		1	
	Page 89		Page 90
1	forward to the Commission with whatever	1	CHAIRMAN AIZENSTAT: Yes. Thank you.
2	recommendation comes from tonight, it will be	2	Next item on the agenda, please.
3	the one that is printed in front of you right	3	MR. COLLER: Item G-2, an Ordinance of the
4	now with those changes.	4	City Commission of Coral Gables, Florida
5	CHAIRMAN AIZENSTAT: Okay. Perfect.	5	providing for text amendments to the City of
6	MR. WITHERS: So I will vote for denial.	6	Coral Gables Official Zoning Code, Article 10,
7	I'll make a motion to deny it, I guess.	7	"Parking," Section 10-109, "Payment in Lieu and
8	CHAIRMAN AIZENSTAT: So Chip is making a	8	Remote Off-Street Parking," to clarify remote
9	motion to deny as presented.	9	parking processes and fee structure, providing
10	MR. TORRE: I'll second it.	10	for severability, repeater, codification, and
11	CHAIRMAN AIZENSTAT: We have a second by	11	an effective date.
12	Venny.	12	Item G-2, public hearing.
13	Any discussion?	13	MS. GARCIA: Thank you.
14	Call the roll, please.	14	Jennifer Garcia, City Planner. I have a
15	THE SECRETARY: Luis Revuelta?	15	few slides that they should have. Perfect.
16	MR. REVUELTA: Yes.	16	And this is also in your Staff report, as well.
17	THE SECRETARY: Venny Torre?	17	So, right now, there are three ways to park
18	MR. TORRE: Yes.	18	cars. Option one is the way that we're most
		19	likely used to, that you park it on-site. You
19 20	THE SECRETARY: Chip Withers? MR. WITHERS: Yes.	20	meet your minimum parking requirements on-site.
		21	Another option is the remote parking. So
21	THE SECRETARY: Robert Behar?	22	the remote parking is when you're parking all
22	MR. BEHAR: Yes.	23	or an amount of parking amount of spaces
23	THE SECRETARY: Claudia Miro?	24	remotely, within a thousand feet, okay.
24	She stepped out.	25	And then the third option you have is the
25	Eibi Aizenstat?		. ,
	Page 91		Page 92
1	payment in lieu, and a payment in lieu is,	1	CHAIRMAN AIZENSTAT: Would you state your
2	you're paying out of the requirement, that you	2	name and position?
3	can pay out of your requirement as much as you	3	MR. KINNEY: Kevin Kinney. I'm the Parking
4	want. Those are three options, as far as	4	Director for the City of Coral Gables.
5	providing parking or meeting the parking	5	Just a minor couple of minor tweaks to what
6	requirements.	6	Jennifer said. Yes, is a payment in lieu,
7	So back when this was amended last, which	7	although we do not give applicants carte
8	was last year it was part of the Zoning Code	8	blanche on deciding how many spaces they can
9	update the intent was that there would be a	9	buy out of. That is something, in the City
10	fee associated with each remote parking space	10	Code, once you go over 25 spaces. It does have
11	that you're remote parking. And, then, in	11	to be reviewed, and if the system can't handle
12	addition to that fee, if you decide to pay out	12	somebody buying out of a hundred parking
13	of the requirement, then you pay again, and	13	spaces, it won't be allowed. So it is an
14	that's, you're out of the requirement for life.	14	option, but it has to work in the system.
15	Now, when that was drafted in the Zoning	15	And since we had some conversation about
16	Code update, for whatever reason, it wasn't as	16	Miracle Mile, I will just mention and
17	clear as what the intent was. So now that	17	Jennifer mentioned, also that we have
18	we're starting to get more remote parking	18	prohibited development of parking on Miracle
19	requests, we're looking at this and we're	19	Mile, and one of the reasons we can do that
20	making some changes, according to what the	20	comfortably is, within a hundred feet of
21	intent originally was.	21	Miracle Mile, I have 3,000 parking spaces
22	So I have Kevin Kinney here, our Parking	22	available, and, currently, even at peak, we are
23	Director, for any questions.	23	not hitting 50 or 60 percent occupancy. So
24	MR. KINNEY: Mostly to answer questions, I	24	there is capacity there.
25	would say. I think Jennifer	25	We still review any request for remote
	would say. I diffix Johnned		com 12.10 any request for remote
		1	

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1	parking on the Mile, and like I said, the	1	can handle, as far as the payment in lieu, you
2	amount you're allowed to buy has to be if	2	would pay again to be paid out of that system.
3	it's over 25 spaces, has to be reviewed, and we	3	So you pay twice, to pay the payment in lieu,
4	have to be able to justify that the system can	4	as Kevin feels comfortable, as far as the City
5	manage whatever the request is.	5	can handle.
6	MR. BEHAR: I have a question for Jennifer,	6	MR. KINNEY: And that's a fair
7	just a clarification. On the summary, on the	7	characterization.
8	application summary, the second the Number	8	I would classify it this way, typically
9	2, the second bullet point says, "Payment in	9	you're required to have remote parking, but the
10	lieu of providing any parking, if paid per	10	issue is, what happens if, at some point, you
11	space, in addition to the payment of 100	11	cannot end up paying the remote parking? Then
12	percent into the parking trust."	12	how does the City handle that situation,
13	Does that mean that explain that to me.	13	because we're in a tough spot, and essentially
14	I'm not sure.	14	the stick is that, well, you either go find
15	MS. GARCIA: So this is the amendment is	15	alternative remote parking or you're going to
16	to clarify the remote parking, right. So,	16	have to pay again.
17	remote parking, now, as drafted, you'd be	17	Now, remember, especially when we're
18	paying a fee to remote park. So not only are	18	talking about Miracle Mile, the amount being
19	you finding the space and you're leasing it or	19	paid for remote parking is a significantly
20	however you're making an agreement with your	20	discounted number. It's \$5,500. Anybody who
21	neighbor to park the cars there or you say	21	is building anything right now knows that's a
22	you're parking the cars there, you're going to	22	steep, steep discount.
