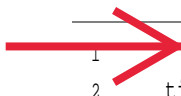


1 Before we continue, Jeff, would you come up
 2 to the podium please?
 3 Jeff was our previous Chairman, who
 4 recently retired or -- he served on the Board
 5 since 2008, I think, if I'm not mistaken, and I
 6 just want to take a moment and I wanted to say
 7 thank you and a lot of gratitude, and I really
 8 mean that, for all of your service that you
 9 have done to the Board, and on behalf of all of
 10 us.
 11 MS. VELEZ: Oh, how sweet.
 12 MR. FLANAGAN: Thank you.
 13 CHAIRMAN AIZENSTAT: You've given a lot of
 14 input and a lot of hours.
 15 MR. FLANAGAN: Thank you. Thank you very much.
 16 CHAIRMAN AIZENSTAT: Okay.
 17 MR. FLANAGAN: That was a surprise. Thank
 18 you very, very much.
 19 CHAIRMAN AIZENSTAT: You're welcome. Thank
 20 you. We thank you.
 21 Let's go ahead and continue.
 22 MR. COLLER: Are we going to Agenda Item
 23 Number 5?
 24 CHAIRMAN AIZENSTAT: That is correct.
 25 We're going back.

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1 MR. COLLER: Okay. I'm going to read the
 2 title. An Ordinance of the City Commission of
 3 Coral Gables, Florida providing for text
 4 amendments to the City of Coral Gables Official
 5 Zoning Code, by amending Article 4, "Zoning
 6 Districts," Section 4-101, "Single-Family
 7 Residential (SFR) District;" and Article 5,
 8 "Development Standards," to modify and clarify
 9 provisions regulating single-family residential
 10 standards related to garages, Floor Area Ratio
 11 (FAR) calculations, fences, and walls, and
 12 accessory uses; proving for a repealer
 13 provision, providing for a severability clause,
 14 codification, and providing for an effective
 15 date.
 16 It should read, "Effective date," in the
 17 agenda. Item 5 on for public hearing.
 18 CHAIRMAN AIZENSTAT: Thank you.
 19 MR. TRIAS: Thank you very much.
 20 Mr. Chairman, this is an item that is
 21 relatively complex, and at the same time, very
 22 straight-forward. We have a variety of
 23 amendments to the Zoning Code that deal with
 24 single-family regulations, and it covers a lot
 25 of topics. You've discussed them before.

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1 In the package, we also included the Best
 2 Practices Manual and a map that we have
 3 created, that is an interactive map, that
 4 allows to check Zoning, and in this place, in
 5 the case of single-family, the fact that we
 6 have Site Specifics makes it interesting or
 7 very helpful to have that map, because it's not
 8 only the regulations that you have, you have
 9 some additional ones that apply in some areas,
 10 and in some other areas, they do not apply.
 11 So what I would like to do is probably take
 12 questions from you, if you have any issues that
 13 you are concerned or interested in, and I know
 14 that there are some neighbors that may have
 15 some comments, so I would also advise you to
 16 let them speak, but I won't make a
 17 presentation, in the interest of time, and
 18 maybe we can have some general questions, and
 19 then let the neighbors participate.
 20 MR. BELLIN: Ramon, I would like to
 21 congratulate Staff for really cleaning up a lot
 22 of the issues that we've had over the years.
 23 MR. TRIAS: Well, thank you. They've done
 24 a great job, and they're sitting right there.
 25 Could you stand, because they've done a

