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1 that property?

2 MR. LARSON: Let me -- can I come up?

3 CHAIRMAN AIZENSTAT: Yes, of course.

4 There's a rock at the end there.

5 Thank you.

6 MR. LARSON: So that specific rock, I'm

7 familiar with, because it creates a very

8 difficult turn for me to get a barge passed

9 that into the University canal area. It's

10 possible that they could have a dock. I would

11 have to probably get a variance, because I

12 believe that the area that's in there is going

13 to have a problem mooring a vessel and

14 maintaining the 45 feet clear.

15 And when I met with the Waterfront Advisory

16 Board, our concern was, that specific corner

17 where that rock is, is a tight area, and we

18 don't want people to block it off and make it

19 so that it's inaccessible. It's already

20 difficult to navigate there.

21 So instead of making it 30 feet, like the

22 Mahi canal, which would make that turn

23 impossible for anybody with the biggest boat

24 you could get in there, 45 feet seemed to be

25 the right measurement that would prevent any

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1 unnecessary obstruction to the waterway.

2 CHAIRMAN AIZENSTAT: Thank you.

3 Ramon, would you agree with that? That if

4 they wanted to do a dock and extend at that

5 point, they would have to come before the City

6 and get a variance?

7 MR. TRIAS: Most likely, and I want to also

8 say that the design is reviewed. So we don't

9 just simply allow you to do whatever you want.

10 It's reviewed for making sure that it fits

11 within the house and so on.

12 And the practical application is that, in

13 the past, whenever there was an issue, there

14 was a variance request, and Mr. Larson

15 explained it very well. This simplifies the

16 process and it's a benefit to the residents.

17 CHAIRMAN AIZENSTAT: And taking into

18 account that we're now going to be doing

19 another Zoning Code re-write, how will all of

20 this be affected? Will this be reviewed again?

21 MR. TRIAS: If it has to. If we find some

22 new information, certainly I'm open to any

23 revisions, yes.

24 At this point, we're going with the

25 recommendation from the Waterways Advisory

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1 Board.

2 MR. BEHAR: You know, maybe when that comes

3 up, the re-write of the Code, maybe we could

4 impose that any application must show the width

5 entirely of that waterway, so the Staff and

6 whoever is going to go for the variance is

7 fully aware of what those dimensions --

8 MR. TRIAS: Yeah, and that's required now.

9 MR. BEHAR: It is required? Okay.

10 MR. TRIAS: Yeah. You have to show it.

11 MR. BEHAR: Then it covers it.

12 MR. TRIAS: Yeah.

13 CHAIRMAN AIZENSTAT: Right. Any other

14 comments from the Board?

15 MR. BEHAR: No. I'll make a motion to

16 approve.

17 MS. BALIDO-HART: Second.

18 CHAIRMAN AIZENSTAT: We a motion. We have

19 a second. Any discussion? No?

20 Call the roll, please.

21 THE SECRETARY: Ms. Balido-Hart?

22 MS. BALIDO-HART: Yes.

23 THE SECRETARY: Mr. Behar?

24 MR. BEHAR: Yes.

25 THE SECRETARY: Mr. Bellin?

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1 MR. BELLIN: Yes.

2 THE SECRETARY: Mr. Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes. Thank you.

4 If we could go on to the next item, please.

5 Mr. Attorney, if you'd read it into the

6 record.

7 MR. COLLER: Sure. I'm sorry.

8 CHAIRMAN AIZENSTAT: Thank you.

9 MR. COLLER: The second Ordinance on the

10 agenda, an Ordinance of the City Commission of

11 Coral Gables, Florida providing for text

12 amendments to the City of Coral Gables Official

13 Zoning Code, Article 4, "Zoning Districts,"

14 Section 4-102, "Multi-Family 1 Duplex (MF1)

15 District," to modify and clarify provisions

16 regulating duplex standards related to

17 setbacks, heights, and ground area coverage,

18 providing for a repealer provision, providing

19 for a severability clause, codification and

20 providing for an effective date.

