

Page 53

Page 55

Commission would make the final decision.

MR. FLANAGAN: Can I add to that?

CHAIRMAN AIZENSTAT: Yes.

MR. FLANAGAN: Where was I? One of Staff's conditions did say that the location of -- that they can go to amend the ordinance to -- I think revise it, but that the location of the easement will not change. Here, Number 5, you can reconfigure the substitute alleyway, but the location of the easement shall remain the same.

MR. BEHAR: And we're keeping it the same. The location is the same. We just reconfigure -- We're not relocating to the other side of the property. I mean, it's within the same area where it currently exists.

MR. FLANAGAN: Okay.

CHAIRMAN AIZENSTAT: Staff is okay with that?

MR. WU: Yes, we're okay with that. And the record can clarify, the motion is for which application? We have two applications before us.

CHAIRMAN AIZENSTAT: This is for the first --

MR. BELLIN: I'll make a motion for approval with conditions.

CHAIRMAN AIZENSTAT: With conditions.

MR. LEEN: The same conditions as the -- That's fine.

MR. BELLIN: The same conditions.

MS. ALBERRO MENENDEZ: I'll second it.

CHAIRMAN AIZENSTAT: We have a second by Maria. Any discussion?

Having none, call the roll, please.

MS. MENENDEZ: Julio Grabiell?

MR. GRABIEL: Yes.

MS. MENENDEZ: Marshall Bellin?

MR. BELLIN: Yes.

MS. MENENDEZ: Anthony Bello?

MR. BELLO: Yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Maria Menendez?

MR. ALBERRO MENENDEZ: Yes.

MS. MENENDEZ: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes. Thank you.

MR. BEHAR: Thank you very much. Thank you.

CHAIRMAN AIZENSTAT: Thank you.

Page 54

Page 56

MR. WU: The ordinance.

CHAIRMAN AIZENSTAT: Correct.

MR. WU: Thank you.

MR. LEEN: We're going to do separate votes on them?

CHAIRMAN AIZENSTAT: How would you like to have it handled?

MR. LEEN: I'd prefer separate votes.

CHAIRMAN AIZENSTAT: Okay. We have a motion. Any other discussion? No?

Call the roll, please.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Julio Grabiell?

MR. GRABIEL: Yes.

MS. MENENDEZ: Maria Menendez?

MS. ALBERRO MENENDEZ: Yes.

MS. MENENDEZ: Marshall Bellin?

MR. BELLIN: Yes.

MS. MENENDEZ: Anthony Bello?

MR. BELLO: Yes.

MS. MENENDEZ: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

Now for the second item. Is there a motion?

Let's just take about three minutes or four, so they'll clear out, and then we'll continue.

(Thereupon, a brief recess was taken.)

CHAIRMAN AIZENSTAT: Okay, let's go ahead continue, please.

The next item is an Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, Transfer of Development Rights, known as TDRs, by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2, known as MF2 District, located in the area north of the Central Business District, known as CBD, bounded by Southwest 8th Street to the north, Navarre Avenue to the south, Douglas Road to the east, and LeJeune to the west; providing for severability, repealer, codification and an effective date.

MS. SPAIN: Good evening.

CHAIRMAN AIZENSTAT: Welcome.

MS. SPAIN: Is this on? For the record, Dona Spain, Historic Preservation Officer.