23	be charged a fee for that per space.	23	MR. REVUELTA: It's a good deal.
24	So if you want to pay out of it as much as,	24	CHAIRMAN AIZENSTAT: Let me ask you
25	you know, Kevin feels comfortable that the City	25	something, for Miracle Mile, it's 5,500.
	Page 95		Page 96
1	Looking through here, in the Design and	1	CHAIRMAN AIZENSTAT: 35 to 40,000. We've
2	Innovative District, how much is it?	2	got some architects with us. How much does it
3	MR. KINNEY: 10,000. That's surrounding	3	cost to build when you build, how much does
4	Shops at Merrick Park. And the reason it works	4	a parking space cost you?
_	there is because the City has some control over		
5	there is because the City has some control over	5	MR. REVUELTA: I think it's in that range,
6	400 parking spaces in the development at	5 6	MR. REVUELTA: I think it's in that range, 35 to 40.
_	•		
6	400 parking spaces in the development at	6	35 to 40.
6 7	400 parking spaces in the development at Shops	6 7	35 to 40. CHAIRMAN AIZENSTAT: That range?
6 7 8	400 parking spaces in the development at Shops CHAIRMAN AIZENSTAT: And what about City	6 7 8	35 to 40. CHAIRMAN AIZENSTAT: That range? MR. BEHAR: Absolutely.
6 7 8 9	400 parking spaces in the development at Shops CHAIRMAN AIZENSTAT: And what about City wide?	6 7 8 9	35 to 40. CHAIRMAN AIZENSTAT: That range? MR. BEHAR: Absolutely. CHAIRMAN AIZENSTAT: Venny?
6 7 8 9	400 parking spaces in the development at Shops CHAIRMAN AIZENSTAT: And what about City wide? MR. KINNEY: It's 12,500, and that is	6 7 8 9	35 to 40. CHAIRMAN AIZENSTAT: That range? MR. BEHAR: Absolutely. CHAIRMAN AIZENSTAT: Venny? MR. TORRE: That's correct.
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	Page 97		Page 98
1	different when we talk about requirements and	1	that supports the public parking system.
2	the payment in lieu is, for example, at Village	2	CHAIRMAN AIZENSTAT: Okay.
3	of Merrick Park, you are not only paying into	3	MR. KINNEY: They would then either find
4	the system \$10,000, but you have to pay monthly	4	remote parking or they would build their own
5	for the parking space. So that is covering for	5	parking or some combination of both.
6	this development.	6	If they had purchased remote parking and
7	CHAIRMAN AIZENSTAT: Let's talk about City	7	then later got in a situation where they would
8	wide. Let's look at City wide. 12,500 City	8	not could not provide the parking, they have
9	wide.	9	to pay it a second time. So their total cost
10	MR. KINNEY: Right.	10	at that point is 25,000.
11	CHAIRMAN AIZENSTAT: If it costs a	11	But what we're going to be reviewing is
12	developer, right let's just take a number at	12	whether it's feasible, in a specific situation.
13	\$35,000 why are we only asking for 12,500?	13	Right now we're building 450 spaces on Minorca.
14	Why would a developer even want to provide	14	
15	parking?	15	If there were a development close to there,
16	MR. KINNEY: Most of the developments		there may be capacity in the system to support
17	happening City wide, the developers are	16	some remote parking.
18	providing parking.	17	The idea behind remote parking is so that
19	CHAIRMAN AIZENSTAT: Are not?	18	the developments can reach a higher quality, so
20	MR. KINNEY: No, they are.	19	you don't have to build a big box and then your
21	CHAIRMAN AIZENSTAT: They are.	20	development on top of the box.
22	MR. KINNEY: They're choosing to provide	21	CHAIRMAN AIZENSTAT: For me, I understand
23	parking.	22	the theory behind it, and it makes sense. I
24	Now, here's kind of the thought process.	23	just think it's quite a bit of a discount to a
25	If they did buy into it, it would be 12,500,	24	developer at the pricing structure. That's
		25	just me.
	Page 99		D 100
	1 4 3 6 7 7		Page 100
1	MR. KINNEY: Well, I will tell you, we	1	the Mile, you can't really develop a 2,500
1 2		1 2	
	MR. KINNEY: Well, I will tell you, we		the Mile, you can't really develop a 2,500
2	MR. KINNEY: Well, I will tell you, we established the number for Miracle Mile based	2	the Mile, you can't really develop a 2,500 (sic) square foot lot, at any height,
2	MR. KINNEY: Well, I will tell you, we established the number for Miracle Mile based on calculations done by an appraiser, so that	2 3	the Mile, you can't really develop a 2,500 (sic) square foot lot, at any height, without
2 3 4	MR. KINNEY: Well, I will tell you, we established the number for Miracle Mile based on calculations done by an appraiser, so that we would not go cross-wise with law.	2 3 4	the Mile, you can't really develop a 2,500 (sic) square foot lot, at any height, without MR. TORRE: Parking
2 3 4 5	MR. KINNEY: Well, I will tell you, we established the number for Miracle Mile based on calculations done by an appraiser, so that we would not go cross-wise with law. MR. TORRE: What I'm hearing, and what I	2 3 4 5	the Mile, you can't really develop a 2,500 (sic) square foot lot, at any height, without MR. TORRE: Parking MR. KINNEY: Your site doesn't allow for
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	Page 101		Page 102
1	certification	1	400 spaces we have some control over.
2	MS. GARCIA: At least, yeah.	2	CHAIRMAN AIZENSTAT: But isn't the idea of
3	MR. TORRE: As long as the concurrent lease	3	this to also fund parking for the City to
4	is in place	4	build?
5	MR. KINNEY: Yes.	5	MR. KINNEY: Yes.
6	MR. TORRE: and that could go	6	CHAIRMAN AIZENSTAT: So how
7	indefinitely?	7	MR. KINNEY: I mean, we believe in a robust
8	MR. KINNEY: And the only reason to even	8	public parking system being the most efficient
9	talk about the second payment is if a developer	9	way to manage parking.
