

**Excerpts of 03 12 08 PZB Meeting Minutes  
w/Attachment**

**Exhibit D**

1	CITY OF CORAL GABLES PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, MARCH 12, 2008, 6:02 P.M.	
2	Board Members Present:	
3	Tom Korge, Chairman Bibi Aizenstat, Vice-Chairman Robert Behar Jack Coe Cristina Moreno Javier Salman	
4	City Staff Present:	
5	Eric Riel, Jr., Planning Director Lourdes Alfonsin Ruiz, Assistant City Attorney Javier Betancourt, Principal Planner Scot Bolyard, Planner Edward Weller, Assistant Building Director Martha Salazar-Blanco, Zoning Administrator Carlos Mindreau, City Architect Dona Lubin, Assistant City Manager Kara Kautz, Historic Preservation Director	
6	Also Participating:	
7	Application 12-07-042-P: Lucia Dougherty, Esq., 14 On behalf of LG Coral Gables, LLC	
8	David William Hotel/Condominium: 28	
9	Sacha Smith	
10	Metal Roofs:	
11	Mary Anderson 95 Manuel J. Menendez 98 Sue Kawalerski 99 Charles Girtman 102 Robert Fine 106 Ted Rickel 109 Luis Revuelta 110 Thomas Mooney 114 Commissioner Maria Anderson 120 Ray Airan 125	

1	THEREUPON:
2	The following proceedings were had:
3	MR. AIZENSTAT: Let's go ahead. We'll
4	ask if there's anybody here that would like
5	to speak at all, if they could just please
6	go up over and sign in, that would be
7	greatly appreciated, if anybody has not
8	signed in.
9	The attorneys don't need to sign in, if
10	I'm not mistaken, but if there's anybody
11	from the public.
12	(Discussion off the record)
13	MR. AIZENSTAT: Okay, why don't we go
14	ahead? While our Chair is on the way or
15	coming in, let's go ahead and take a roll
16	call, please.
17	MS. MENENDEZ: Bibi Aizenstat?
18	MR. AIZENSTAT: Here.
19	MS. MENENDEZ: Robert Behar?
20	MR. BEHAR: Here.
21	MS. MENENDEZ: Jack Coe?
22	MR. COE: Here.
23	MS. MENENDEZ: Pat Keon?
24	Cristina Moreno?
25	MS. MORENO: Here.

1	MS. MENENDEZ: Javier Salman?
2	MR. SALMAN: Here.
3	MS. MENENDEZ: Tom Korge?
4	MR. AIZENSTAT: Has everybody gone
5	ahead and gotten a chance to take a look at
6	the minutes from February 13th?
7	MR. COE: Move approval, Mr. Chairman.
8	MR. BEHAR: Second.
9	MR. AIZENSTAT: Actually, I was not
10	here, so I can't vote on it. Do we have
11	enough people?
12	MS. MORENO: I wasn't here, either.
13	MR. AIZENSTAT: So we might not be able
14	to, because we'll only have one, two --
15	three individuals here. Two of us were not
16	here.
17	MR. COE: Well, let's -- Are there any
18	changes to the agenda? That's the next
19	item.
20	MR. AIZENSTAT: Eric, any changes?
21	MR. RIEL: No, no changes to the
22	agenda.
23	MR. AIZENSTAT: Okay. Let's go ahead
24	and start. Do we need to swear in any of
25	the people that will be speaking tonight?

1	MR. COE: Why don't we do 042-P?
2	MR. AIZENSTAT: Madam Assistant City
3	Attorney --
4	MS. ALFONSIN RUIZ: Yes.
5	MR. AIZENSTAT: -- do we need to swear
6	in anybody that's going to be speaking
7	tonight or -- I understand, apart from
8	attorneys?
9	MS. ALFONSIN RUIZ: Apart from
10	attorneys, unless anyone else is going to
11	speak on any of the items.
12	MR. AIZENSTAT: Is there people here
13	that are going to speak on any of the
14	items? Could you please stand up, if there
15	are and you signed in?
16	(Thereupon, speakers were duly sworn by
17	the court reporter.)
18	MR. AIZENSTAT: Okay, thank you.
19	MR. COE: Let's go to 042-P, the first
20	one.
21	MR. AIZENSTAT: Eric, do you want to go
22	ahead and --
23	MR. RIEL: Yeah.
24	MR. AIZENSTAT: -- start?
25	MR. RIEL: We're going to take up Item

1 Number 5. This is a mixed-use site plan  
 2 review, alley abandonment and vacation  
 3 review. This is amendments to a previously  
 4 approved mixed-used project, referred to as  
 5 Gables Gateway, located in the industrial  
 6 section, the intersection of LeJeune,  
 7 Granello and Ponce Boulevard.