<p style="text-align: right;">Page 57</p> <p>1 So this is before you today as a 2 recommendation from the Historic Preservation 3 Board, and it began in 2013, when the Historic 4 Preservation Board was considering the local 5 designation of 234 Majorca, without the owners' 6 consent, and Mario Garcia-Serra, who I think is 7 going to come back in here, represented the 8 property owner at the time, and asked that the 9 Board consider expanding the sending sites for 10 the transfer of transfer development rights to 11 include those properties -- and actually, it 12 was in a much broader area; he wanted us to 13 look at commercial properties and also the 14 North Ponce area. 15 The Historic Preservation Board asked the 16 Historic Staff to separate out the designation 17 process with his request, and so they 18 designated the building -- after a lot of 19 deferrals, they designated the building as a 20 local historic landmark. I believe -- He's not 21 here, but I believe they filed an appeal, and 22 that's on hold now, pending the outcome of this 23 ordinance. 24 The -- you know, the TDR ordinance has been 25 in place for quite some time. It now allows</p>	<p style="text-align: right;">Page 59</p> <p>1 MR. GRABIEL: This one? 2 MS. ALBERRO MENENDEZ: This works, Dona. 3 CHAIRMAN AIZENSTAT: Dona, go ahead and 4 take Julio's. 5 MS. SPAIN: All right. I'm sorry. I'm 6 old. I've got to go to the eye doctor. 7 Okay, so the parameters for expansion of 8 the sending sites is located within the North 9 Ponce area, and we've already discussed that 10 area north of Navarre, which is the northern 11 boundary of the Central Business District, east 12 of LeJeune Road and south of Southwest 8th 13 Street, zoned Multi-Family 2, MF2, and has one 14 of the following MF2 permitted land uses, which 15 is a duplex dwelling, a multi-family dwelling, 16 or a bed and breakfast. 17 This is the boundaries of the North Ponce 18 area. And we already have seven properties 19 that are designated as historic landmarks 20 within this area, and these list those 21 properties. If this goes through, they would 22 be eligible to transfer development rights, and 23 I'm just going to go through the images of the 24 properties that we believe would qualify to be 25 on the local registry. And it's important to</p>
<p style="text-align: right;">Page 58</p> <p>1 for the property owners of the historically 2 designated properties within the Central 3 Business District to transfer the development 4 rights to developments within the Central 5 Business District, but everything is within the 6 Central Business District. 7 What this would do is to not change the 8 amount of square footage that's allowed on the 9 developments, but open up the sending sites to 10 other properties. So it would be the MF2 11 properties in the North Ponce area, and I'll go 12 through the proposal. You have the Staff 13 Report that we did? 14 MR. WU: Hold on. Here we go. 15 MS. SPAIN: Okay, thank you. I'm going to 16 have to get closer because my eyes are really 17 bad, and I apologize. 18 MS. ALBERRO MENENDEZ: Do you need this? 19 MS. SPAIN: I could, but looking here, I 20 can see the thing. So -- 21 Is this working? 22 THE COURT REPORTER: No. 23 MS. ALBERRO MENENDEZ: This one might be 24 working. 25 MS. SPAIN: That's all right.</p>	<p style="text-align: right;">Page 60</p> <p>1 note that these may not be the only properties, 2 but we're fairly certain that these would 3 qualify. I don't believe there's very many 4 properties up there, other than these, that 5 would qualify, but quite possibly, but no one 6 wanted to come forward to us. We did not go 7 into the ownership history of these -- These, 8 we did, but of the other properties that were 9 built at later times. We did go through, 10 looking at those properties that were built in 11 the 1920s and 1930s, and looked at the 12 architects, but those built in the '50s and 13 '60s, we did not look at the architects. So 14 there may be some building out there that we 15 just missed, but I don't believe there's very 16 many. I think this is a good representative of 17 the buildings that would qualify. It's really 18 very nice buildings up there. 19 And as you know, approximately 11 years 20 ago, the City passed an ordinance that requires 21 a preservation officer's signature on any 22 demolition. So these buildings that we've 23 identified as being historically significant 24 cannot be demolished. So it puts the owners in 25 a situation where they can't demolish the</p>

<p style="text-align: right;">Page 61</p> <p>1 building and they may not have the resources to</p> <p>2 actually maintain them. So I've been with the</p> <p>3 City for 18 years. We've talked about trying</p> <p>4 to help the property owners in the North Ponce</p> <p>5 area, even before that ordinance was put in</p> <p>6 place, and I really think that this would help</p> <p>7 the people out.</p> <p>8 That shows the location. It's difficult to</p> <p>9 see.</p> <p>10 So I think this is interesting. The</p> <p>11 potential future TDRs from the resources that</p> <p>12 we've identified in the North Ponce area, the</p> <p>13 previously designated local historic landmarks,</p> <p>14 that those properties that are already</p> <p>15 designated are basically 60,000 square feet of</p> <p>16 available FAR. The approximate future</p> <p>17 availability, if we would designate each of</p> <p>18 those that we've shown you, is 107,000,</p> <p>19 108,000. So the total is 167,098.5 square</p> <p>20 feet.</p> <p>21 So the existing TDRs that are available</p> <p>22 from sending sites within the CBD, the total</p> <p>23 previously transferred was 156,000. So,</p> <p>24 really, what we're asking is to replenish the</p> <p>25 FAR that's already been transferred within the</p>	<p style="text-align: right;">Page 63</p> <p>1 if they need --</p> <p>2 CHAIRMAN AIZENSTAT: On that specific</p> <p>3 property --</p> <p>4 MS. SPAIN: On that specific property.</p> <p>5 CHAIRMAN AIZENSTAT: -- that's going to be</p> <p>6 sold, the TDRs are going to be sold?</p> <p>7 MS. SPAIN: That's right, from the historic</p> <p>8 property. They go out, they identify any</p> <p>9 issues. They identify future maintenance, you</p> <p>10 know, when will they need a new roof, when will</p> <p>11 the air conditioning have to be -- and that's</p> <p>12 put into a maintenance plan that is approved by</p> <p>13 the Historic Preservation Board, and they file</p> <p>14 a restrictive covenant on that.</p> <p>15 Now, the City doesn't get involved on where</p> <p>16 the money goes, but they're required to comply</p> <p>17 with that maintenance plan, and it would be</p> <p>18 Code Enforcement, now, with that.</p> <p>19 CHAIRMAN AIZENSTAT: If they don't maintain</p> <p>20 them.</p> <p>21 MS. SPAIN: If they don't maintain them.</p> <p>22 CHAIRMAN AIZENSTAT: There's certain cities</p> <p>23 that have TDR transferable rights, not</p> <p>24 specifically from historic --</p> <p>25 MS. SPAIN: Right.</p>
<p style="text-align: right;">Page 62</p> <p>1 CBD, and so the total available is 226,412</p> <p>2 square feet, and that includes 109,000 square</p> <p>3 feet from privately-owned properties, but the</p> <p>4 City owns 116,485 square feet of potential</p> <p>5 development rights, and that is the Coral</p> <p>6 Gables Museum and the Miracle Theatre.</p> <p>7 So hopefully I explained that. I'm happy</p> <p>8 to answer any questions.</p> <p>9 CHAIRMAN AIZENSTAT: Dona, if I can just</p> <p>10 ask you a question.</p> <p>11 MS. SPAIN: Sure.</p> <p>12 CHAIRMAN AIZENSTAT: The process is,</p> <p>13 somebody can go ahead and sell their TDR rights</p> <p>14 to a property in the CBD?</p> <p>15 MS. SPAIN: Yes.</p> <p>16 CHAIRMAN AIZENSTAT: Once they do that,</p> <p>17 what's in place to ensure that the funds are</p> <p>18 used -- or what's in place to make sure that</p> <p>19 the property that's designated historic is</p> <p>20 maintained?</p> <p>21 MS. SPAIN: Right. Part of the process is</p> <p>22 a maintenance plan that goes to the Historic</p> <p>23 Preservation Board. That's done by an engineer</p> <p>24 or an architect, and they identify things that</p> <p>25 need to be done to maintain it. For instance,</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN AIZENSTAT: -- but a lot of these</p> <p>2 sites -- a lot of these cities, for example,</p> <p>3 require that a property not have any Code</p> <p>4 violations and so forth. Do we do anything</p> <p>5 like that?</p> <p>6 MS. SPAIN: No. No. No, not as part of</p> <p>7 this process, we don't. But we certainly</p> <p>8 identify -- My department contacts Code</p> <p>9 Enforcement to see if there's any violations,</p> <p>10 and if there is, that's part of the maintenance</p> <p>11 plan, that they would have to clear up. So</p> <p>12 it's done that way, because obviously, if</p> <p>13 there's a Code Enforcement issue with</p> <p>14 maintenance, we would want it to be cleared up,</p> <p>15 but it's not specifically in the Code.</p> <p>16 CHAIRMAN AIZENSTAT: Are you happy with the</p> <p>17 process?</p> <p>18 MS. SPAIN: I am. I think it works. I</p> <p>19 think it works well.</p> <p>20 CHAIRMAN AIZENSTAT: And through your</p> <p>21 tenure of being in the Historic Preservation</p> <p>22 Board, you've seen people actually improve</p> <p>23 their properties?</p> <p>24 MS. SPAIN: Absolutely.</p> <p>25 CHAIRMAN AIZENSTAT: Okay.</p>