10	gets in a situation where there's no	10	CHAIRMAN AIZENSTAT: Which I agree, but
11	alternative or they can't find an alternative.	11	then how does the City charge less than what it
12	MR. BEHAR: So, at that point, they would	12	will cost them to build even in the future?
13	pay the City 25,000 per space?	13	MR. KINNEY: Well, but the initial
14	MR. KINNEY: They would pay whatever the	14	payment the payment in lieu has never been
15	original number is.	15	intended to cover the cost. If you come to us
16	CHAIRMAN AIZENSTAT: An additional same	16	and you're renting space, we're obtaining
17	number.	17	revenue through that stream, also.
18	MR. KINNEY: So if they paid 10,000	18	CHAIRMAN AIZENSTAT: Understood.
19	well, let's say they were at Village of Merrick	19	MR. KINNEY: I mean, if you looked at our
20	Park. They paid 10,000. Later, they find out	20	system, essentially we hope to pay off or raise
21	that they can no longer get the spaces that	21	revenue to the point where every facility is in
22	they entered into the agreement with, and	22	the black within ten years, which is a fairly
23	there's no alternative, they would pay a second	23	high bar for most public parking systems.
24	10,000, and, then, at that point, essentially	24	So, yes, the initial payment helps us, but
25	the City would probably have to tap into the	25	it is the recurring permit payment that is
	Page 103		Page 104
1	going to make the system work.	1	
		1 T	Mile, that remote parking is the right way to
2	•	2	Mile, that remote parking is the right way to go, because there's no other option.
2	MR. BEHAR: Maybe you have these facts, maybe you don't, annually, a space in a garage,		
	MR. BEHAR: Maybe you have these facts, maybe you don't, annually, a space in a garage,	2	go, because there's no other option.
3	MR. BEHAR: Maybe you have these facts,	2	go, because there's no other option. CHAIRMAN AIZENSTAT: Which we want to
3 4	MR. BEHAR: Maybe you have these facts, maybe you don't, annually, a space in a garage, what is the revenue that you get from that	2 3 4	go, because there's no other option. CHAIRMAN AIZENSTAT: Which we want to encourage. I want to encourage that, but I
3 4 5	MR. BEHAR: Maybe you have these facts, maybe you don't, annually, a space in a garage, what is the revenue that you get from that space?	2 3 4 5	go, because there's no other option. CHAIRMAN AIZENSTAT: Which we want to encourage. I want to encourage that, but I just think the City fee is very low.
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	Page 105		Page 106
1	rest of my spaces are fulfilled by lease	1	MR. TORRE: Right.
2	option, which I can prove to you I have a lease	2	MR. BEHAR: then you have to come back
3		3	for that payment.
4	MR. KINNEY: Yes.	4	MR. TORRE: So, I was talking to somebody
5	MR. TORRE: and then I'm good to go?	5	the other day, and obviously everybody wants to
6	Then I have fulfilled the Conditional Use?	6	go to Plan A. Why am I going to pay it down,
7	MR. KINNEY: That's correct.	7	if I can just give you the lease, I'm good to
8	MR. TORRE: I can also pay down 12,500	8	go, otherwise you're double paying.
9	I'm sorry, 10,000, for the 75 or the entire	9	Am I saying something that's not true here?
10	hundred, and I still have to go out and lease	10	CHAIRMAN AIZENSTAT: Well, I think you're
11	my spaces? I'm paying you down, but I still	11	good to go for that year, and, then, if it's
12	have to go lease my spaces?	12	not renewed on the second year
13	MR. KINNEY: Yes, you have to.	13	MR. TORRE: Understood.
14	MR. TORRE: So I have Option A and Option	14	CHAIRMAN AIZENSTAT: then you've got to
15	B.	15	double.
16	Now, what I'm lost on is on that third	16	MR. KINNEY: If you're unable to come back
17	payment that I still don't know what the hell	17	to Development Services on your anniversary
18	we're talking about, that second payment.	18	date and show that you're continuing, then you
19	All right. So, under Plan B, I already	19	have a problem, because you no longer are
20	paid all of my spaces, and I'm still leasing	20	parking your demand, and, then, if you cannot
21	spaces, and you're saying, if I have done that	21	correct that situation, you would have to pay
22	and I can't find the spaces, then I've got to	22	the City again.
23	give you another 12,500.	23	Now, in certain situations, what would
24	MR. BEHAR: No. No. If you cannot renew	24	happen, if you were near Miracle Mile, we
25	those leases	25	probably could easily handle that. If you're
	anose reases		proceedy could cause minute aims. It you're
	Page 107		_ 100
	rage 107		Page 108
1	in the Innovation Design and Innovation	1	less than 25 percent of the spaces
1 2		1 2	
	in the Innovation Design and Innovation		less than 25 percent of the spaces
2	in the Innovation Design and Innovation District, we have access to 400 spaces that	2	less than 25 percent of the spaces MR. REVUELTA: Your question is, where does
2 3	in the Innovation Design and Innovation District, we have access to 400 spaces that we not that we would want to, but we could	2 3	less than 25 percent of the spaces MR. REVUELTA: Your question is, where does this double payment come in? There's no double
2 3 4	in the Innovation Design and Innovation District, we have access to 400 spaces that we not that we would want to, but we could possibly make those available.	2 3 4	less than 25 percent of the spaces MR. REVUELTA: Your question is, where does this double payment come in? There's no double payment.
2 3 4 5	in the Innovation Design and Innovation District, we have access to 400 spaces that we not that we would want to, but we could possibly make those available. MR. TORRE: If I go to Choice A, which	2 3 4 5	less than 25 percent of the spaces MR. REVUELTA: Your question is, where does this double payment come in? There's no double payment. MR. BEHAR: There is a double payment.