21 Second item, public hearing.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MR. TRIAS: Mr. Chairman, I won't make a

24 PowerPoint. I'll just go through the memo.

25 I would say that we did send a courtesy

1 notice, a mail courtesy notice, to all of the  
2 properties that are zoned MF1. So I believe a  
3 few members of the public may have some  
4 comments.

5 As you know, recently we went through the  
6 single-family revisions. That took a while.  
7 It took about a year's worth of input from  
8 various professionals and many meetings.

9 These are basically the same type of  
10 revisions as they apply to duplexes. The  
11 reason is that a duplex is very similar to a  
12 single-family house and some of the very same  
13 issues apply. There are some changes to  
14 setbacks and some changes to the way that we  
15 measure the height of the house.

16 If you want to go over it in detail, it's  
17 here, but I think it's basically the same  
18 content as the single-family amendment, so  
19 Staff recommends approval.

20 CHAIRMAN AIZENSTAT: Okay. Thank you.

21 Is there anybody from the audience?

22 THE SECRETARY: We have one. We have one.

23 CHAIRMAN AIZENSTAT: Can you call that  
24 individual, please?

25 THE SECRETARY: Yes. Mr. Israel Perez.

1 and out at all times of night. We've had DEA  
2 agents ask for permission to conduct  
3 surveillance operations on the hotel. We've  
4 had numerous break-ins. We've called the  
5 police numerous times with peeping toms.  
6 That's been a big problem. And my only point  
7 that I wanted to make is, if you could please  
8 consider, when you're making this uniform  
9 change, that these properties are inheritably  
10 different, in that they abut this commercial in  
11 the back, and, in addition, my particular  
12 property has this motel with ongoing traffic 24  
13 hours a night.

14 CHAIRMAN AIZENSTAT: Thank you.

15 Any other speakers?

16 THE SECRETARY: No additional speaker,  
17 Mr. Chair.

18 CHAIRMAN AIZENSTAT: At this time, I'll go  
19 ahead and close the floor to speakers.

20 Marshall?

21 MR. BELLIN: I have two comments that I'd  
22 like to address. One I spoke to you before  
23 about, the issue of the facade of the duplex  
24 has to conform to the facade in the  
25 single-family residences.

1 MR. PEREZ: Hello. My is Israel Perez.  
2 I'm here on behalf of the property --

3 CHAIRMAN AIZENSTAT: Would you state your  
4 address, please?

5 MR. PEREZ: Yes. 5314 Orduna Drive. And  
6 I'm here on behalf of the 5300 Block of Orduna  
7 Drive. These are duplexes. These duplexes --  
8 and the only reason I'm here is, the law makes  
9 all of the sense in the world, except for there  
10 are properties that are different.

11 These duplexes abut commercial properties  
12 on US-1. We're the buffer for the residential  
13 across the street from US-1 and all of these  
14 commercial properties have all of these trucks  
15 and all of this kind of activities going on.

16 So my main point would be that I don't  
17 think that the height restrictions on walls in  
18 the back should be the same as if you're in  
19 more of a neighborhood environment, because  
20 these walls in the back separate us from the  
21 commercial properties.

22 My property, in particular, is even worse.  
23 We're right behind the sleazy motel on US-1.  
24 There's like this motel here on US-1, and  
25 there's all kinds of noise and cars going in

1 MR. TRIAS: For the purpose of the garage.

2 MR. BELLIN: For the purpose of the garage.

3 MR. TRIAS: Yes.

4 MR. BELLIN: Obviously, if you have a  
5 duplex, you have two garages. So the one-third  
6 really can't apply. It works out to be about  
7 two-thirds of the front facade.

8 MR. TRIAS: I think that that may be true  
9 or not, depending on the design of the duplex.  
10 If you feel that that's too restrictive -- I  
11 think that the way that it's phrased in the  
12 single-family is, up to one-third of the  
13 residence can be a garage.

14 To me, the idea of the duplex should be  
15 designed as a residence, I mean, that's the  
16 intent of the Code -- that's what's in the Code  
17 now -- basically means that about one-third of  
18 that facade could be a garage. It's the same  
19 interpretation.