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1 Jennifer and Arceli, they've done a fantastic
 2 job?
 3 MR. BELLIN: There were really two items
 4 that I was concerned about, the lot depth of 75
 5 feet or less, you did get a reduction in the
 6 front setback requirement, and that one was
 7 taken out.
 8 MR. TRIAS: Well, we also gave more
 9 authority to the Board of Architects to deal
 10 with variances and specific issues. So I think
 11 it balances out.
 12 MR. BELLIN: Okay. There was some issue
 13 with solar power.
 14 MR. TRIAS: Yes.
 15 MS. VELEZ: With what?
 16 MR. GRABIEL: Solar power.
 17 MR. BELLIN: Yeah. And I know that it gets
 18 a little messy, in terms of, if somebody wants
 19 to put solar in their house, and if they have a
 20 north exposure, how is that going to be
 21 handled?
 22 MR. TRIAS: Well, Page 14 has the language
 23 on solar energy, and, again, it gives the Board
 24 of Architects explicit authority for issues of
 25 aesthetics compatibility. Right now the Code

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1 doesn't speak of solar energy. So it's the
2 first time that we include it.

3 MR. BELLIN: I mean, solar really has to
4 face south. So if the house faces north or if
5 the house faces south, then the panels would be
6 on the front of the house, as opposed to the
7 rear.

8 MR. TRIAS: Yes, and we anticipate that
9 needs to be reviewed on a case by case basis.
10 That's what we've done so far. And we've been
11 able, through the design process, to improve on
12 designs that may have affected the aesthetics
13 of houses negatively through the process of
14 review by the Board of Architects, every time
15 it has been better. And that's the only way
16 that we could really answer this issue.

17 MR. BELLIN: Okay.

18 MR. BEHAR: I have a question on the roofs.

19 MR. TRIAS: Yes, sir.

20 MR. BEHAR: Are you intending that --

21 MR. TRIAS: Which page?

22 MR. BEHAR: Page 15.

23 MR. TRIAS: Yes.

24 MR. BEHAR: Are you intending that the only
25 roof material should be barrel tile?

1 week or so. I mean, I have participated in
2 that discussion.

3 CHAIRMAN AIZENSTAT: And going through this
4 exercise or this process that we're going
5 through tonight, how does that come into play
6 with the Zoning Code Re-Write?

7 MR. TRIAS: I would call this Phase 1 and
8 basically it deals only with issues that we
9 were aware of in single-family. So I think
10 that the Phase 2 is going to be a little bit
11 more comprehensive. It may deal with issues
12 such as open space, that we've addressed, and
13 so on.

14 CHAIRMAN AIZENSTAT: Correct, but will that
15 consultant look through the entire Code?

16 MR. TRIAS: Yes, but we will --

17 CHAIRMAN AIZENSTAT: So he's going to go
18 through this, also, then?

19 MR. TRIAS: I don't think so. I mean, if
20 they have some ideas -- I think this is -- I
21 mean, the best way that I describe this is that
22 the main consultant is Elizabeth Plater-Zyberk
23 and she was part of the committee that -- the
24 volunteer committee that worked with us on this
25 regulation. So I don't anticipate any changes

1 MR. TRIAS: No. No. That's the only
2 sentence that we're changing in the Code. So
3 everything else in the Code remains. What
4 happens is that, in the barrel tile definition,
5 we're adding that it has to be three inches in
6 depth, which is something that is the standard
7 procedure. Yes, the standard right now, it's
8 just that it's not in the Code. So that's all
9 we're doing. We're just adding.

10 MR. BEHAR: You're adding, the depth of the
11 barrel tile should be a minimum three inches?

12 MR. TRIAS: Yes.

13 MR. GRABIEL: But you allow flat concrete
14 roofs?

15 MR. TRIAS: Yes. You're allowed everything
16 else that is in the Code right now. We're not
17 changing that. We're just adding the dimension
18 -- the three dimensional aspect of the tile.

19 CHAIRMAN AIZENSTAT: Ramon, what's
20 happening with the consultant that the City is
21 supposed to have for the Zoning Code Re-Write?

22 MR. TRIAS: The Commission selected the
23 consultant, which is Duany and Plater-Zyberk,
24 and that the contract is being negotiated. I
25 think it should be finished within the next

1 as a result of that process.