8 This is continued from the February  
 9 13th, 2008 meeting.

10 MR. AIZENSTAT: Okay.

11 MR. BEHAR: Mr. Chairman, at this  
 12 time --

13 MR. RIEL: No, wait a minute, I have  
 14 some more -- I don't know, if you want to  
 15 go ahead --

16 MR. BEHAR: Mr. Chairman, at this time,  
 17 I'd like to recuse myself, since this is a  
 18 project that we're involved with, and I'll  
 19 be back for the following item.

20 MR. AIZENSTAT: Okay, thank you.

21 (Thereupon, Mr. Behar left the  
 22 Commission Chambers.)

23 MR. RIEL: Basically, at the last  
 24 meeting, the Board continued this  
 25 application, at the request of the

1 applicant. The main issue was the  
 2 unresolved attainable or affordable housing  
 3 issue.

4 Based upon a discussion, all the other  
 5 issues of the project were discussed at  
 6 that time, and I don't want to put words in  
 7 the Board's mouth, but typically the Board  
 8 was in favor of the project. Therefore,  
 9 the Staff is going to focus its discussion  
 10 on just the affordable housing issue.

11 However, since we do have two members  
 12 that were not here, absolutely feel free to  
 13 ask Staff, as well as the applicant, any  
 14 question about the project, per se.

15 (Thereupon, Chairman Korge arrived.)

16 MR. RIEL: What I'd like to have Javier  
 17 do is just come up and give you just a  
 18 very, very brief overview of why the City  
 19 is requiring affordable housing on this  
 20 project, and then I have some additional --

21 MR. AIZENSTAT: If we can also go ahead  
 22 and note that Tom Korge has joined us.

23 MR. COE: Are you passing the gavel to him?  
 24 MR. BETANCOURT: Good evening, Mr.  
 25 Chair, Mr. Vice-Chair, Members of the

1 Board. For the record, Javier Betancourt,  
 2 with the City's Planning Department.

3 I'm just going to provide a very quick  
 4 overview of why we're focused on this issue  
 5 today, and many of you will recall that  
 6 over the past number of years, affordable  
 7 housing, or what we're now calling  
 8 attainable housing -- it's the new term --  
 9 has become a priority issue at both the  
 10 State, Regional and County levels.

11 The City has been taken to task in the  
 12 past by the South Florida Regional Planning  
 13 Council and the State Department of  
 14 Community Affairs for not addressing this  
 15 issue. As a result, we worked with a  
 16 consultant in developing an affordable  
 17 housing study which identified the City's  
 18 needs, as well as strategies for addressing  
 19 those needs. That study concluded that the  
 20 City has a total affordable housing need,  
 21 or attainable housing need, of 2,442 units  
 22 that we need to address.

23 That number was then divided over 10  
 24 years, and frankly, to address it in a more  
 25 doable way, we're only taking a certain

1 percentage of that total number, so that  
 2 it's a realistic goal, and what we're  
 3 looking to meet is a need of 437 units over  
 4 10 years, which translates roughly into  
 5 about 44 units a year that we need to  
 6 produce in the City of Coral Gables to meet  
 7 our housing need and to address the  
 8 concerns of the Regional Planning Council  
 9 and the State Department of Community  
 10 Affairs.

11 Failure to do that will result in  
 12 penalties and/or the City's inability to  
 13 pass amendments to the Comprehensive Land  
 14 Use Plan, and that's particularly important  
 15 because we are, in the coming months, going  
 16 to completely rewrite our Comprehensive  
 17 Land Use Plan. We're doing that as we  
 18 speak, and we need to get the Regional  
 19 Planning Council and the State Department  
 20 of Community Affairs to allow us to adopt  
 21 that plan.

22 One of the strategies identified in the  
 23 affordable housing study was inclusionary  
 24 zoning, where essentially you take a market  
 25 rate development and you require a

9

1 set-aside of units for attainable or  
 2 affordable housing. The ranges in other  
 3 local governments are between 10, 15, 20,  
 4 sometimes 25 percent. Oftentimes, in  
 5 exchange for that requirement, you will --  
 6 a local government will provide bonuses or  
 7 incentives, and those range anywhere from  
 8 height and density bonuses and incentives  
 9 to waiver of fees, expedited review.