1 Maria?

2 MS. ALBERRO MENENDEZ: I was going to ask a
3 similar question. As part of the TDR process,
4 don't they have to do like a report that then
5 gets submitted to your department?

6 MS. SPAIN: Yes. Yes.

7 MS. ALBERRO MENENDEZ: Are they keeping up
8 with that?

9 MS. SPAIN: Yes.

10 MS. ALBERRO MENENDEZ: Okay, great. And
11 that's how you know that it's working?

12 MS. SPAIN: We do, and if there's any
13 issues, we contact Code Enforcement.

14 MS. ALBERRO MENENDEZ: Okay.

15 MR. BELLIN: Dona, I have a question. I
16 buy a TDR -- excuse me, I buy a TDR, and what
17 do I get with respect to that TDR? I get extra
18 FAR?

19 MS. SPAIN: Yes.

20 MR. BELLIN: Do I get extra density?

21 MS. SPAIN: Density?

22 MR. BELLIN: Yeah. Can I --

23 MS. SPAIN: Like number of units?

24 MR. BELLIN: Number of units.

25 MS. SPAIN: No, just FAR.

1 MR. BELLIN: FAR --

2 MS. SPAIN: You don't get any more height.
3 You just fill out the volume. You get square
4 footage, is what you get.

5 MR. BELLIN: Okay, so basically it's just
6 floor area ratio?

7 MS. SPAIN: Yes.

8 MR. BELLIN: That's what we get.

9 MS. SPAIN: Yes.

10 MR. BELLIN: I have a question, because I
11 really don't understand the process, but
12 apparently you can buy TDRs --

13 MS. SPAIN: Uh-huh.

14 MR. BELLIN: -- and the boundaries for that
15 area is the North Ponce, which is --

16 MS. SPAIN: Are you talking about the
17 proposal?

18 MR. BELLIN: Yeah. Yeah.

19 MS. SPAIN: Right. It's -- Now, the North
20 Ponce -- I should mention this. Those
21 properties that are MF2 would be the most
22 amount of transferable -- If you were to knock
23 down these buildings, you could only build 1.5
24 FAR. It's not like the commercial buildings
25 within the Central Business District, that can

1 build 3.5 FAR. So the maximum development
2 rights is the maximum allowed on that site,
3 which includes bonuses. So, you take the
4 difference between the building volume and
5 that, and that's what you can sell.

6 MR. BELLIN: But if I'm allowed a 1.9 with
7 Med bonus in an MF2, I add --

8 MS. SPAIN: According to the Planning and
9 Zoning, it's 1.5. You know, honestly, you know
10 it better than me.

11 If I have a zoning question, I call
12 Marshall. But I believe that it's 1.5. If
13 it's limited to 45 feet, you have to have over
14 20,000. I should get somebody from Zoning up
15 here.