20 But if you feel that that is too  
21 restrictive, we certainly could remove that. I  
22 don't think that's one of the main issues in  
23 this amendment.

24 CHAIRMAN AIZENSTAT: Can you give us an  
25 example?

1 MR. BELLIN: Well, if you have a duplex,  
 2 you have two living units.  
 3 CHAIRMAN AIZENSTAT: Okay.  
 4 MR. BELLIN: And if each living unit has a  
 5 garage, then the -- let's take, you have a  
 6 50-foot lot, and you have side setbacks, so  
 7 what happens is, you've got a garage probably  
 8 there, and that has to be at least 12 feet  
 9 wide, and the garage on the other side, 12 feet  
 10 wide.  
 11 The building itself can only be 40 feet  
 12 wide. So you have 24 feet of garages in a  
 13 40-foot building.  
 14 MR. TRIAS: True.  
 15 CHAIRMAN AIZENSTAT: Okay. And what's your  
 16 suggestion?  
 17 MR. BELLIN: I think that restriction  
 18 should not apply to duplexes.  
 19 MR. TRIAS: I mean, the suggestion is to  
 20 remove 11, just to remove Number 11 in the  
 21 text.  
 22 MR. COLLER: Okay. So for everybody's --  
 23 it's on Page 4 of the kit. I'm going to share  
 24 this with my colleagues, because they don't  
 25 have -- colleagues, plural, because they don't

1 have the guts of the material.  
 2 MR. TRIAS: And I think there's a good  
 3 reason for that, because we e-mailed the  
 4 reports, right, and we may want to discuss that  
 5 later, if you want.  
 6 So, yeah, Number 11 is simply a reference  
 7 to the single-family requirements for garages.  
 8 It's just referencing those things. So if you  
 9 feel that that is too restrictive, certainly we  
 10 could lower it.  
 11 CHAIRMAN AIZENSTAT: I'd like to actually  
 12 ask our other colleague, who is an architect on  
 13 the Board, as to his feelings.  
 14 MR. BEHAR: No, I kind of agree with my  
 15 colleague over there, that it's too  
 16 restrictive, it may be, because not every  
 17 property is the same, like the example that  
 18 Marshall gave.  
 19 MR. TRIAS: If I could make a correction to  
 20 what I said. There's also the driveways issue  
 21 in this Number 11. It's not only the garages.  
 22 So there are some other references that deal  
 23 with driveways that I think you may want to  
 24 keep. That's all.  
 25 Sorry for interrupting.

1 CHAIRMAN AIZENSTAT: If we're in the  
 2 process of going through with the Zoning Code  
 3 Re-write, why are we looking at this now? In  
 4 other words, is there an urgency that you see  
 5 that Staff or the City needs on this?  
 6 MR. TRIAS: In this case, it was a very  
 7 straight-forward set of changes that was  
 8 exactly the same as single-family, and I've  
 9 been exposed to several examples in which you  
 10 simply cannot build in a lot -- for example,  
 11 there's a particular example in which there's  
 12 an existing duplex, and the existing duplex is  
 13 from the 1940s, and the person wants to build a  
 14 new duplex.  
 15 And because of the different setback  
 16 regulations that we've had since, they're not  
 17 able to build a duplex in a parcel that has a  
 18 duplex. I mean, that just doesn't make any  
 19 sense.  
 20 MR. BEHAR: You're right, but I think then  
 21 we have to -- when we do the re-write, we have  
 22 to somehow address that, that the person has  
 23 the right to go back and put it in the same  
 24 manner that existed for many years, because,  
 25 you know, otherwise nobody's going to want to