10 The City has been working on developing  
 11 regulations that will hopefully incorporate  
 12 some of those incentives. In the meantime,  
 13 we are requiring that major developments  
 14 that go through a conditional site plan  
 15 review process, Zoning Code changes,  
 16 Comprehensive Land Use Plan changes --  
 17 we're requiring that those developments go  
 18 ahead and set aside a percentage of their  
 19 units for attainable housing.

20 We're being reasonable in our request,  
 21 particularly considering that we're not  
 22 providing large incentives with respect to  
 23 height, density, et cetera. We are looking  
 24 at some other incentives. In particular,  
 25 with respect to this project, we're going

10

1 to try and provide some incentives or a  
 2 waiver of fees, and I think we'll probably  
 3 get into that in a little bit, but that's  
 4 where we are. That's just a very quick  
 5 overview. If you have any questions  
 6 concerning this topic, by all means, I'm  
 7 here to answer your questions.

8 MR. RIEL: And then just to go further,  
 9 at the last meeting, you know, we debated  
 10 the issue in terms of the applicability.  
 11 As Javier said, we're of the opinion, based  
 12 upon the fact that this is a conditional  
 13 use review -- they're asking for, you know,  
 14 residential density, which is not a  
 15 permitted use -- that we have the  
 16 opportunity to request affordable housing.

17 We've been working with the applicant  
 18 since October of 2007 to resolve this  
 19 issue. As you know, there was some general  
 20 language in the previous approval that was  
 21 not very definite, so the applicant wanted  
 22 some more definitive direction, so we  
 23 proceeded to go forward with crunching the  
 24 numbers and whatnot, and as you know, at  
 25 the last meeting we debated 15 years, 30

11

1 years, you know, 50 years, and the  
 2 percentages.

3 I can tell you, since the last meeting,  
 4 we've discussed different alternatives that  
 5 Javier has mentioned. As you know, we went  
 6 to the Commission and suggested bonuses in  
 7 the past. The Commission didn't support  
 8 that. We're going to again go forward, not  
 9 on this project, but to deal with the  
 10 affordable housing issue, and suggest that  
 11 for future legislation.

12 Where have we come since the last  
 13 meeting? The applicant has met with the  
 14 City Manager and other departments.  
 15 Basically, I think -- and the applicant and  
 16 Staff have been very cooperative together,  
 17 I think we've worked out a solution. The  
 18 solution -- Let me just say the bottom line  
 19 is not for the City to secure fees. We  
 20 want delivery of the units. Some of the  
 21 solutions that we looked at are reductions  
 22 in building permit fees, reduction in or  
 23 elimination of building permit fees for the  
 24 affordable units only, which is 35 units.  
 25 We're looking at other incentives, economic

12

1 incentives, that would be available to this  
 2 applicant, and I say only this applicant,  
 3 because as we discussed last time, the  
 4 precedents it might set. We're working  
 5 with them closely, and we don't have the  
 6 information today for this Board in terms  
 7 of what that will mean, if it's a 10  
 8 percent reduction, a 20 percent reduction  
 9 in fees, because we're still working those  
 10 numbers out.

11 Therefore, the Staff is suggesting,  
 12 obviously, the Planning Board has a couple  
 13 alternatives: Recommend as Staff has  
 14 recommended with the attainable fee;  
 15 recommend the project with no  
 16 recommendation on affordable housing, and  
 17 then that proceeds forward to the  
 18 Commission; or what we're going to suggest,  
 19 and we have put some alternative language  
 20 on a green sheet of paper here, and  
 21 basically, what we're suggesting is the  
 22 Board recommend approval of the  
 23 department's recommendation from the  
 24 February 13th Staff Report, including the  
 25 condition on affordable housing, with the

13

1       incentives, and just as an example,  
 2       reduction of City's fees -- I just want to  
 3       note, this does not -- this excludes impact  
 4       fees, we're not going to look at a  
 5       reduction in impact fees -- expedited  
 6       permitting, for this project only, to  
 7       achieve the delivery of attainable housing,  
 8       and hopefully when we get this item before  
 9       the Commission, since that kind of is a  
 10      fiscal/financial issue, it's probably more  
 11      appropriate for the Commission to research  
 12      this issue, and also, as a part of this,  
 13      we're looking at some other incentives that  
 14      would go well beyond -- reduction in  
 15      parking fees, we're looking at all kinds  
 16      of -- a gamut of all kinds of things, but  
 17      we haven't finalized those programs yet.