2 3 4 5 6	in the Innovation Design and Innovation District, we have access to 400 spaces that we not that we would want to, but we could possibly make those available. MR. TORRE: If I go to Choice A, which means that I pay down only my 25 percent, and	2 3 4 5 6	less than 25 percent of the spaces MR. REVUELTA: Your question is, where does this double payment come in? There's no double payment. MR. BEHAR: There is a double payment. MR. TORRE: That's what they're referring
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	Page 109		Page 110
1	CHAIRMAN AIZENSTAT: Is that correct?	1	CHAIRMAN AIZENSTAT: Only on the 25
2	MR. KINNEY: Yes.	2	percent.
3	MS. GARCIA: You're forced to do the	3	MS. GARCIA: Correct.
4	payment in lieu option.	4	MR. TORRE: To somebody, could be
5	MR. TORRE: Correct.	5	anybody
6	CHAIRMAN AIZENSTAT: But for the double	6	CHAIRMAN AIZENSTAT: It could be anybody.
7	amount?	7	He can be paying
8	MR. TORRE: There you go. That's the right	8	MS. GARCIA: No. For anything that you're
9	term. The fourth, payment in lieu, but I	9	remote parking, you're paying for like each
10	always thought it was 10,500, never a double	10	space.
11	never the second payment.	11	MR. TORRE: Yeah, but that could be Ocean
12	MS. GARCIA: Well, because now we're	12	Bank or The Hyatt or anybody.
13	clarifying that there is a fee associated with	13	MS. GARCIA: No. You're paying the City
14	the remote parking, and the payment in lieu is	14	for the ability to remote park.
15	paid at the end to get out of the requirement	15	MR. BEHAR: So you're paying in the
16	altogether.	16	Innovative Design District, for remote parking,
17	CHAIRMAN AIZENSTAT: But in his example,	17	you're saying I'm paying, from the get-go,
18	which is a great example, if you're able to	18	10,000 per space to be able to go lease it
19	satisfy 75 percent at the beginning, you're not	19	somewhere else?
20	paying anything?	20	At the time that I have to renew that
21	MR. KINNEY: Right.	21	lease, if I don't I cannot renew the lease,
22	CHAIRMAN AIZENSTAT: And, then, when he	22	I would have to pay the additional 10,000?
23	goes ahead	23	MR. KINNEY: Okay. We're actually going
24	MS. GARCIA: No. You're paying for a	24	through one of these in the Design District
25	remote parking space, though.	25	right now, so let me kind of walk you through
	ranner parties of the control of the		g,,
	D 111		
	Page 111		Page 112
1	it.	1	Page 112 CHAIRMAN AIZENSTAT: That's a great deal.
1 2		1 2	
	it.		CHAIRMAN AIZENSTAT: That's a great deal.
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	Page 113		Page 114
1	got to pay the City the going amount.	1	MR. TORRE: I'm sure that you only had to
2	MS. GARCIA: What's the 25 that you're	2	buy down 25 percent of your needs. That's how
3	referring to?	3	I remember it.
4	MR. REVUELTA: I'm sorry?	4	MS. GARCIA: Currently, yes. Currently the
5	MS. GARCIA: What's the 25 that you're	5	Zoning Code
6	referring to?	6	MR. TORRE: You're saying, that's being
7	MR. REVUELTA: The 25 spaces that he was	7	wiped away.
8	mentioning	8	MS. GARCIA: Yes.
9	CHAIRMAN AIZENSTAT: The 25 percent	9	MR. TORRE: So it's no longer 25 percent
10	MR. REVUELTA: No, the 25 spaces.	10	is the minimum. You must pay the entire
11	MR. KINNEY: That's what triggers the	11	required?
12	review. Anything over 25 spaces triggers a	12	MS. GARCIA: Yes. Correct.
13	review, so the City has an opportunity to say,	13	MR. TORRE: Is this
14	you know, in this case, it will not work.	14	MS. GARCIA: Because the 25 percent was
15	CHAIRMAN AIZENSTAT: But in the example	15	tied to the required parking. It wasn't tied
16	that you just gave, the person is going to pay	16	to the remote parking. So it's kind of
17	the City one million three hundred thousand	17	confusing as far as why is it tied to the
18	dollars on the 130 spaces.	18	required parking. So depending on how much
19	MR. KINNEY: Yes.	19	you're going to remote park, how much you were
20	CHAIRMAN AIZENSTAT: If the person had to	20	actually going to pay for the fee of remote
21	build those 130 spaces, they would be paying	21	park, if that makes sense. Like if you had a
22	four million five hundred and fifty thousand	22	hundred spaces that you're required to have,
23	dollars. I still go back to, it's a great	23	and you're remote parking 25 percent of that,
24	deal, for the developer. Why is the City not	24	you're already required to have 25 percent of
25	charging more money on that? Sorry.	25	your required parking, with today's Zoning
	Page 115		Page 116
			1490 110
1	Code, so already you're paying a hundred	1	lease one to remote park?
1 2	Code, so already you're paying a hundred percent of those remote spaces.	1 2	
			lease one to remote park?
2	percent of those remote spaces.	2	lease one to remote park? MR. TORRE: 130, 140.
2	percent of those remote spaces. So what this is doing is, it's tying each	2	lease one to remote park? MR. TORRE: 130, 140. MR. WITHERS: A month?
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	Page 117		Page 118
1	MR. WITHERS: I understand, but still, I	1	MR. WITHERS: So you're paying \$20,000?
2	mean, 1.3 million to totally eliminate a	2	MS. GARCIA: Right.
3	hundred spot parking requirement is a pretty	3	MR. WITHERS: So you're paying 2.5
4	MR. KINNEY: Right, but then the hundred	4	million
5	spots are going to cost you \$130,000 a year.	5	MR. KINNEY: But that's not your choice. I
6	MR. REVUELTA: One time.	6	mean, if you get to the point where you cannot
7	MR. KINNEY: No. No. No. Annually.	7	meet your obligation. Your obligation is to
8	MR. WITHERS: Wait. Run that by me again.	8	have remote parking.
9	I'm sorry, I misunderstood. I thought, if you	9	MR. WITHERS: I'm sorry, I can't meet my
10	bought the spots	10	obligation.