1 re-develop something to improve the conditions.  
 2 MR. TRIAS: Yeah. Basically, to address  
 3 your issue specifically, we have a relatively  
 4 small budget for our consultant, relatively  
 5 speaking. So what we're trying to do is,  
 6 everything that we already know that needs to  
 7 be changed or should be changed, we've been  
 8 bringing it to you as we have it ready.  
 9 CHAIRMAN AIZENSTAT: I mean, Robert, you  
 10 were on the Board with me when Charlie Seemann  
 11 rewrote the Zoning Code, correct?  
 12 MR. BEHAR: Correct.  
 13 CHAIRMAN AIZENSTAT: And that was an  
 14 extensive re-write.  
 15 MR. TRIAS: Yeah.  
 16 CHAIRMAN AIZENSTAT: I mean, I remember we  
 17 were in here -- we were meeting maybe three  
 18 times a month, four times a month, and we were  
 19 here until midnight or so forth doing this.  
 20 MR. BEHAR: I remember very well.  
 21 CHAIRMAN AIZENSTAT: So are you saying --  
 22 when you say you have a relatively small  
 23 budget, are you saying that it's going to  
 24 barely touch the surface?  
 25 MR. TRIAS: No. No. I'm not saying that

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1 at all. What I'm saying is that the things  
 2 that we already know, we're bringing to you, in  
 3 the sense that I don't think there's a need to  
 4 wait for any other process.

5 CHAIRMAN AIZENSTAT: Okay. To me, if I've  
 6 got somebody that has been hired by the City to  
 7 look at the entire Code, this item, I would  
 8 prefer to look at it at that point, unless you  
 9 can tell me that there's an urgency for it or  
 10 there's a benefit not to wait, but, to me, I'd  
 11 rather wait until we have that individual,  
 12 which is already on board --

13 MR. TRIAS: Right.

14 MR. BEHAR: And we're going to start doing  
 15 that.

16 MR. TRIAS: Yeah, and they will tell you  
 17 exactly the same thing that I'm telling you. I  
 18 mean, I wouldn't expect any differences, Mr.  
 19 Chairman. I have been working with him. I can  
 20 assure you that the changes that we're doing  
 21 here are just routine, and what happens is  
 22 that, I've had at least one case of a duplex,  
 23 that I described, that was trying to get a  
 24 building permit, and because it was a concern  
 25 lot, and because in corner lots the setback is

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1 15 feet --

2 CHAIRMAN AIZENSTAT: Yes.

3 MR. TRIAS: -- but the Code says that if  
 4 the neighboring properties are set back 25  
 5 feet, all of a sudden, you need to set -- so  
 6 one thing led to another, and the next thing  
 7 you know, you're not able to build that lot,  
 8 even though there's an existing duplex.

9 CHAIRMAN AIZENSTAT: So wouldn't that  
 10 property go before the Board of Adjustments?  
 11 Does it have a hardship?

12 MR. TRIAS: You could. You could do that.  
 13 You certainly could do that, but --

14 CHAIRMAN AIZENSTAT: I mean, that's a  
 15 unique case, in that property.

16 MR. TRIAS: No, because it's typical,  
 17 because it's in the Code, you see. It's one of  
 18 the regulations that we have in the Code in the  
 19 setbacks, and it's really not a regulation that  
 20 follows any significant planning theory or any  
 21 significant -- you know, it's just a -- I  
 22 really -- I can't justify it from any planning  
 23 point of view.

24 CHAIRMAN AIZENSTAT: Any comments from  
 25 fellow Board Members?

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1 MR. BELLIN: I have a couple.

2 With respect to Number 11, I think we need  
 3 to get rid of that completely.

4 MR. TRIAS: Okay.

5 MR. BELLIN: Also because there's a  
 6 five-foot requirement that the facade -- the  
 7 garage be set back from the front entry or from  
 8 the front facade, I think that came to the  
 9 Board and we approved that.

10 The other issue for me is, you mentioned  
 11 there's a duplex on a piece of property, and if  
 12 you take the duplex down, you can't build a  
 13 duplex back, but there's a lot of instances  
 14 where that happens. If you have a house that's  
 15 below flood criteria, you take it down, you  
 16 have to raise the house.

17 MR. TRIAS: Yeah. But I'm only speaking in  
 18 terms of the setback issue, only in terms of  
 19 something that, in my view, is not the right  
 20 regulation.