2 CHAIRMAN AIZENSTAT: Okay.

3 MS. VELEZ: The FAR on Pages 8 and 9, the
4 FAR does not include all items that are listed
5 on Page 9.

6 MR. TRIAS: Yes. Correct.

7 MS. VELEZ: So, one story roof terrace, I'm
8 trying to visualize --

9 MR. TRIAS: Breezeways or porches is
10 probably the key, the next two items after
11 terrace. Sometimes porches were being included
12 in FAR. That discourage providing porches,
13 same thing with breezeways and terraces. So
14 that was the thinking.

15 MS. VELEZ: So the idea would be to
16 encourage porches?

17 MR. TRIAS: Yeah, outdoor spaces.

18 MS. VELEZ: Outdoor spaces?

19 MR. TRIAS: Outdoor spaces, yes.

20 MS. VELEZ: So whether they're screened or
21 not, they would not be included in the FAR?

22 MR. TRIAS: Yes.

23 MS. VELEZ: And what is a stacked or two
24 story porch? I have no idea what that is.

25 MR. TRIAS: There's some houses that have a

1 two-story porch in the back, for example,
2 overlooking a golf course, for example. And,
3 in those cases, it was really -- the Code
4 discouraged that type of design, which really
5 enhances the aesthetics of buildings in many
6 cases. So we felt that --

7 MS. VELEZ: With a porch on the second
8 story?

9 MR. TRIAS: Yeah. Yeah. I mean, generally
10 speaking anything that was outdoor, except for
11 the carports, should be encouraged, in the view
12 of the committee.

13 MS. VELEZ: But that still allows us to
14 build more concrete, because the terrace would
15 be concrete. So we would have less green space
16 in a --

17 MR. BEHAR: But I don't think that's the
18 intent. I think, on the second floor, you have
19 something on the ground and that would be -- if
20 I read it correctly, it's to encourage more
21 covered areas on top of what could be a roof.

22 MS. VELEZ: Right. But that doesn't do
23 anything about the one story roof terrace,
24 which they were encouraging more build out that
25 we're not counting in that FAR.

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1 breezeway or porch will not be enclosed.

2 MR. TRIAS: We could keep that language.

3 MS. VELEZ: Yeah, because otherwise it's
4 very easy to put on all of these open things,
5 and then at some point they start closing them
6 up. Then the FAR jumps through the roof.

7 MR. TRIAS: Yeah, this draft has gone
8 through many, many re-writes, and I'm glad you
9 caught that, because I don't think it was the
10 intent to eliminate that.

11 MR. BEHAR: Should we open it up to the
12 public?

13 CHAIRMAN AIZENSTAT: Yeah.

14 Any other comments? No? Let's go ahead
15 and open it up to the public. Thank you.

16 THE SECRETARY: Jeff Flanagan.

17 MR. FLANAGAN: After nine years on that
18 side, it's a little awkward being here.

19 Mr. Chairman, Members of the Board, good
20 evening. Jeffrey Flanagan, my address is 4810
21 San Amaro Drive, in Coral Gables.

22 You know that I have some objections to
23 this. I think I have sent a couple of e-mails
24 when it was either proposed to be before you or
25 was, back last year, in 2017.

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1 MR. BEHAR: Yes.

2 MR. TRIAS: Yes. I mean, I would answer
3 that that is one of the choices that were made
4 by the committee. They recommended that the
5 Code should encourage outdoor spaces attached
6 to the house, spaces that are not air
7 conditioned, for example.

8 MS. VELEZ: Which previously would have
9 been considered for the FAR, and now they're
10 not.

11 MR. TRIAS: Yes. Yes.

12 MR. BEHAR: My only concern would be that,
13 in the future, they would not be able to
14 enclose that space.

15 MR. TRIAS: That's always an issue. That's
16 always an issue, yes.

17 MR. BEHAR: So, I mean, assuming that
18 everything will be done with a permit, so maybe
19 there's got to be some language that spaces
20 designated for covered outdoor space cannot be,
21 you know, covered, meaning, enclosed.