18       Unfortunately, you know, we're not --  
 19      we weren't able to do that, given the  
 20      number of departments involved, and as you  
 21      know, the applicant stated at the last  
 22      meeting, they look at it from an economic  
 23      standpoint, in terms of the bottom line.  
 24      We're looking at it from the standpoint of  
 25      delivery of units.

14

1       So that's where we're at today.  
 2       MR. COE: Where's the applicant?  
 3       Do you care to respond to what Staff  
 4       has just said?  
 5       MS. DOUGHERTY: Yes. Mr. Chairman,  
 6       Members of the Board, Lucia Dougherty, with  
 7       offices at 1221 Brickell Avenue, here today  
 8       on behalf of the owner and the applicant,  
 9       and joining me this evening is Omar Del  
 10      Rio, who is a Gables resident and also the  
 11      principal, as well as Patrick Valent and  
 12      Javier Font, from Behar & Font, who are the  
 13      architects, and Juan Espinosa is our  
 14      traffic engineer.

15       And to answer your question, where we  
 16      are in terms of the recommendation of the  
 17      staff, I think that the Staff recognizes  
 18      and agrees with us that they should give  
 19      some sort of financial incentive. They  
 20      just haven't had the time to quantify what  
 21      that would be. In other words, we've been  
 22      talking about if you want a 15 percent  
 23      reduction -- I mean, 15 percent attainable  
 24      housing, we think that we should have a 15  
 25      percent reduction in permit fees, and

15

1       basically, the City says, well -- the Staff  
 2       has said, "We can't tell you what that is  
 3       right now," and our architect can't tell us  
 4       exactly how much that is right now.

5       So what I think the Staff is  
 6       recommending is that you recommend approval  
 7       of this project, with an attainable  
 8       component, but say to the City Commission,  
 9       "We also believe that there should be some  
 10      financial incentives," and we would agree  
 11      with that condition.

12       MR. RIEL: The only correction I would  
 13      make is incentive, not necessarily  
 14      financial.

15       MS. DOUGHERTY: Well, I thought you  
 16      took everything else off the board so far,  
 17      so --

18       MR. RIEL: Well --

19       MR. COE: You're still negotiating now  
 20      with the City?

21       MR. SALMAN: Well, that's what it  
 22      appears to me, that we're still not done  
 23      with negotiating.

24       MS. DOUGHERTY: In other words, we  
 25      don't know what it is. No, that's correct.

16

1       We don't know the answer yet.

2       MR. COE: Do you want to move this to  
 3       the next meeting again?

4       MR. SALMAN: That's my point.

5       MS. DOUGHERTY: No, we would like to  
 6       have it approved.

7       MR. COE: You want a determination from  
 8       us today, right?

9       MS. DOUGHERTY: We'd like a  
 10      recommendation of approval of the project,  
 11      moving it forward with an attainable  
 12      requirement and with some incentives.  
 13      That's what we would ask.

14       CHAIRMAN KORGE: Well, is it fair to  
 15      say that nobody has a handle on how many  
 16      dollars of incentive are needed?

17       MS. DOUGHERTY: That's correct.

18       MR. SALMAN: But you will have a handle  
 19      on that by the time you reach the  
 20      Commission?

21       MS. DOUGHERTY: We believe so.

22       MR. SALMAN: You will have a complete  
 23      package of concessions on behalf of the  
 24      City versus the -- your concession of the  
 25      35 units?

17

1 MS. DOUGHERTY: That's correct.  
 2 MR. SALMAN: You will reach a meeting  
 3 of minds before you go to the Commission.  
 4 MS. DOUGHERTY: We've agreed to the  
 5 amount of units. The only issue left is  
 6 really how much incentives can the City  
 7 give us, and we think that appropriately,  
 8 that's the City Commission that's going to  
 9 make that decision, anyway, so if you -- if  
 10 we are favorable, if we have your favorable  
 11 vote, then we'd let that issue be resolved  
 12 by the Commission.