21 MR. BEHAR: You know, I feel like -- you  
 22 know, and maybe going back into Eibi's point,  
 23 maybe this is something, Ramon, that we should  
 24 address it, because when we do -- the  
 25 consultant comes in, maybe we have to look at

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1 it, and, you know, just modify it a little bit  
 2 or modify it as necessary to allow for -- you  
 3 know, for not only the existing condition to be  
 4 able to maintain it, but, you know, to work it  
 5 out a little bit more, specifically for some of  
 6 the small properties.

7 I'm beginning to feel that maybe this, we  
 8 should wait for the consultant to look at it.  
 9 I think what you're proposing, for the most  
 10 part, is correct, maybe with some small  
 11 tweaking, but, you know, maybe this is one of  
 12 those that we push it until the consultant  
 13 comes in.

14 CHAIRMAN AIZENSTAT: Jolie.

15 MS. BALIDO-HART: That was my feeling, as  
 16 well. I'm just wondering why we're discussing  
 17 things in bits and pieces. We should just let  
 18 the consultant --

19 MR. TRIAS: Because we are going to discuss  
 20 things in bits and pieces in the future, and  
 21 because I would prefer that you don't have to  
 22 stay here until midnight every time. I'm just  
 23 trying to make it easier for you. That's all.  
 24 I mean, but if you prefer the other way, that's  
 25 fine with me. Whatever you'd like.

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1 MR. COLLER: The other option, of course,  
 2 is, the Board could recommend to pass it  
 3 forward to the City Commission and recommend  
 4 that this not be taken up until the consultant  
 5 does the re-write. Therefore, it gets to the  
 6 Commission, but you've communicated your  
 7 thoughts.  
 8 That's another option. It's up to you how  
 9 you want to handle it.  
 10 MR. BEHAR: I like your idea, so we could  
 11 try to do it now, so we don't have to stay,  
 12 like we used to stay, until midnight.  
 13 MR. TRIAS: Right.  
 14 MR. BEHAR: Because I'm not going to do  
 15 that this time around.  
 16 MR. TRIAS: I mean, I'm trying to make your  
 17 life easier, in the sense that I know that  
 18 there are few things that are relatively  
 19 simple, that don't require major analysis, that  
 20 we could deal with already.  
 21 MS. BALIDO-HART: So why would it take  
 22 until midnight? If it's so simple, then when  
 23 we get to that point, we would just move  
 24 through it fast, right? I don't know.  
 25 MR. TRIAS: Ms. Balido-Hart, I think that's

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1 a very good strategy, too. It's up to you.  
 2 Whatever you'd like. I'm just trying to give  
 3 you all of the tools you may want to use.  
 4 CHAIRMAN AIZENSTAT: Thank you.  
 5 Is there a motion anybody would like to  
 6 make? Robert?  
 7 MR. BEHAR: I mean, I'm going to make a  
 8 motion that we table this, we put it on hold  
 9 until the consultant comes in and --  
 10 CHAIRMAN AIZENSTAT: And pass it to the  
 11 Commission with that recommendation?  
 12 MR. BEHAR: And pass it. Yes.  
 13 CHAIRMAN AIZENSTAT: Is there a second?  
 14 MS. BALIDO-HART: Second.  
 15 CHAIRMAN AIZENSTAT: There's a second. Any  
 16 discussion? Marshall?  
 17 MR. BELLIN: Yeah. I personally think that  
 18 if the people who are re-writing the Code are  
 19 aware of our feelings on these issues, it would  
 20 be important to them.  
 21 CHAIRMAN AIZENSTAT: So --  
 22 MR. BELLIN: And I'm sure that these kinds  
 23 of issues are going to come back continuously.  
 24 Every meeting there's going to be something  
 25 like this, and what Ramon is trying to do is,