22 MS. VELEZ: But we're deleting the
23 language. We're deleting language that exists
24 that says, provided that a covenant is
25 submitted stating that such roof terrace and

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1 I think my biggest concern is the

2 discouragement -- it started as a prohibition.
3 I think it is now discouraged to have driveways
4 in the front yards of houses on corner lots.
5 So when I see such attention to specific lots
6 in the City, I wonder and question what problem
7 this is trying to solve.

8 The City is built out. I don't know how
9 many vacant corner lots there are. I have
10 explained to you, personally I have a unique --
11 I think it's a unique parcel. It's a corner
12 lot. I have my -- the garage is on the side,
13 so it complies with the requirement that it
14 face the side street, but, in my case, for
15 whatever reason, when the house was built in
16 1956, the garage was set back 60 feet.

17 So rather than the garage being at the
18 street, it's at the far end of the property.
19 So my back door looks like the front door, and
20 my backyard is taken up by most of the
21 driveway. I bought it like that. I'm fine
22 with that. What I don't like is that my front
23 door goes nowhere. You walk out the front
24 door, you have a front porch, and it stops.
25 There's no sidewalk in front of the house, and

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1 so you have 30 feet of grass and swale area
2 before you hit pavement.

3 So, to me, it's a front door and a walkway
4 to nowhere. The house is not properly faced,
5 in my opinion. The front of my house is San
6 Amaro. There's no driveway on San Amaro. I
7 would like to put a driveway in. I think it
8 helps to properly front a house. And if you
9 have a driveway that is serving a front door or
10 serving some access to the dwelling, I don't
11 see why we would discourage having a driveway
12 of that nature. If there was no access to a
13 dwelling, who wants a driveway to nowhere?

14 Likewise, if I understand the proposal
15 correctly, if I were to build a carport or put
16 a porte cochere in the front of the house, I
17 could then have a driveway. Nonsensical to me
18 to add mass, add more rooftop, bring the
19 structure closer to the street, just so I can
20 have a driveway.

21 So I think I have explained it clearly in
22 the past. I hope I have tonight. I think, as
23 long as a driveway is serving access to the
24 house, that we should allow driveways. I don't
25 see us having a proliferation of vacant corner

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1 lots, and that this is a significant problem in
2 the City that we need to worry about solving.

3 I would also note that the requirement that
4 it serve a garage may create non-conformities
5 right now, because I know of several homes that
6 have converted their garages legally many years
7 ago. They don't have another carport or porte
8 cochere, so they have a driveway that leads to
9 the house and to the front door and that's it.
10 And I think there are some other provisions in
11 here that begin to create some inconsistencies,
12 and I may have clarified it with Ramon.

13 On the setback issue, that's Page 5,
14 specifically on the interior side, it used to
15 say that an interior lot shall have minimum
16 side setbacks totaling 20 percent of the lot
17 width. The word, total, has been deleted right
18 now, which would lead one to believe that each
19 side setback needs to be 20 feet of your lot
20 width, which is going to create
21 non-conformities throughout the City.

22 MR. TRIAS: Right, but that's not the
23 intent, right, so -- yeah.

24 MR. FLANAGAN: But I just want to -- we're
25 clear on that?

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1 MR. TRIAS: Yeah, we're clear.

2 MR. FLANAGAN: It should be 20 percent of
3 the lot width total.

4 MR. TRIAS: We should include the word,
5 total, so -- for clarity. We discussed that
6 earlier. So, yeah, I agree with you.

7 MR. FLANAGAN: Okay. An earlier iteration
8 of this was requiring casement windows at the
9 front facade. I see now -- it's on Page 13 --
10 has been changed to state that "Based on
11 compatibility with the neighborhood, the Board
12 of Architects may require casement windows
13 on every facade that faces the street."