13 MR. AIZENSTAT: I would think that that  
 14 should be up to the Commission --

15 MS. DOUGHERTY: Yes.

16 MR. AIZENSTAT: -- and the City  
 17 Manager's Office and the Building  
 18 Department.

19 MR. RIEL: And as I said, the City  
 20 Manager's Office was involved in this. It  
 21 does include a lot of departments. I think  
 22 we're there. We just need to see what the  
 23 bottom line is, and obviously, Staff is  
 24 going to present to the Commission, but  
 25 ultimately, the decision is the

18

1 Commission's, whether or not -- you know,  
 2 if they feel that incentives are not  
 3 appropriate, financial, you know, and they  
 4 want to refer it back to -- I mean, that's  
 5 an item that will be discussed, I'm sure,  
 6 at length at the Commission.

7 MR. SALMAN: They can always kick it  
 8 back down.

9 MS. MORENO: It's a Commission issue.

10 MR. AIZENSTAT: Right. I mean, it  
 11 appears that you're on the right track, is  
 12 what I'm hearing.

13 MR. RIEL: Yes. Yes.

14 MR. COE: So you're suggesting Number

15 2?

16 MR. RIEL: Number 4.

17 MR. SALMAN: Number 4, the bold one.

18 MR. RIEL: The bold blue.

19 MS. MORENO: I so move. I move that we  
 20 recommend approval of the Planning  
 21 Department's recommendation as provided in  
 22 the February 13th, 2008 Staff Report.

23 CHAIRMAN KORGE: Well, before -- Excuse  
 24 me for interrupting. Before we take your  
 25 motion, perhaps we should hear from the

19

1 public, if anybody in the public --  
 2 MS. MORENO: But don't you do the  
 3 motion and then you open it up for  
 4 discussion?

5 CHAIRMAN KORGE: That's fine. Go  
 6 ahead. I don't care, go ahead.

7 MS. MORENO: Including the condition on  
 8 attainable housing, with incentives,  
 9 expedited permitting, reduction in City  
 10 fees, whatever the Commission may decide,  
 11 for only this project, to achieve the  
 12 delivery of attainable housing as  
 13 determined by City Staff and/or the City  
 14 Commission.

15 CHAIRMAN KORGE: Is there a second to  
 16 that motion?

17 MR. SALMAN: I'll second the motion,  
 18 but I have a friendly amendment. I'd like  
 19 to insert the language that prior to the  
 20 development of legislation by the  
 21 Commission with regards to a program for  
 22 attainable housing, we are making this  
 23 motion for this project and this project  
 24 only.

25 MS. MORENO: I accept the amendment.

20

1 MR. AIZENSTAT: Well, that's the way I  
 2 understand it.

3 MR. RIEL: That's the intent.

4 MR. AIZENSTAT: It's only for this  
 5 project.

6 MR. RIEL: That's why we said what we  
 7 said before.

8 MR. SALMAN: Intent is one thing; words  
 9 are another.

10 MR. AIZENSTAT: Okay, but it says it's  
 11 supposed to be site-specific.

12 MR. RIEL: Well, it says for only this  
 13 project, in the fourth line down.

14 MR. COE: That's what it says.

15 CHAIRMAN KORGE: Okay.

16 MR. AIZENSTAT: Yeah.

17 CHAIRMAN KORGE: So the friendly  
 18 amendment is accepted. Is there a second?

19 MR. AIZENSTAT: The gentleman went  
 20 ahead and made his second with --

21 MS. MORENO: He seconded.

22 CHAIRMAN KORGE: Oh, you seconded with  
 23 a friendly amendment. Okay, so --

24 MR. COE: Yeah, the friendly amendment  
 25 was the second.

21

1 CHAIRMAN KORGE: -- the motion is on  
 2 the table.  
 3 Let me go back to where we were. Is  
 4 there anybody in the public here who would  
 5 like to speak on this proposal?  
 6 Nobody?  
 7 Lucia, do you have anything else you  
 8 want to add?  
 9 MS. DOUGHERTY: No. I have the boards,  
 10 and if anybody who wasn't -- never mind.  
 11 MR. COE: Call the question,  
 12 Mr. Chairman.  
 13 CHAIRMAN KORGE: No further discussion?  
 14 MS. MORENO: No.  
 15 CHAIRMAN KORGE: Let's call the vote,  
 16 please.  
 17 MS. MENENDEZ: Jack Coe?  
 18 MR. COE: Yes.  
 19 MS. MENENDEZ: Cristina Moreno?  
 20 MS. MORENO: Yes.  
 21 MS. MENENDEZ: Javier Salman?  
 22 MR. SALMAN: Yes.  
 23 MS. MENENDEZ: Bibi Aizenstat?  
 24 MR. AIZENSTAT: Yes.  
 25 MS. MENENDEZ: Tom Korge?