11	MR. REVUELTA: I thought it was a one time.	11	MR. KINNEY: Then you have to pay the
12	MR. TORRE: You still have to pay somebody	12	double.
13	for your use of the spot.	13	MR. WITHERS: Yeah, so I come to you one
14	MS. GARCIA: They're doing the remote	14	day and I say, "I can't meet my obligation. I
15	parking.	15	want to pay for all 100 spots. Here's
16	MR. TORRE: You bought yourself the remote	16	two-and-a-half million bucks."
17	parking option.	17	MR. TORRE: But I don't think he's saying
18	MR. WITHERS: Right.	18	that you're going to get a spot after that.
19	MR. TORRE: Now you still have to go rent	19	You still have to go out
20	the spaces for you to park.	20	MR. KINNEY: You may have a building you
21	MR. WITHERS: But if you wanted to pay	21	can't lease.
22	buy a spot in lieu of remote parking, you can't	22	CHAIRMAN AIZENSTAT: So what do you do?
23	do that?	23	You're going to demolish the building?
24	MS. GARCIA: Yes. If Kevin can you pay	24	MR. KINNEY: I'm not the developer. The
25	again, right, the same fee, 12,000	25	developer
			•
	Page 119		Page 120
1	CHAIRMAN AIZENSTAT: No. No. But what	1	have.
2	alternative	2	CHAIRMAN AIZENSTAT: What I'd like to do is
3	MR. TORRE: You still have to park your	3	to see if we have any speakers before we
4	office workers and your folks living in the	4	continue, if you're done with the presentation.
5	building. You have to park them, unless	5	Thank you.
6	nobody's coming in a car.	6	
		6	Jill, do we have any speakers for this
7	MR. KINNEY: That's why we're saying, you	7	Jill, do we have any speakers for this item?
8	MR. KINNEY: That's why we're saying, you have to come in with proof that you have the		• •
		7	item?
8	have to come in with proof that you have the	7 8	item? THE SECRETARY: Mr. Holmes.
8 9	have to come in with proof that you have the remote parking, and the penalty is, if you fail	7 8 9	item? THE SECRETARY: Mr. Holmes. CHAIRMAN AIZENSTAT: Welcome back,
8 9 10	have to come in with proof that you have the remote parking, and the penalty is, if you fail to do what your obligation is.	7 8 9	item? THE SECRETARY: Mr. Holmes. CHAIRMAN AIZENSTAT: Welcome back, Mr. Holmes.
8 9 10 11	have to come in with proof that you have the remote parking, and the penalty is, if you fail to do what your obligation is. MR. WITHERS: But that doesn't relieve you	7 8 9 10	item? THE SECRETARY: Mr. Holmes. CHAIRMAN AIZENSTAT: Welcome back, Mr. Holmes. MR. HOLMES: Thanks. You're very nice. I
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8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	have to come in with proof that you have the remote parking, and the penalty is, if you fail to do what your obligation is. MR. WITHERS: But that doesn't relieve you of the responsibility of parking? MR. KINNEY: No. MR. BEHAR: Forget about what the market may require or not, it's what the Code is enforcing. MR. WITHERS: I get it now. MR. BEHAR: I don't see, in the Gables, any development, new project, whether it's Residential or Office, to be viable without, you know, providing any parking. This is not what you see in the City of Miami Downtown.	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	item? THE SECRETARY: Mr. Holmes. CHAIRMAN AIZENSTAT: Welcome back, Mr. Holmes. MR. HOLMES: Thanks. You're very nice. I appreciate that. And I've got to tell you something, I think I'm going to have sweet dreams tonight, maybe, because I was afraid that CHAIRMAN AIZENSTAT: Can you state your name, for the record, again, please and your address? MR. HOLMES: Thank you. So my name is Jackson Rip Holmes. I live at 35 Sidonia Avenue, Coral Gables. I'm a property owner on Miracle Mile. So, again, you
8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	have to come in with proof that you have the remote parking, and the penalty is, if you fail to do what your obligation is. MR. WITHERS: But that doesn't relieve you of the responsibility of parking? MR. KINNEY: No. MR. BEHAR: Forget about what the market may require or not, it's what the Code is enforcing. MR. WITHERS: I get it now. MR. BEHAR: I don't see, in the Gables, any development, new project, whether it's Residential or Office, to be viable without, you know, providing any parking. This is not what you see in the City of Miami Downtown. But, you know, I and I want to be very	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	item? THE SECRETARY: Mr. Holmes. CHAIRMAN AIZENSTAT: Welcome back, Mr. Holmes. MR. HOLMES: Thanks. You're very nice. I appreciate that. And I've got to tell you something, I think I'm going to have sweet dreams tonight, maybe, because I was afraid that CHAIRMAN AIZENSTAT: Can you state your name, for the record, again, please and your address? MR. HOLMES: Thank you. So my name is Jackson Rip Holmes. I live at 35 Sidonia Avenue, Coral Gables. I'm a property owner on Miracle Mile. So, again, you already have the feeling I'm defensive for

		T	
	Page 121		Page 122
1	has an interest in people spending money on	1	Mr. Behar, I think you're sympathetic to their
2	Miracle Mile.	2	point of view, Mr. Torre at the end of the
3	Think of South Beach. If you're going to	3	day, if we think into fifteen years into the
4	go shopping, it may not be on South Beach,	4	future, what I see is I'm going to pick on
5	because the parking is a hassle. You get a	5	Terranova for a second, they cannibalized their
6	\$350 towing fee just if you park in the wrong	6	own parking, to the point where Miracle Mile
7	place. No parking, no money.	7	becomes Terranova Street. Nobody else has
8	I was very forgive me for saying	8	parking.
9	happy that you shot down the previous	9	Even if you look at what they want to do at
10	amendment. I still don't understand it. Maybe	10	the corner of Galiano and Miracle Mile right
11	none of us really did and that's why it got	11	now, I'm going to reach out to those nearby
12	shot down, but as we head now to this item,	12	property owners, because they're going to
13	which you were kind enough to re-orient me to	13	starve those property owners nearby of parking.