16 MR. BELLIN: We've been through this, and
17 it would be my --

18 MS. SPAIN: Right. So 1.5 is what we're
19 using for these calculations.

20 MR. BELLIN: The 20,000 foot requirement,
21 20,000 square feet, there's an exemption in the
22 site specifics.

23 MS. SPAIN: Uh-huh.

24 MR. BELLIN: And it says that you don't
25 need 20,000 square feet, and the boundaries are

1 almost the same, but not quite. It goes from
2 Salzedo to Douglas and from 8th Street, I
3 think, LNK.

4 MS. SPAIN: Uh-huh.

5 MR. BELLIN: So you don't need 20,000.
6 Therefore -- but on Salzedo, on the west side
7 of Salzedo, it's not included in that exemption
8 in the site specifics. So they start at 1 --

9 MS. SPAIN: I've had this discussion with
10 Zoning, and I can only tell you that we were
11 told 1.5 was the maximum for the MF2 that we
12 were talking about, and that's what we used in
13 the calculation.

14 MR. BELLIN: I --

15 MS. SPAIN: I'm not -- I'm not in Zoning.
16 We can only go by what they told us.

17 MR. BELLIN: Okay. All right.

18 CHAIRMAN AIZENSTAT: Well, Marshall, would
19 you like to ask Zoning that specific question?

20 MR. BELLIN: If there's somebody here from
21 Zoning that can answer it.

22 CHAIRMAN AIZENSTAT: Ramon is here.

23 MR. TRIAS: Marshall, is your question --
24 What is the question, specifically?

25 MR. BELLIN: For argument's sake, if I want

1 to build a building on the west side of
 2 Salzedo, because I don't have 20,000 square
 3 feet, I can only go to 45 feet in height, and
 4 my FAR starts at 1.
 5 MR. TRIAS: Yes.
 6 MR. BELLIN: If I buy TDRs, then my FAR
 7 goes up, or am I still limited to the 1?
 8 MS. SPAIN: No, I think -- Well --
 9 MR. TRIAS: Go ahead. Yeah, go ahead.
 10 MS. SPAIN: The TDRs is based on the
 11 maximum that person would be able to build if
 12 the building were knocked down. Right?
 13 MR. TRIAS: Yeah, but he's asking as a
 14 receiving site, right? You're asking --
 15 MS. SPAIN: The receiving site is all the
 16 same. It's only in the Central Business
 17 District.
 18 MR. TRIAS: You have to be in the Central
 19 Business District to be able to be a receiving
 20 site.
 21 MS. SPAIN: And they get 4.375 maximum.
 22 MR. TRIAS: Right.
 23 MR. BELLIN: But I thought to be on the
 24 receiving site, you had to --
 25 MR. TRIAS: Yeah, let me -- I think I

1 MR. TRIAS: Precisely.
 2 MR. BELLIN: Okay.
 3 MS. SPAIN: Exactly, and I apologize,
 4 Marshall. I didn't know what the question was,
 5 obviously.
 6 MR. BELLIN: I didn't know what I was
 7 talking about, either.
 8 MS. SPAIN: That's okay. Well, there you
 9 go.
 10 MR. TRIAS: I'm glad we could help. Thank
 11 you.
 12 MR. GRABIEL: Dona --
 13 MS. SPAIN: Yes.
 14 MR. GRABIEL: A question. Why did you stop
 15 at Southwest 8th Street, you didn't go all the
 16 way to Flagler?
 17 MS. SPAIN: Well, that's interesting,
 18 because we intended to, and there are actually
 19 multi-family historically designated properties
 20 above that area.
 21 MR. GRABIEL: Right.
 22 MS. SPAIN: But they are legally
 23 non-conforming and they're built on
 24 single-family zoned lots.
 25 MR. GRABIEL: Okay.

1 understand your question. The only thing that
 2 has changed is the sending.
 3 MS. SPAIN: Right.
 4 MR. TRIAS: Okay? The receiving sites
 5 haven't changed. They still have to be within
 6 the Central Business District, and the maximum
 7 FAR is the 4.2 --
 8 MS. SPAIN: 375. 4.375.
 9 MR. TRIAS: Yes.
 10 MR. BELLIN: So, basically, what you're
 11 expanding is the donor sites.
 12 MS. SPAIN: Exactly.
 13 MR. TRIAS: Exactly. That's the only change.
 14 MS. SPAIN: And that's all we're asking for.
 15 MR. TRIAS: That's the only change, is, now
 16 we can send a few more square footage into
 17 exactly the same maximum as we have right now.
 18 MS. SPAIN: Right.
 19 MR. TRIAS: So that the maximum development
 20 does not change.
 21 MS. SPAIN: Right. The potential in the
 22 CBD remains the same.
 23 CHAIRMAN AIZENSTAT: It's just a pool that
 24 you have --
 25 MS. SPAIN: Exactly.