14 MR. TRIAS: Right.

15 MR. FLANAGAN: I mean, I know casement may
16 be the preferred style. They happen to be the
17 most expensive style. And the Board of
18 Architects already has, I thought, significant
19 latitude to require and recommend certain
20 design standards. So I'm not sure that that's
21 something that needs to be codified in the Code
22 at this point.

23 And then one item that might be a typo,
24 Ramon, Page 14, when we're talking about
25 artificial turf --

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1 MS. VELEZ: Yeah. It says, "Not."

2 MR. FLANAGAN: Right. It says, "It may be
3 approved by the Development Review official,"
4 et cetera, et cetera, "when it's" -- this says,
5 "when it is not compatible with the
6 neighborhood character." We should delete the
7 word, not.

8 MR. TRIAS: That is a typo, yes.

9 MR. FLANAGAN: So I think that very
10 generally covers my concerns. The biggest one,
11 of course, being the driveway issue, and I
12 would respectfully request that you recommend
13 against that provision, that so long as a
14 driveway serves an access to the dwelling, of
15 course, it would need to be reviewed by the
16 Board of Architects, if it's a new driveway,
17 and that, of course, they can deem it's
18 appropriate or not. We should let it follow
19 its usual path.

20 So thank you for having me.

21 CHAIRMAN AIZENSTAT: Thank you.

22 MS. VELEZ: Thank you.

23 MR. TRIAS: Mr. Chairman, to resolve that
24 issue, maybe that's the answer, it's just to
25 remove the "shall be discouraged" and replace

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1 it with "shall be reviewed by the Board of
2 Architects."
3 MR. GRABIEL: What page are we on?
4 MR. TRIAS: That's Page 10, and it has to
5 do with the driveways. Is that appropriate?
6 MS. VELEZ: The last sentence of Paragraph
7 13.
8 MR. FLANAGAN: I mean, that would seem more
9 appropriate to me.
10 MR. TRIAS: I mean, I think that some of
11 the members of the committee felt very strongly
12 about this issue. So I think review by the
13 Board of Architects is sufficiently --
14 MR. BEHAR: Yeah, in some cases -- I know
15 this particular house, because I know where
16 Jeff lives, I think what he's stating is true,
17 is factual. It makes sense in some cases. In
18 his particular case, I would agree with him.
19 MR. TRIAS: Yeah.
20 MR. BEHAR: Okay. Mr. Chair, if you don't
21 mind, I would request -- and nothing against
22 Jeff, but can we limit speakers to a maximum of
23 maybe two minutes, because otherwise we're
24 going to be here, and we have a couple of more
25 items, for a long time, please?

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1 know that's not the case, but maybe we ought to
2 clarify it.
3 MR. TRIAS: Okay. We should clarify that a
4 little bit more. Do you have any thoughts on
5 the language that would be appropriate or would
6 you like Staff to work on it, and --
7 MR. BELLIN: I mean, I think it's a pretty
8 simple solution to remedy it.
9 MR. TRIAS: Okay. All right.
10 MR. BELLIN: Just somebody who is not
11 familiar with the Code may interpret that as,
12 you've got a 400-foot whatever --
13 MR. TRIAS: All right.
14 CHAIRMAN AIZENSTAT: Call the next speaker,
15 please.
16 THE SECRETARY: No more speakers on this
17 item.
18 CHAIRMAN AIZENSTAT: No more speakers on
19 this subject?
20 So, Ramon, what are you looking for from
21 us?
22 MR. TRIAS: Well, actually, this is an
23 official action -- this is a public hearing, so
24 you need to make any comments you would like,
25 and we're open to making revisions, and then