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1 really, catch it upfront, so that --  
 2 MR. TRIAS: I mean, if you want to have a  
 3 more general discussion on this effort, what  
 4 has happened in the last couple of weeks is  
 5 that we've had several public meetings that  
 6 deal with, for example, like -- schedule, we  
 7 have scheduled several public meetings that  
 8 deal with some changes in the Code that deal  
 9 with lot coverage, and, for example, Hammocks  
 10 Lakes and Snapper Creek, for example, and one  
 11 of the things that some of the neighbors have  
 12 said, "Well, you know, maybe we can bring the  
 13 consultant to look into that, too," and so on.  
 14 So what happens is that, I've done these  
 15 kinds of efforts like you in the past, and one  
 16 of the challenges that we always have is what's  
 17 called keeping the scope within reason, because  
 18 if we just let it go beyond a reasonable time  
 19 frame, then simply we're not going to be able  
 20 to be successful.  
 21 The last re-write, which was very, very  
 22 good, very successful, from talking to Charlie  
 23 Seemann, who I know very well, and I've known  
 24 all of my career, he did express some concern  
 25 that they were not able to do everything they

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1 wanted to do --  
 2 CHAIRMAN AIZENSTAT: Correct.  
 3 MR. TRIAS: -- for the same -- and that is  
 4 what he told me, and that's probably the way he  
 5 felt. So I'm trying to manage this process in  
 6 a way that is effective.  
 7 Yes?  
 8 MR. BEHAR: Yeah. No, I think you're  
 9 right, although being part of the previous  
 10 re-write, and -- I don't think this time around  
 11 it's going to be as difficult --  
 12 MR. TRIAS: No.  
 13 MR. BEHAR: -- as it was that time. I  
 14 think the consultant coming in is starting with  
 15 a much more updated --  
 16 CHAIRMAN AIZENSTAT: Updated.  
 17 MR. BEHAR: -- and what we need to do --  
 18 MR. TRIAS: Yes. Yes.  
 19 MR. BEHAR: -- here, we're going to refine  
 20 the Code, you know, not necessarily start, like  
 21 we went from -- every single line on that, you  
 22 know, previous Code had to be looked at. Isn't  
 23 that correct?  
 24 MR. TRIAS: The way I see it is that that  
 25 re-write did 80 percent of what had to be done

1 and now we're going to do the last 20 percent.  
 2 I mean, that's the best --  
 3 MR. BEHAR: And that's typically the case  
 4 that happens. After you do a re-write, you  
 5 have to go back and tweak it. Unfortunately,  
 6 it's been 10 years or whatever that was, the  
 7 last time since we did that. That maybe should  
 8 have happened sooner, but I don't think we're  
 9 going to go back and spend, you know, until  
 10 midnight, you know --  
 11 MR. TRIAS: I hope not.  
 12 CHAIRMAN AIZENSTAT: Ramon --  
 13 MR. TRIAS: Yes.  
 14 CHAIRMAN AIZENSTAT: -- when do you expect  
 15 we'll get started with that at the P&Z Board  
 16 level?  
 17 MR. TRIAS: Well, we have scheduled some  
 18 meetings with the Staff Committee and a  
 19 Steering Committee and we're having some  
 20 meetings with the BID. I think the next two  
 21 months are going to be those types of meetings.  
 22 CHAIRMAN AIZENSTAT: Okay.  
 23 MR. TRIAS: And, then, after that, we'll  
 24 have some formal meetings with the Board.  
 25 That's my hope. So the fall, for example,

1 would be a good time.  
 2 CHAIRMAN AIZENSTAT: Okay. We have a  
 3 motion. We have a second.  
 4 MR. BELLIN: Before we do that, I think we  
 5 need to decide if we want to have -- because I  
 6 think it was the last meeting or the meeting  
 7 before, we had issues with single-family  
 8 residences and changes to the Zoning Code. And  
 9 I think that's going to happen every Board  
 10 Meeting, where there's going to be something  
 11 like that.  
 12 So do we want to say that we don't want to  
 13 see those things at all, because the new Code  
 14 may address it, may not?  
 15 MR. TRIAS: I mean, my recommendation -- I  
 16 really think that we should try to deal with  
 17 the issues as they come about, because if we  
 18 wait for some big process or big project like  
 19 that, we may not be able to look at them as  
 20 closely.  
 21 CHAIRMAN AIZENSTAT: So what you're saying  
 22 is, look at this now, and if the consultant  
 23 suggests a tweaking further --  
 24 MR. TRIAS: That's why I brought it to you,  
 25 because it's very straight-forward. It's