1 MS. SPAIN: And the zoning doesn't have the
 2 same maximum with the development rights that
 3 the MF2 does.
 4 MR. GRABIEL: Even though it has been built
 5 above the allowable?
 6 MS. SPAIN: Even though it was built as
 7 multiple family, and quite possibly, in the
 8 future, we could figure something out for those
 9 properties.
 10 MR. GRABIEL: It's a Catch-22.
 11 MS. SPAIN: It is. It is. But that's why
 12 we didn't go forward.
 13 MR. GRABIEL: Right, because I know at
 14 least two --
 15 MS. SPAIN: Well, we've designated at least
 16 one.
 17 MR. GRABIEL: Yeah, that could benefit.
 18 MS. SPAIN: Right, right.
 19 MR. LEEN: Can I say something, Mr. Chair?
 20 CHAIRMAN AIZENSTAT: Yes.
 21 MR. LEEN: You know, I really like the
 22 idea, actually -- you know, I'm the Code
 23 Enforcement prosecutor and I like the idea that
 24 they should be in compliance with the Code.
 25 MS. SPAIN: That is nice.

1 MR. LEEN: And I know you said you put it
2 as part the maintenance plan.

3 MS. SPAIN: Yes.

4 MR. LEEN: But it doesn't expressly say
5 that, although --

6 MS. SPAIN: It does not.

7 MR. LEEN: -- you know, it's within your
8 discretion. But maybe we could add that. It
9 seems to me that a donor site, if they have a
10 large lien, they should try to have -- I think
11 before they can sell something --

12 MS. SPAIN: Well --

13 MR. LEEN: -- which is a privilege, that
14 maybe they should have to resolve the lien.

15 MS. SPAIN: I have a bit of an issue with
16 that, because a lot of times, these are
17 properties -- you know, they're built in the
18 '20s.

19 MR. LEEN: I know.

20 MS. SPAIN: They're in disrepair. They may
21 have been cited by Code Enforcement because of
22 some type of maintenance issues, and so the
23 only way they can actually get help is to sell
24 off the TDRs.

25 MR. LEEN: True.

1 MR. LEEN: Yeah.

2 MS. SPAIN: To approve everything and then
3 have someone not actually eliminate the lien on
4 the property.

5 CHAIRMAN AIZENSTAT: Well, in the cities
6 that I was referring to, they have to be
7 Code-compliant --

8 MR. LEEN: Yes.

9 CHAIRMAN AIZENSTAT: -- prior to being able
10 to sell. That's one of the conditions, and
11 that's why I was asking. It was a little
12 strange to me that the City of Coral Gables
13 didn't have some kind of a tool or a vehicle in
14 place, to at least at that point, make sure
15 that the property is Code-compliant. I'm not
16 so much saying whatever that maintenance plan
17 is, proceeding forward, but I do feel that the
18 property that is donating should be
19 Code-compliant at the time or have something in
20 place to bring it up to -- you know, to correct
21 the problems it has at that point.

22 MS. SPAIN: Yeah. Many --

23 CHAIRMAN AIZENSTAT: It just may be hard
24 with the economics, I don't know, and I don't
25 know how you go about it.

1 MS. SPAIN: So I think by the end of the
2 process, they should be free of it, but not
3 asking for it. Do you understand?

4 MR. LEEN: I understand. I'm just saying
5 that I may want to -- you know, I thought that
6 was a good point, and if it's okay, I'd like to
7 talk to you about something that could be
8 included, just so that we don't have a
9 situation where it's -- There's just an
10 appearance as to why, if there's this huge
11 lien, they're being able to sell all this and
12 then keep it.

13 MS. SPAIN: Well, you're right.

14 MR. LEEN: For the historic property, when
15 they have this major problem with the property,
16 that they're not complying.

17 MS. SPAIN: At the end of this process,
18 that should be eliminated. I don't have a
19 problem with that.

20 MR. LEEN: There should be some mechanism,
21 and I think it was a very good point. I don't
22 think you have to do anything with it; I just
23 wanted to mention it.

24 MS. SPAIN: And we haven't come across
25 that, but if we did, that would be troubling.

1 MS. SPAIN: Yeah, and many of these
2 properties are legally non-conforming, and
3 so they --

4 CHAIRMAN AIZENSTAT: No, no, I'm not saying
5 so much about the issues of legal
6 non-conforming properties.

7 MS. SPAIN: We're talking about the
8 maintenance issues.

9 CHAIRMAN AIZENSTAT: I'm talking about that
10 they have some Code violations --

11 MS. ALBERRO MENENDEZ: Right. Dirty
12 roofs --

13 CHAIRMAN AIZENSTAT: -- because they've
14 got -- Yeah, whatever. It could be that. It
15 could be problems with their sewer, if they're
16 on septic as opposed to City. There could be
17 other issues. I'm not so concerned, like I
18 said, with legally non-conforming issues. I'm
19 just -- I would just not like a property to
20 remain an eyesore when the property is --

21 MS. SPAIN: Well, I certainly think that we
22 could put something -- I don't know, Craig, you
23 need to weigh in on this, but I certainly think
24 we could put something in that if there are
25 Code infractions, that --