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1 CHAIRMAN AIZENSTAT: Yes.
2 MR. BEHAR: So maybe we limit it to two
3 minutes per speaker.
4 CHAIRMAN AIZENSTAT: That's fine.
5 MR. COLLER: Just a clarification on that,
6 Ramon. So we're going to remove -- on Item 13,
7 with driveways, it's going to say, rather than
8 "shall be discouraged," strike that, and it's
9 going to say, "subject to review by the Board
10 of Architects"? Is that the --
11 MR. TRIAS: Yes. Yes. That is my
12 recommendation.
13 MR. COLLER: Okay.
14 MR. FLANAGAN: Okay.
15 MR. BELLIN: Ramon --
16 CHAIRMAN AIZENSTAT: Go ahead.
17 MR. BELLIN: -- I have a question, and I
18 didn't think about this until Jeff mentioned
19 it. Is the side setbacks -- because I work
20 with this a lot, I know that the intent is 20
21 percent --
22 MR. TRIAS: Yes.
23 MR. BELLIN: -- of the lot width. What if
24 you have a lot that's 200 feet wide, does that
25 mean you have a 40-foot required setback? I

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1 we'll take it to the Commission as soon as we
2 are able to.
3 CHAIRMAN AIZENSTAT: So, at this point,
4 without bringing it back any further or any
5 other revisions for us to look at; is that
6 correct, Ramon?
7 MR. TRIAS: Yes. This is the public
8 hearing.
9 MR. COLLER: Right.
10 Mr. Chairman, I would suggest that since --
11 I think you already requested any other
12 speakers and no one has stepped forward, so I
13 think, if there's a motion to approve, it
14 should be as amended, as we've noted the
15 amendments this evening.
16 CHAIRMAN AIZENSTAT: Yes. Correct.
17 Is there any other discussion from any
18 other Board Members?
19 MR. GRABIEL: The only other question I
20 have, and was brought up, is the casement
21 windows. Why is casement windows the preferred
22 window? I mean, historically most of the homes
23 in Coral Gables had single or double hung
24 windows. So why is casements now a preferred
25 choice?

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1 MR. TRIAS: Mr. Grabiell, I think that has
 2 been a preference of some of the architects,
 3 and you're correct, it's a preference, and I
 4 think that we just wanted to have some language
 5 in the Code or they recommended some language
 6 in the Code to be able to have a more informed
 7 discussion with the applicants, because the
 8 practical issue is that some applicants buy the
 9 windows prior to going to the Board of
 10 Architects.

11 So the more language that we have in the
 12 Code, then the more clear it is that they have
 13 to go through the architects' review prior to
 14 making a selection. So that was the thinking.

15 MR. GRABIELL: But casement is the Board of
 16 Architects' preference? Is that why it's here?

17 MR. TRIAS: That's where it's coming from.
 18 And one may disagree. I think that's certainly
 19 an aesthetic choice.

20 MS. VELEZ: I find it strange that we are
 21 requiring casement windows when Coral Gables
 22 has had so many options.

23 MR. TRIAS: It just says, "May require."
 24 It doesn't say, "Shall require."

25 CHAIRMAN AIZENSTAT: Have you had an issue

1 MR. TRIAS: But, Mr. Chairman, that's what
 2 it says. I mean, it says, "May require."

3 MR. BEHAR: But I think by putting the
 4 word, you know --

5 CHAIRMAN AIZENSTAT: "May."

6 MR. BEHAR: -- "may" -- I think you're -- I
 7 would leave it more open.

8 MR. GRABIELL: Proposing --

9 MR. TRIAS: And I'm not going to deny that
 10 that was the intent of some of the members that
 11 participated in this process.

12 CHAIRMAN AIZENSTAT: Right.

13 Maria.

14 MS. VELEZ: Right under that, we talked
 15 about this last time, the interior garages,
 16 carports must be stucco. You know, I think
 17 last time we talked about maybe we could have
 18 drywall inside a garage, as opposed to stucco,
 19 so I don't know why it shall be stucco.

20 And the other item was, on the pool decks,
 21 18 inches from the property line, on Page 12, I
 22 totally object to a pool deck at 18 inches from
 23 the property line.

24 CHAIRMAN AIZENSTAT: Maria, are you saying
 25 it should not go into the setback?

1 that you have to change it?