14	speak on, I hope that you shoot this down, too.	14	They're going to die or they're going to lose
15	It is confusing. You know, it's so	15	the value of their property. They're not going
16	interesting, really, all of us are kind of	16	to have parking, because the remote parking
17	students of government. This whole thing, if	17	will be the public parking in that parking
18	you recall forgive me now, I'm going to make	18	garage at Fritz & Franz, right?
19	a criticism was done outside of the public	19	All of the businesses in that area depends
20	purview. I think this Zoning re-write,	20	on that public parking, but guess what, that's
21	whatever we want to call it, was done over a	21	going to evaporate. This idea that there's
22	period of three years, two-and-a-half of which	22	plenty of remote parking, yeah, let's talk
23	the public was not even informed, and I think	23	about that. Fortunately, we have a good
24	that was actually detrimental, because it gets	24	Parking Director, who is willing to talk, he
25	down, at the end of the day, to a developer	25	said he can find you 3,000. I bet you I can
23	down, at the end of the day, to a developer —	23	said he can find you 5,000. Tool you rean
	5 102		
	Page 123		Page 124
1	Page 123	1	Page 124
1 2	prove him wrong. I'll bet you I'll bet you	1 2	have to pay you find the spaces and you're
2	prove him wrong. I'll bet you I'll bet you any amount of money I can prove him wrong.	2	have to pay you find the spaces and you're going to pay whoever is giving you those spaces
2	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much.	2 3	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a
2 3 4	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much. CHAIRMAN AIZENSTAT: Thank you, sir.	2 3 4	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a hundred percent of that remote parking to the
2 3 4 5	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much. CHAIRMAN AIZENSTAT: Thank you, sir. Do we have any other speakers?	2 3 4 5	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a hundred percent of that remote parking to the City, with the potential backup being, if at
2 3 4 5	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much. CHAIRMAN AIZENSTAT: Thank you, sir. Do we have any other speakers? THE SECRETARY: Mr. Serra.	2 3 4 5 6	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a hundred percent of that remote parking to the City, with the potential backup being, if at some point in time you can no longer have
2 3 4 5 6 7	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much. CHAIRMAN AIZENSTAT: Thank you, sir. Do we have any other speakers? THE SECRETARY: Mr. Serra. MR. GARCIA-SERRA: Good evening, Mr. Chair,	2 3 4 5 6 7	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a hundred percent of that remote parking to the City, with the potential backup being, if at some point in time you can no longer have access to those remote parking spaces, you then
2 3 4 5 6 7 8	prove him wrong. I'll bet you — I'll bet you any amount of money I can prove him wrong. Thank you very much. CHAIRMAN AIZENSTAT: Thank you, sir. Do we have any other speakers? THE SECRETARY: Mr. Serra. MR. GARCIA-SERRA: Good evening, Mr. Chair, Members of the Board. Mario Garcia-Serra, with	2 3 4 5 6 7 8	have to pay you find the spaces and you're going to pay whoever is giving you those spaces their lease amount. You're also going to pay a hundred percent of that remote parking to the City, with the potential backup being, if at some point in time you can no longer have access to those remote parking spaces, you then pay another in lieu payment to the City.
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	Page 125		Page 126
1	the current requirement that anything over 25	1	ahead and close it for public comment.
2	spaces does have to be reviewed. So the City	2	MR. WITHERS: I just have two questions.
3	could deny a payment in lieu of something over	3	How did you come up with the number, 10,000,
4	25 spaces, if it, essentially, did not make	4	12,000? How was that
5	sense.	5	MR. KINNEY: At the time of the Zoning
6	MR. GARCIA-SERRA: Okay.	6	Code, Development Services or the City
7	MR. COLLER: Just a clarification. When	7	Manager's Office, I'm not sure which, hired an
8	you say that the City could deny, you mean the	8	appraiser to come up with the numbers.
9	City Commission?	9	MR. WITHERS: Okay. And so do I lock that
10	MR. KINNEY: Yes.	10	number in? If five years from now I lose my
11	MR. COLLER: In other words, if it's 25 or	11	remote parking, do I pay the current cost
12	less; then it can be approved administratively.	12	I'm assuming it's going to rise or do I pay
13	If it's more 25 spaces, then it's got to go to	13	the number that I originally locked in at five
14	a public hearing; is that correct?	14	years earlier?
15	MR. KINNEY: Yes.	15	MR. KINNEY: As opposed to, if five years
16	CHAIRMAN AIZENSTAT: Thank you for the	16	from now the rate is
17	clarification.	17	MR. WITHERS: I mean, I'm sure that \$10,000
18	Do we have any other speakers?	18	figure might be \$15,000 five years from now.
19	THE SECRETARY: No.	19	I'm assuming it's going to be looked at and
20	CHAIRMAN AIZENSTAT: Any on Zoom?	20	adjusted. So do I lock myself in at the
21	THE SECRETARY: No.	21	current rate or am I paying a future rate when
22	CHAIRMAN AIZENSTAT: Any on the phone	22	it comes time to pay up?
23	platform?	23	(Simultaneous speaking.)
24	MS. GARCIA: No.	24	MR. REVUELTA: You're buying futures in the
25	CHAIRMAN AIZENSTAT: At this time, I'll go	25	stock market.
	Page 127		Page 128
1	MR. KINNEY: I am only a recovering		
	WIN. KINNET. I aim only a recovering	1	CHAIRMAN AIZENSTAT: That makes sense.