22

1 CHAIRMAN KORGE: Yes.  
 2 MS. DOUGHERTY: Thanks very much.  
 3 CHAIRMAN KORGE: The next item on our  
 4 agenda is Item Number 6, Zoning Code Text  
 5 Amendment, Appendix A, Site-Specific Zoning  
 6 Regulations relating to the David Williams  
 7 (sic) Hotel/Condominium.  
 8 MR. COE: Oh, Mr. Chairman, before we  
 9 go to the next item, we have not approved  
 10 the minutes, because we did not have a  
 11 quorum.  
 12 CHAIRMAN KORGE: Thank you. I'll take  
 13 a motion to approve the minutes.  
 14 MR. COE: So moved, Mr. Chairman.  
 15 MR. SALMAN: Second.  
 16 CHAIRMAN KORGE: Seconded. Any  
 17 discussion on the minutes?  
 18 Let's call the vote on that.  
 19 MS. MENENDEZ: Jack Coe?  
 20 MR. COE: Yes.  
 21 MS. MENENDEZ: Cristina Moreno?  
 22 MS. MORENO: I need to abstain. I was  
 23 not here for that meeting.  
 24 MS. MENENDEZ: Javier Salman?  
 25 MR. SALMAN: Yes.

23

1 MS. MENENDEZ: Bibi Aizenstat?  
 2 MR. AIZENSTAT: I need to also.  
 3 MS. MENENDEZ: Robert Behar?  
 4 MR. BEHAR: Yes.  
 5 MS. MENENDEZ: Tom Korge?  
 6 CHAIRMAN KORGE: Yes. The minutes are  
 7 approved.  
 8 Now we're at Item Number 6, Zoning Code  
 9 Text Amendment, Appendix A, Site-Specific  
 10 Zoning Regulations relating to the David  
 11 William Hotel/Condominium.  
 12 MR. RIEL: First, I just want to go  
 13 over the exhibits. Exhibit A you have in  
 14 your packet is a draft ordinance. B is a  
 15 background memorandum that was prepared by  
 16 Building & Zoning. It gives you additional  
 17 detail in terms of some of the issues  
 18 that -- regarding the David Williams (sic)  
 19 Hotel/Condominium, as well as some previous  
 20 ordinances.  
 21 This Zoning Code text amendment is  
 22 necessary to provide for the continued use  
 23 of residential units below the minimum  
 24 required 575 square feet, which is the unit  
 25 size in the Zoning Code. The subject

24

1 property has undergone significant changes  
 2 in the residential use typologies since its  
 3 construction in the early 1960s, and if you  
 4 recall, back in 2006, there was a fire at  
 5 the development, and as a result of that  
 6 fire, numerous health and life safety  
 7 issues were identified in the building.  
 8 Since that time, City Staff, and not  
 9 necessarily the Planning Department, but  
 10 other departments, Fire, Police, Building &  
 11 Zoning, have been working on the health and  
 12 life safety issues and pretty much resolved  
 13 a lot of those with the property management  
 14 as well as the owners.  
 15 There's one remaining issue, which is  
 16 the unit size, which is a Zoning Code  
 17 issue, and I want to emphasize that  
 18 tonight's recommendation we're asking from  
 19 the Board is only a Zoning Code issue.  
 20 We're not -- the intent is not to discuss  
 21 life safety issues, because those are  
 22 outside of the purview of the Zoning Code.  
 23 Basically, what the amendments do, as  
 24 proposed on the first page of the Staff  
 25 Report is, there's seven efficiency

## Gables Gateway Attainable Housing Recommendations

### Staff Recommendation

Planning Staff continues to recommend attainable (affordable) housing as provided in the February 13, 2008 Staff Report.

In the interest of proceeding forward with the application, the Planning and Zoning Board has the following options:

1. Recommendation remains as-is.
2. Approve the project with no recommendation by the Planning and Zoning Board regarding the Attainable (Affordable) Housing condition.
3. Approve the project with the removal of the Attainable (Affordable) Housing condition.
4. **ALTERNATIVE RECOMMENDATION:**  
Recommend approval of the Planning Department's recommendation as provided in the February 13, 2008 Staff report, including the condition on attainable housing, with incentives [i.e. reductions in City fees (excluding impact fees), expedited permitting, etc.] for only this project to achieve the delivery of attainable housing, as determined by City staff and/or the City Commission.