<p style="text-align: right;">Page 77</p> <p>1 MS. ALBERRO MENENDEZ: Compliance prior to</p> <p>2 the sale.</p> <p>3 MS. SPAIN: Well, or that they need to come</p> <p>4 into compliance as part of the -- within so</p> <p>5 much after selling it. I would not want them</p> <p>6 to have to be in compliance in advance of</p> <p>7 selling them, because I think a lot of times</p> <p>8 they will have Code Enforcement issues, and</p> <p>9 this is a way to get them out of that</p> <p>10 situation.</p> <p>11 MR. LEEN: I was just thinking as part of</p> <p>12 the -- but you said you do -- the maintenance</p> <p>13 preservation plan, you could add a few words</p> <p>14 that just says -- because right now, it says,</p> <p>15 "which sets forth a maintenance schedule and/or</p> <p>16 rehabilitation treatment, if applicable, for</p> <p>17 those architectural elements that contribute to</p> <p>18 the historic integrity of the property or</p> <p>19 restoration of original features," comma, and</p> <p>20 we could add something about --</p> <p>21 MS. SPAIN: I like that.</p> <p>22 MR. LEEN: -- compliance with the Code, as</p> <p>23 well, just a few words to give her more</p> <p>24 discretion, so if anyone challenges it, we</p> <p>25 could say that it's well within your</p>	<p style="text-align: right;">Page 79</p> <p>1 District. They already are in the Central</p> <p>2 Business District.</p> <p>3 MR. BELLIN: No, but I mean -- but what</p> <p>4 we're talking about --</p> <p>5 MS. SPAIN: The proposal.</p> <p>6 MR. BELLIN: -- it's only MF2, not</p> <p>7 commercial?</p> <p>8 MS. SPAIN: Yes.</p> <p>9 MR. WU: Correct.</p> <p>10 MS. SPAIN: In the proposal.</p> <p>11 MR. BELLIN: Yeah. So my question is, what</p> <p>12 if I have an MF2 historic building and I need</p> <p>13 to rezone it -- which is the case of the</p> <p>14 project that we're working on. What happens to</p> <p>15 the development rights? Can I still sell those</p> <p>16 development rights for that building, since the</p> <p>17 zoning has changed? I don't know.</p> <p>18 MR. LEEN: So you rezone the property to a</p> <p>19 zoning designation that allows greater --</p> <p>20 MS. SPAIN: Are you talking about 42</p> <p>21 Navarre?</p> <p>22 MR. BELLIN: Yeah. In that case, it's a</p> <p>23 little different, because we're using our</p> <p>24 rights to build a --</p> <p>25 MR. LEEN: Let me ask you something. Why</p>
<p style="text-align: right;">Page 78</p> <p>1 discretion. You still don't have to do it, in</p> <p>2 the appropriate case.</p> <p>3 MS. SPAIN: I don't have a problem with</p> <p>4 them coming into compliance. I do have a</p> <p>5 problem with them being in compliance before</p> <p>6 they sell it.</p> <p>7 MR. LEEN: As part of the maintenance</p> <p>8 schedule.</p> <p>9 MS. SPAIN: As part of the maintenance</p> <p>10 schedule.</p> <p>11 MR. LEEN: It could be something we could</p> <p>12 set --</p> <p>13 MS. SPAIN: Because we check on that.</p> <p>14 MR. LEEN: It gives more ability, then, to</p> <p>15 get these houses into compliance.</p> <p>16 MS. SPAIN: Yes, I like it a lot.</p> <p>17 MR. LEEN: So maybe just a few words in</p> <p>18 there, if everyone's okay with that.</p> <p>19 MS. SPAIN: Yes.</p> <p>20 MR. LEEN: That would be a suggestion.</p> <p>21 MR. BELLIN: Dona, I have another question.</p> <p>22 MS. SPAIN: Yes.</p> <p>23 MR. BELLIN: The donor sites can only be in</p> <p>24 the MF2 zoning?</p> <p>25 MS. SPAIN: And the Central Business</p>	<p style="text-align: right;">Page 80</p> <p>1 would you -- If it's a historic property and</p> <p>2 it's going to remain --</p> <p>3 MR. BELLIN: Uh-huh.</p> <p>4 MR. LEEN: -- and you're rezoning, it would</p> <p>5 still have the same historic property there,</p> <p>6 though. Why would you rezone it?</p> <p>7 MS. SPAIN: Well, in that case, it's part</p> <p>8 of a larger parcel.</p> <p>9 MR. LEEN: Because it's part of the larger</p> <p>10 parcel?</p> <p>11 MR. BELLIN: Yeah, it's a whole block, and</p> <p>12 it's --</p> <p>13 MR. WU: Well, I would caution you. You're</p> <p>14 talking about a future case that's quasi --</p> <p>15 MS. SPAIN: I know.</p> <p>16 MR. WU: So --</p> <p>17 MR. LEEN: Well, it's a hypothetical,</p> <p>18 though. I mean, it's something that we have to</p> <p>19 consider, because I don't know if that's</p> <p>20 your -- I would be curious what Staff's view</p> <p>21 is, generally --</p> <p>22 MR. WU: Well --</p> <p>23 MR. LEEN: -- in this area.</p> <p>24 MR. WU: As I'm reading the zoning</p> <p>25 ordinance proposed, it's only designated in the</p>

1 MF2 district.

2 MS. SPAIN: Yes.

3 MR. WU: Once it's changed, it loses
4 eligibility.

5 MS. SPAIN: Yes, that would be the case.

6 And the property you're speaking of is already
7 in the Central Business District.

8 CHAIRMAN AIZENSTAT: What happens if a
9 property was --

10 MS. SPAIN: I understand.

11 CHAIRMAN AIZENSTAT: -- MF2, sold its TDRs,
12 and then went to rezone? Can it do that?

13 MR. BELLIN: And that's the case, in other
14 properties.

15 MR. WU: That's always possible.

16 MR. LEEN: So you already sold it?

17 Well, it would depend on the restrictive
18 covenant. The restrictive covenant might
19 prevent you from doing that.

20 MS. ALBERRO MENENDEZ: That doesn't make
21 sense. You're selling, to then regain it? I
22 mean, that doesn't make sense.