2	attorney, I am no longer practicing, but that	1 2	CHAIRMAN AIZENSTAT: That makes sense. MR. REVUELTA: Does that mean that there's
2	attorney, I am no longer practicing, but that is something that I think it would be the		
	attorney, I am no longer practicing, but that	2	MR. REVUELTA: Does that mean that there's
3	attorney, I am no longer practicing, but that is something that I think it would be the	2 3	MR. REVUELTA: Does that mean that there's an automatic escalation rate?
3 4	attorney, I am no longer practicing, but that is something that I think it would be the rate existing at the time.	2 3 4	MR. REVUELTA: Does that mean that there's an automatic escalation rate? MR. KINNEY: No, but it is reviewed and
3 4 5	attorney, I am no longer practicing, but that is something that I think it would be the rate existing at the time. MR. REVUELTA: But to your question, is	2 3 4 5	MR. REVUELTA: Does that mean that there's an automatic escalation rate? MR. KINNEY: No, but it is reviewed and changed by the Commission.
3 4 5 6	attorney, I am no longer practicing, but that is something that I think it would be the rate existing at the time. MR. REVUELTA: But to your question, is there a escalation rate?	2 3 4 5 6	MR. REVUELTA: Does that mean that there's an automatic escalation rate? MR. KINNEY: No, but it is reviewed and changed by the Commission. MR. REVUELTA: Should there be an
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Page 129 Page 130 1 terms of distance? For example, other cities 1 But if the City doesn't have a minimum 2 2 have -requirement for the spaces that you have to 3 3 MR. KINNEY: Yes. There is. It's a provide in a development, it opens up the door 4 4 thousand feet. for the discussion and the questions that have 5 MR. REVUELTA: Okay. Some cities say, you 5 been asked, that the developer begins to 6 6 have to provide a minimum of "X" amount of questions, what's my best deal. 7 7 spaces of the required parking, and then you MS. GARCIA: Well, remember, the remote 8 parking, in general, is a Conditional Use 8 can buy the rest, figure it out. 9 MS. GARCIA: So there is a minimum of ten 9 request. So if the Commission or Staff has 10 10 remote parking spaces. If you have less than gone through the review process, doesn't feel 11 11 like you're providing enough on-site parking, ten, then you can talk to Kevin about possibly 12 12 paying out of the system. that you're in an area that has a lot of, you 13 MR. REVUELTA: But if I'm doing a project, 13 know, on-street parking or, you know, garages 14 14 or such, I think the recommendation would let's say, for 200 spaces, and I say, I want to 15 15 deal, I can just park remotely, pay the City, probably not be favorable. 16 and not spend thirty, forty thousand dollars on 16 MR. REVUELTA: Well, I'm thinking of other 17 17 my parking garage, because I'm dealing with areas obviously than the Mile, right. So I 18 18 think it's healthy to have the minimum amount height and this and that and the other and I 19 don't want to do a basement, or the City 19 of parking spaces -- healthy for the City to 20 doesn't take the position, okay, you're 20 say, "Developer, you need to provide a minimum 21 2.1 required 200 spaces, you have to provide a amount of parking spaces within your 22 minimum because we know that you're going to be 22 development, and the rest then you can --" 23 23 able to fix "X" within your property, and, MR. KINNEY: Well, I think that 24 then, after that, we can talk about what you 24 conversation is going to be had. You mentioned 25 25 a development that requires 200 spaces. Let's can buy? Page 131 Page 132 1 say near Village of Merrick Park somebody needs 1 point you're lifting up the building and it 2 2 200 spaces. They may come to the City, but doesn't work, and I think the whole point is to 3 because it's more than 25, it's going to be 3 try to get some things on Ponce, some things on 4 4 reviewed, and the City may say, you know, the Mile, some things other places, that the 5 5 you've got room on your site. We know there's land is worth more than the building. You'd 6 a garage across the street, but we don't think 6 have to knock something down without parking by 7 7 you should park 200 spaces there, maybe a waivers, you can't do it. So that's really 8 8 hundred, and you need to provide -- that part of the reason for all of this. 9 conversation will be had. I mean, just because 9 The second thing is, you made a point of, 10 it's coming in, doesn't mean the City is going 10 okay, if I can get this great deal, I'll take 11 the allow it. 11 it. I think this is all market driven, too, 12 12 MR. REVUELTA: But the fact that, as an You know, I'm not going to go ahead and just do 13 13 architect, we have to read Codes and all of it because I can. If my folks are not going to 14 that, and then refer back to the developers or 14 stay in my building or are not going to rent 15 15 our clients, if the Code doesn't say anything, from me, because I have no parking, it doesn't 16 I have to tell you that the conversation goes 16 work. So there's going to have to be a back 17 on and on and on. So I don't know how the rest 17 and forth of what works. It not just, it's 18 of the Board feels, but I think a certain 18 cheaper for me not to do it, so I'm not going 19 distance and a certain minimum amount required 19 to do it. And then what, you don't have any 2.0 per project, could be healthy, and then you 20 tenants? So there's a whole series of back 21 have the conversation whether the amounts are 21 stories to this. 22 too low or not. 22 MR. KINNEY: Well, let's go back to the 23 23 MR. TORRE: So that goes to two points. Design and Innovation District. The one 24 24 One is, the development of small sites, you project we know that has moved quite a ways 25 25 cannot really have a minimum, because at that down the path, is that they're providing 80

spaces on-site, and the conversation is remote parking 130 spaces. I think that's a typical situation. They could have come in and said, "You they could have come in and say we want to be sensitive to those types of issues. And left say they did come in and say we want to be sensitive to those types of issues. And left say they did come in and say we want to be sensitive to those types of issues. And left say they did come in and say we want to be park there's only 120 spaces aross the street, if the City is not going to allow them to then go park 210 spaces. I mean, there is a requirement on the City to going to allow a developer to come in and ask for more than will work in the Page 135 ready to go. MR. CABRERA: Okay. MR. CABRERA: Okay. MR. CABRERA: If you feel that, you know, you need additional clarification before you vote on the item. Page 135 ready to go. MR. CABRERA: If you feel that, you would like to make a motion. Page 135 ready to go. MR. CABRERA: If you feel that you would make a motion to move forward, we're MR. CABRERA: If you feel that you would make a motion to make sure. MR. CABRERA: If you feel that you would make a motion of the make sure. MR. CABRERA: If you feel that you would go benefit from having the City Manager here to make sure. MR. CABRERA: If you feel that you would go benefit from having the City Manager here to make sure. MR. CABRERA: If you feel that you would go benefit from having the City Manager here to the benefit from having the City Manager here to the form of the propertion. MR. CABRERA: If you feel that you would go a school of a reference or any kind of Board of Archi		Page 133		Page 134
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				MR. WITHERS: Can I make a motion to defer
		MR. BEHAR: From my personal, I understand		this, Mr. Chairman?