2 MR. TRIAS: Well, we've had the issue that
 3 I described. People are not aware, and then
 4 they buy windows, and then they go to the Board
 5 of Architects, and the Board of Architects
 6 says, "Wait a second. This doesn't match the
 7 architecture of the house."

8 And the thinking was that there was a need
 9 to have some language in the Code, so people
 10 would be more informed that the Board of
 11 Architects is going to review it, so take --

12 CHAIRMAN AIZENSTAT: Those people that buy
 13 their windows before they come to the Board of
 14 Architects probably aren't going to look at the
 15 Code, either. So I don't know if you're going
 16 to solve that issue that way.

17 MR. TRIAS: I don't expect that this is
 18 going solve the issue, but it may help a little
 19 bit. So that was the thinking behind all of
 20 this.

21 CHAIRMAN AIZENSTAT: To me, it should be up
 22 to the Board of Architects on a specific case
 23 by case design.

24 MR. BEHAR: I agree with you a hundred
 25 percent. I think the Board should make --

1 MS. VELEZ: Precisely. And I mentioned
 2 that last time. We have utility easements all
 3 over the place. Eighteen inches is not going
 4 to do it. I don't think we should have
 5 something in the nature of a pool deck, that is
 6 solid and not movable, that close to the
 7 property line.

8 CHAIRMAN AIZENSTAT: By the other hand,
 9 what happens if they do a pool deck that's
 10 floated on sand, that they can go ahead and
 11 lift up?

12 MS. VELEZ: That would be movable, but,
 13 then, again, you would have to monitor that
 14 they don't turn it into concrete after they
 15 pass the permits, you know.

16 MR. TRIAS: There may be a distinction
 17 between walkways and decks, for example.

18 MS. VELEZ: Yeah. A deck is much more -- I
 19 think a deck is much more permanent than a --

20 MR. TRIAS: Yeah. I think the issue here
 21 is that we're dealing with driveways, decks,
 22 pool decks, patios, walkways as one, and that
 23 maybe we need to separate it.

24 MS. VELEZ: Not a walkway that is composed
 25 of pavers that can be moved.

1 MR. TRIAS: Now, driveways tend -- some
2 driveways tend to be close to the property line
3 and they seem to work okay. I mean, the way I
4 see it, maybe the distinction is that decks are
5 different.

6 MR. BEHAR: Yeah, I think the distinction
7 may clarify that, but I think you're right,
8 some driveways are closer to the property line
9 and you may have no choice, because, you know,
10 you need the back up space, whatever. So I
11 think if there's a distinction between those, I
12 think that might clarify and simplify this
13 matter.

14 MR. TRIAS: Yeah, we could work on that.

15 MS. VELEZ: Thank you.

16 CHAIRMAN AIZENSTAT: Any other comments?
17 Robert?

18 MR. BEHAR: No.

19 CHAIRMAN AIZENSTAT: Marshall?

20 MR. BELLIN: No.

21 CHAIRMAN AIZENSTAT: No? Everybody good?

22 MR. BEHAR: I'll make a motion to approve
23 as amended, with all of the comments that we
24 have -- somebody hopefully took notes of that.
25 Ramon, hopefully you took --

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1 MR. TRIAS: I did.

2 MR. GRABIEL: I'll second it.

3 CHAIRMAN AIZENSTAT: We have a first and a
4 second. Any other comments? No?

5 Call the roll, please.

6 THE SECRETARY: Julio Grabiel?

7 MR. GRABIEL: Yes.

8 THE SECRETARY: Maria Velez?

9 MS. VELEZ: Yes.

10 THE SECRETARY: Robert Behar?

11 MR. BEHAR: Yes.

12 THE SECRETARY: Marshall Bellin?

13 MR. BELLIN: Yes.

14 THE SECRETARY: Eibi Aizenstat?

15 CHAIRMAN AIZENSTAT: Yes.

16 The next item is Item Number 7.

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