.

2 MR. COLLER: What you're doing here is,
 3 you're actually permitting -- you're creating
 4 an exception to this rule. The rule is, you
 5 can have hurricane shutters during the
 6 hurricane season, but after that, you have to
 7 take them down. You're creating an exception,
 8 to allow for these shutters, at other times, as
 9 long as these shutters are not visible from the
 10 street; is that correct?

11 MS. KAWALERSKI: And --

12 MR. COLLER: And that the shutters that are
 13 up are in good order and properly maintained.
 14 That's what you're doing.

15 Now, somebody could keep them up 365 under
 16 that --

17 MR. BEHAR: No, but if you have a time
 18 limitation --

19 MR. COLLER: Well, there's a time
 20 limitation, if you get a warning, you've got 30
 21 days. Now, if you want to have a time
 22 limitation, say, outside of the hurricane
 23 period, you are permitted to have shutters for
 24 a maximum of 30 days, as long as those shutters
 25 are not visible from the street and those

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1 shutters are in good order and properly
 2 maintained. So you have the
 3 pre-qualifications, right, not visible from the
 4 street, properly maintain and in good order,
 5 and a maximum of 30 days outside the hurricane
 6 period.
 7 MS. KAWALERSKI: Perfect.
 8 MR. COLLER: Okay. So that's basically the
 9 amended motion.
 10 CHAIRMAN AIZENSTAT: So we have a motion.
 11 MR. BEHAR: I'll second that.
 12 CHAIRMAN AIZENSTAT: We have a second by
 13 Robert. Any other discussion? No?
 14 Call the roll, please.
 15 THE SECRETARY: Javier Salman?
 16 MR. SALMAN: Yes.
 17 THE SECRETARY: Robert Behar?
 18 MR. BEHAR: Here. Yes.
 19 THE SECRETARY: Julio Grabiell?
 20 MR. GRABIEL: Yes.
 21 THE SECRETARY: Sue Kawalerski?
 22 MS. KAWALERSKI: Five.
 23 THE SECRETARY: Eibi Aizenstat?
 24 CHAIRMAN AIZENSTAT: Yes.
 25 The next item is E-5.

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1 CHAIRMAN AIZENSTAT: Thank you.
 2 MS. GARCIA: Jennifer Garcia, Planning
 3 Official.
 4 So Miami-Dade County is requiring every
 5 municipality within its jurisdiction, within
 6 the Miami-Dade County area, to provide some
 7 kind of expedited review process for any
 8 workforce housing that is owned, financed or
 9 operated by the County, municipality or other
 10 public government entity. So, as a reaction to
 11 that, Staff prepared some amendments to be able
 12 to comply with that requirement at the State --
 13 I'm sorry, at the County level.
 14 So, if you go to Page 2, you can see that
 15 there's a new sentence imbedded into our
 16 already expedited review process
 17 (Unintelligible) is part of that process.
 18 CHAIRMAN AIZENSTAT: Okay.
 19 MS. GARCIA: Any questions?
 20 CHAIRMAN AIZENSTAT: Would you like to read
 21 it, for the record, so --
 22 MS. GARCIA: Oh, the addition? Yeah.
 23 Yeah.
 24 So Section 1-104, Subsection C-1, the
 25 addition is, "It is further provided that in

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1 MR. COLLER: We asked if there were no
 2 objectors? Did we ask if there were any
 3 objectors? Of course, there's nobody in the
 4 room.
 5 CHAIRMAN AIZENSTAT: I went ahead and asked
 6 for public comments on all three platforms, and
 7 then I closed it.
 8 MR. COLLER: Okay. Very good.
 9 Item E-5, an Ordinance of the City
 10 Commission providing for text amendments to the
 11 City Coral Gables Official Zoning Code,
 12 amending Article 1, "General Provisions,"
 13 Section 1-104 "Jurisdiction and
 14 Applicability," amending provisions for the
 15 siting of the city facilities to include
 16 facilities for workforce housing that are
 17 owned, financed, or operated by the City, the
 18 County, or other public (governmental) entity
 19 as required by the Code of Miami-Dade County
 20 Section 33-193.7 "Applicability in the
 21 Incorporated and Unincorporated Areas; Minimum
 22 Standards; Exemptions," providing for repealer
 23 provision, severability clause, codification,
 24 and providing for an effective date.
 25 Item E-5, public hearing.

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1 addition to the City facilities listed in this
 2 subsection, the procedures set forth herein
 3 shall also apply to application for workforce
 4 housing, as that term is defined in" Article --
 5 sorry, "In Miami-dade County, for qualifying
 6 residential developments that are owned,
 7 financed or operated by the County, City or
 8 other public" facilities -- sorry, "public
 9 entity."
 10 MR. COLLER: So I could give a little bit
 11 of background on this. The City created a
 12 government facilities hearing, similar to what
 13 the County has, for its government facilities,
 14 and provided for an expedited process. The
 15 County has dictated to all of the
 16 municipalities that they need to have an
 17 expedited process in their Code.
 18 You've heard of State mandates, like
 19 housing that's occurred, well, this is a County
 20 mandate. So this is the City complying with
 21 the County's mandate to municipalities to
 22 provide this expedited process for this
 23 relatively narrow area.
 24 MS. KAWALERSKI: Is this at all tied to SB
 25 102?

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