1 really not that different from the  
 2 single-family requirements. It's really  
 3 cleanup. It's nothing -- you know --  
 4 MR. BELLIN: I don't think it hurts us by  
 5 addressing this issue at this time.  
 6 CHAIRMAN AIZENSTAT: Robert, would you make  
 7 a --  
 8 MR. BEHAR: Retract my motion, and make a  
 9 motion to -- I mean, look, I'm okay either way.  
 10 I just think that -- I don't want to be doing  
 11 bits and pieces, okay, and I think if this is  
 12 given to -- if this is given to the consultant,  
 13 I think that it may be something that comes  
 14 along, and I think what -- Mr. Trias, what  
 15 you're proposing is correct, and I agree with  
 16 it. I just think that it should be part of a  
 17 whole.  
 18 You know, does it affect us to wait  
 19 another, how long, three months before we start  
 20 seeing --  
 21 MR. TRIAS: Well, I don't know, because of  
 22 the fact --  
 23 CHAIRMAN AIZENSTAT: That's why I asked if  
 24 you had any urgency with this.  
 25 MR. TRIAS: Yes, in the sense that there

1 are some building permits that are going  
 2 through, that otherwise would have to go  
 3 through a variance, I suppose. I mean, there  
 4 are other ways to deal with this thing. I  
 5 mean, I do know of one case, in which it was  
 6 affected by the corner lot requirement.  
 7 Now, they could do other things, they don't  
 8 have to follow this change, and that will be  
 9 fine. However, what I would say is that we  
 10 have some significant policy issues that I want  
 11 you to spend time talking about, such as, how  
 12 do we do public space, open space, and how do  
 13 we do mixed-use projects, how do we deal with  
 14 those larger issues that are going to require a  
 15 lot of your time.  
 16 I really don't think you're going to have a  
 17 lot of discussion about the corner setbacks on  
 18 MF1, when, you know, it's going to be the same as  
 19 the single-family. I mean, that was the only  
 20 reason.  
 21 If I see something that really --  
 22 MR. BEHAR: You mentioned something that I  
 23 will -- I do not want to impose somebody to  
 24 require them to go through a variance process  
 25 by not approving this or recommending.

1 MR. TRIAS: Yeah.

2 MR. BEHAR: That I don't want to do,

3 because I don't want to create a hardship for

4 an application, if we could solve it by

5 approving this proposed amendment.

6 MR. TRIAS: There's one application that I

7 believe will be affected like that, yes. Not

8 too many, but just one.

9 MR. BELLIN: Robert, as a concept, do we

10 want to say that we don't want to do it in bits

11 and pieces and we don't want to discuss Code

12 Amendments at this time? Because, like I say,

13 we're going to get them every meeting, so what

14 do we do?

15 MR. BEHAR: I'm not sure that we are going

16 to get them in every meeting. I think once the

17 consultant comes in, I think that we are going

18 to go through a process and we're going to

19 get -- or at least what we did last time, it

20 was a lot of information every time we met,

21 and, unfortunately, I think that is going to

22 require that we meet more than once a month,

23 while the process starts, okay, but maybe it

24 will be one meeting that is set specifically

25 for the Code amendment issues and the other one

1 is the regular meeting for the agenda, the

2 normal agenda.

3 If I had my way to choose, my preference

4 would be to wait for it to come in. By the

5 same token, and I think -- you know, I hear

6 that my colleague may have the same support for

7 that, but if something like this, which is very

8 simple -- I get it, this is very simple, and I

9 don't have a problem if we have to go back,

10 and, you know, make a recommendation for this

11 to go forward and approve it, because this is a

12 simple matter.

13 I'm just more concerned with something you

14 stated, Ramon, is that if you have a small lot

15 and you want to keep the same, you know,

16 scenario that you had before, we're taking that

17 away, the ability to create that again.

18 How do we address it, that we're not taking

19 that away?

20 MR. TRIAS: And that's a separate question

21 that has to be addressed with the re-write, in

22 the sense that we already have some provisions

23 that deal with non-conforming uses,

24 non-conforming structures and so on. Maybe we

25 need to make it better.