23 MS. SPAIN: The only properties up there
24 are MF2.

25 MS. ALBERRO MENENDEZ: Once you sell it,

1 and you have a historic property there, I would
2 be troubled by that, I have to say. I don't --
3 as the lawyer, as the attorney, I would be --
4 you know, I'd wonder what the public -- It may
5 be a public purpose analysis, it may be just,
6 you know, having a rational basis for that
7 decision. I would be troubled by it, I'd have
8 to say.

9 MS. SPAIN: I would be, also.

10 MR. WU: It defeats the purpose of the
11 ordinance.

12 MS. ALBERRO MENENDEZ: Right.

13 MR. LEEN: Yeah.

14 CHAIRMAN AIZENSTAT: Right.

15 MS. SPAIN: Right.

16 MR. LEEN: So I can't put my finger on it,
17 it was something to think about, but it's a
18 good point you're raising.

19 MS. SPAIN: The way it stands now, they
20 would then not be eligible to transfer the
21 development rights.

22 (Inaudible discussion)

23 Yes, that's it.

24 We're talking about a maintenance plan,
25 but --

1 you're stuck with the size of your building, if
2 you've sold them all. If you've sold
3 partially, then you can then take up whatever
4 you haven't sold.

5 MS. SPAIN: But Marshall is saying if you
6 keep the size of the building and just want to
7 rezone it for some reason.

8 MR. BELLIN: Yeah. Well, if it's part of a
9 larger site and part of that site is commercial
10 and part of it is MF2 --

11 MS. SPAIN: Then you wouldn't need the
12 transfer of development rights. You have the
13 FAR for that building, anyway. It would be
14 part of your development.

15 MR. BELLIN: Okay.

16 MR. LEEN: Well --

17 MS. SPAIN: That's what I'm thinking.

18 MR. LEEN: I mean, not your -- more
19 generally, if you rezoned -- Do we have any MF2
20 that could be in a commercial zone?

21 MS. SPAIN: I don't believe so. Do we?

22 No.

23 MR. LEEN: So, if you rezone -- okay, but
24 hypothetically, if you were rezoned to
25 commercial, you'd have a higher potential FAR,

1 MR. TRIAS: The maintenance plan would
2 allow you not to do exactly what you're
3 proposing, so I think that there's several ways
4 to regulate this process, and clearly there's
5 review and so on, so -- but in this specific
6 case that applies to your project, you're
7 already in the Central Business District.

8 MR. BELLIN: Yeah, but we have other
9 projects that are not --

10 MR. TRIAS: Right, but --

11 MR. BELLIN: -- and have the same issue.

12 MR. TRIAS: Right.

13 MR. BELLIN: So I --

14 CHAIRMAN AIZENSTAT: Let's -- It's better
15 if we don't get into a very specific case or
16 issue at this point. I think we're here to
17 take a look at what's before us.

18 Is -- Julio, did you have something you
19 want to --

20 MR. GRABIEL: Yes. Going back to north of
21 8th Street, what would the City have to do to
22 allow for those historic properties to benefit?

23 MS. SPAIN: Those north of 8th Street?

24 MR. GRABIEL: Uh-huh.

25 MS. SPAIN: Well, Craig, do you think that

1 if I were a property owner of a legally
2 non-conforming multi-family home on a single --
3 on a property that's zoned single-family, would
4 I be able to come to the City and request that
5 I be included as a sending site for a transfer
6 of development rights, if I'm not within
7 that --

8 MR. LEEN: But already you have a higher
9 intensity development than what is allowed. I
10 would be concerned with it, because the whole
11 purpose of this is to try to help the MF2
12 properties that could develop more and that
13 can't because they're historic.

14 MS. SPAIN: Right.

15 MR. LEEN: And it doesn't really make sense
16 in those properties.

17 MS. SPAIN: That's what our thought process
18 was, but --

19 MR. LEEN: But it doesn't -- you know, I --
20 but you'd have to come up with a purpose, like
21 why would we do -- what would be the benefit.