18 what's being proposed. I'm clear about it. 18 CHAIRMAN AIZENSTAT: You would like to make		• •		
19 MR. WITHERS: But – is there an and a or 19 a motion to defer it?				
20 however? 20 MS. MIRO: Yeah, and I'd like to second				
21 CHAIRMAN AIZENSTAT: No. I'm sensing that 21 that motion, because I think that it reads				
the City would like to defer this item to the 22 here, this whole process is to clarify the				
23 next meeting. 23 remote parking process, and I'm still very		-		
24 MR. REVUELTA: But if we're going to defer, 24 confused, so		-		
25 should we make some comments or recommendations 25 CHAIRMAN AIZENSTAT: We have a motion and				

	Page 137		Page 138
1	we have a second to defer. Any discussion?	1	have to re-advertise or would the Manager like
2	MR. COLLER: Wait.	2	to come in at the next meeting?
3	CHAIRMAN AIZENSTAT: Go ahead, please.	3	MS. CABRERA: I think he would make himself
4	MR. COLLER: Are we I think we need to	4	available for the next meeting.
5	defer to a date certain.	5	CHAIRMAN AIZENSTAT: Okay. That was my
6	CHAIRMAN AIZENSTAT: To the next meeting.	6	understanding.
7	MR. WITHERS: The next meeting.	7	MS. CABRERA: That was my understanding
8	MS. GARCIA: I think it's deferred to when	8	with the phone call with him now.
9	the City Manager is available, I think it is	9	CHAIRMAN AIZENSTAT: So you'd like to do it
10	MR. COLLER: Okay. So then it would have	10	to a time certain to the next meeting.
11	to be re-advertised.	11	MS. CABRERA: Yes.
12	MS. GARCIA: Exactly. Yeah.	12	CHAIRMAN AIZENSTAT: That's the City's
13	MR. COLLER: So it will be deferred to when	13	position.
14	the City Manager can come and make a	14	MR. COLLER: Okay.
15	presentation.	15	CHAIRMAN AIZENSTAT: We have a motion to
16	CHAIRMAN AIZENSTAT: Is that okay that way?	16	defer to the next meeting.
17	MR. COLLER: Yes, which means that it will	17	MR. COLLER: What's the date of that
18	have to be re-noticed and re-advertised,	18	meeting?
19	because we don't have a date certain at this	19	CHAIRMAN AIZENSTAT: Jill?
20	point.	20	THE SECRETARY: December 14th.
21	MR. BEHAR: Is that okay with the City?	21	MR. COLLER: So December 14th. So there
22	MS. GARCIA: Correct.	22	would be no further notice, because we're
23	CHAIRMAN AIZENSTAT: Is that okay with the	23	giving the notice now.
24	City?	24	CHAIRMAN AIZENSTAT: Correct. So there's
25	Suramy, you're okay with the City we'll	25	no advertisement that would be necessary.
	Page 139		Page 140
1	So, Chip, that's your motion, to defer it	1	MR. COLLER: Mr. Chair, should we take a
2	to the next meeting, until the 14th	2	five-minute break for the court reporter?
3	MR. WITHERS: It's your birthday; isn't it?	3	CHAIRMAN AIZENSTAT: Can we do a six,
4	CHAIRMAN AIZENSTAT: No.	4	six-minute?
5	MS. MIRO: Fourteen days after mine.	5	MR. COLLER: Six minutes should be fine.
6	MR. WITHERS: I knew it was somebody's	6	MR. BEHAR: What is the next item?
7	birthday.	7	THE SECRETARY: Item G-2 and G-3 are related.
8	Yes, that's my motion.	8	MR. REVUELTA: I'm going to have to go.
9	CHAIRMAN AIZENSTAT: Mine is close.	9	CHAIRMAN AIZENSTAT: Okay. If you have to
10	Do we have a second?	10	go I think Claudia has to go, do we have a
11	MS. MIRO: I second.	11	quorum? One, two, three we only have four
12	CHAIRMAN AIZENSTAT: Any discussion? No?	12	left.
13	Call the roll, please.	13	MR. COLLER: We have a quorum.
14	THE SECRETARY: Chip Withers?	14	CHAIRMAN AIZENSTAT: We have a quorum.
15	MR. WITHERS: Yes.	15	For the record, let's note that Claudia
16	THE SECRETARY: Venny Torre?	16	Miro is leaving the meeting and so is
17	MR. TORRE: Yes.	17	Luis Revuelta. Let's take a five-minute break,
18	THE SECRETARY: Luis Revuelta?	18	please.
19	MR. REVUELTA: Yes.	19	(Short recess taken.)
20	THE SECRETARY: Claudia Miro?	20	CHAIRMAN AIZENSTAT: We're going to
		21	continue with the meeting, please. Thank you.
21	MS. MIRO: Yes.		
21 22	THE SECRETARY: Robert Behar?	22	So we are back in session. Mr. Coller, if
21 22 23	THE SECRETARY: Robert Behar? MR. BEHAR: Yes.	23	you could please read the next item into the
21 22	THE SECRETARY: Robert Behar?		