1 I wouldn't bring to you anything that deals

2 with policy, that deals with big ideas. All of

3 that requires and deserves more discussion.

4 This is just basically, from my perspective,

5 cleanup, and for that, I think it's better just

6 not to deal with those issues when you want to

7 deal with real discussion.

8 CHAIRMAN AIZENSTAT: Robert.

9 MR. BEHAR: You know, I'm going to go ahead

10 and I guess retract my motion. Can I do that?

11 MR. COLLIER: Withdraw your motion?

12 MR. BEHAR: Yeah. And my new motion would

13 be to make a motion to approve this.

14 CHAIRMAN AIZENSTAT: Without Number 11?

15 MR. BEHAR: Without Number 11. Or modify

16 Number 11 to what is --

17 MR. TRIAS: No, Number 11 could be

18 discussed with the consultant, if you think so.

19 I mean, that's a more subtle discussion. The

20 rest of the stuff is very straight-forward.

21 MR. BEHAR: So that would be -- my motion

22 would be to retract my original motion, make a

23 new motion to approve, where Number 11 we

24 discuss with the consultant.

25 MS. BALIDO-HART: And upon further

1 consideration, if someone is affected, I would

2 agree with that, so I'll second that.

3 CHAIRMAN AIZENSTAT: We have a first.

4 Second. We've already had discussion.

5 Call the roll, please.

6 THE SECRETARY: Mr. Bellin?

7 MR. BELLIN: Yes.

8 THE SECRETARY: Mr. Behar?

9 MR. BEHAR: Yes.

10 THE SECRETARY: Ms. Balido-Hart?

11 MS. BALIDO-HART: Yes.

12 THE SECRETARY: Mr. Aizenstat?

13 CHAIRMAN AIZENSTAT: Yes.

14 Thank you.

15 MR. TRIAS: Okay. Thank you very much. So

16 now I know you want to work until midnight

17 every time and we'll make sure that you have a

18 proper schedule for that.

19 MR. BEHAR: For the record, don't count me

20 in to be working --

21 MR. TRIAS: So, as an update, on Friday,

22 we're going to meet with the BID and the

23 consultant to discuss the Giralda Overlay, some

24 issues that you have discussed in the past, and

25 hopefully we'll be able to start bringing

1 things to you in the next few months.  
 2 MR. BEHAR: Thank you.  
 3 CHAIRMAN AIZENSTAT: Thank you.  
 4 MR. TRIAS: And the other issue I wanted to  
 5 ask, do you want to continue to receive hard  
 6 copies of things or would e-mail be acceptable?  
 7 CHAIRMAN AIZENSTAT: You know, if it's  
 8 something very small and simple, like this, I  
 9 don't know if I have an issue, but if it's more  
 10 items, I'd like to look at the items myself.  
 11 That's just me.  
 12 MR. BELLIN: Yeah, I'd like it to be done  
 13 the way it's always been done, because we make  
 14 notes, we -- you know, it's just a whole  
 15 easier.  
 16 CHAIRMAN AIZENSTAT: So keep it the way  
 17 we've always done it.  
 18 MR. TRIAS: Okay. No problem. Thank you.  
 19 MR. BEHAR: Make a motion to adjourn.  
 20 MR. COLLER: That's always in order.  
 21 CHAIRMAN AIZENSTAT: Is there a motion to  
 22 adjourn?  
 23 MR. BEHAR: I made a motion.  
 24 MR. BELLIN: Second.  
 25 CHAIRMAN AIZENSTAT: Marshall second.

1 MR. BEHAR: All in favor?  
 2 CHAIRMAN AIZENSTAT: Aye. We're adjourned.  
 3 Thank you very much.  
 4 MS. BALIDO-HART: Thank you.  
 5 MR. TRIAS: Thank you.  
 6 (Thereupon, the meeting was concluded at  
 7 7:10 p.m.)  
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1 CERTIFICATE  
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 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
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 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 16th day of May, 2018.  
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 18 SIGNATURE ON FILE  
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 20 NIEVES SANCHEZ  
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