22 MR. GRABIEL: I was thinking that some of
23 those structures, if they need repairs, they
24 could sell their development rights, you know.
25 They could then benefit from maintenance --

1 MS. SPAIN: But the point is, they really
2 don't have any.

3 MR. LEEN: You're granting them development
4 rights, too, though.

5 MS. SPAIN: They really don't have
6 development rights.

7 MR. WU: There's no development rights to
8 give if they're oversized in a single-family
9 lot.

10 MS. SPAIN: Right.

11 CHAIRMAN AIZENSTAT: Okay. That answers
12 that question.

13 MS. SPAIN: Right. There really is no
14 development rights for them to give. They're
15 already --

16 MS. ALBERRO MENENDEZ: In the
17 non-conforming, if they have to do repairs up
18 to a certain amount, don't they have to knock
19 it down and be conforming? So, in other words,
20 a non-conforming building, if in fact it gets
21 to a point where it needs to be fixed and it's
22 50 percent -- I don't know what the percentage
23 is --

24 MS. SPAIN: Yes. That's one of those
25 structural concerns.

1 MS. ALBERRO MENENDEZ: Right. Don't you
2 then have to knock it down and have it come
3 into conformance with building --

4 MS. SPAIN: I've actually been to the
5 County with Manny Lopez and asking that since a
6 building was historically designated, that it
7 not be required to be knocked down, and the
8 County agreed to it.

9 MS. ALBERRO MENENDEZ: But I'm talking
10 about --

11 MS. SPAIN: But that's not every individual
12 case.

13 MS. ALBERRO MENENDEZ: No, I'm talking for
14 the cases that are non-conforming, like the one
15 that Julio described, for example, the ones --

16 MS. SPAIN: Oh, I see what you mean.

17 MS. ALBERRO MENENDEZ: What I'm saying
18 is --

19 MS. SPAIN: Well, if they're unsafe
20 structures, then they have to come -- then they
21 would have to come down.

22 MR. LEEN: They would have to.

23 MS. ALBERRO MENENDEZ: But what I'm saying
24 is, the non-conforming properties, don't they
25 at some point when they have to make major

1 repairs -- When does it become -- When do we
2 require them to become conforming?

3 MS. SPAIN: We don't.

4 MR. LEEN: Well, I'll read to you. I have
5 the provision right here.

6 MS. ALBERRO MENENDEZ: Okay, that would be
7 great.

8 MR. LEEN: It's -- You're talking about
9 destruction of nonconforming structures.

10 MS. SPAIN: Right. It's only when they're
11 destroyed.

12 MR. LEEN: What it says is, except as
13 provided in this Code, in Section 3-1112 and in
14 this Section 6-302, "a non-conforming structure
15 or non-conforming portion of a structure that
16 is destroyed to an extent exceeding 50 percent
17 of its replacement cost at the time of its
18 destruction shall not be reconstructed except
19 in conformity with these regulations. All
20 residential structures, including accessory
21 uses and structures, located in a residential
22 district may be reconstructed if destroyed to
23 any extent, provided that such reconstruction
24 does not increase the extent of the
25 non-conformity existing prior to destruction."

1 So, basically, for residential structures,
2 you can rebuild them even if it's more than 50
3 percent.

4 MS. SPAIN: There's also a section in
5 the -- I think it's Article 3, in the
6 Preservation Code, that talks about the
7 destruction of historic properties, which would
8 qualify, and there's a certain
9 percentage that --

10 MR. LEEN: That's what they're citing at
11 3-1112, I believe, is that section.

12 MS. SPAIN: Okay.

13 MR. LEEN: So it is an exception.

14 MS. SPAIN: That's an exception to that,
15 because if they're designated -- I can't
16 remember what it says, but there is a
17 percentage that it says it has to be
18 reconstructed, and then there's another
19 percentage that they have an option.

20 MS. ALBERRO MENENDEZ: But do you
21 historically designate non-conforming
22 buildings?

23 MS. SPAIN: Yes, all the time.

24 MS. ALBERRO MENENDEZ: You do?

25 MS. SPAIN: Absolutely.

1 MS. ALBERRO MENENDEZ: Okay. I didn't know
2 that.

3 MS. SPAIN: Yeah.

4 MS. ALBERRO MENENDEZ: I thought you did
5 not, that's why.

6 MS. SPAIN: Most of them are
7 non-conforming, because they were built in the
8 '20s.

9 MS. ALBERRO MENENDEZ: Okay.

10 CHAIRMAN AIZENSTAT: Now, what's the
11 process, if somebody brings you a historic
12 property that they want to -- not -- I guess,
13 rebuild is the wrong phrase, but they want to
14 restore it?

15 MS. SPAIN: Uh-huh.

16 CHAIRMAN AIZENSTAT: Is there a percentage
17 of the structure that they have to maintain?
18 Do they have to maintain the exterior walls;
19 they can gut the inside? What's the process?
20 How does that work?

21 MS. SPAIN: Well, it's the same with any
22 historic structure. We do not designate the
23 interiors, although the buildings in the North
24 Ponce area, there is a section of the Code that
25 applies to them, because -- that allows them to

1 go out for grants because they're theoretically
2 able to be visited by the public. But
3 typically, in a historic building, the
4 interiors are not designated. It's only the
5 exterior volume that we care about.

6 CHAIRMAN AIZENSTAT: And how would that
7 affect the non-conforming structure, if it
8 wants to do some work?

9 MS. SPAIN: They can be legally
10 non-conforming and --

11 MR. LEEN: They just can't increase the
12 extent of the non-conformity.

13 MS. SPAIN: Exactly. They can't increase
14 it.

15 MR. LEEN: Unless they receive some sort of
16 variance, but even then, that's an interesting
17 question. I haven't seen a non-conforming
18 building receive a -- Have we had that come up?

19 MS. SPAIN: We have.

20 MR. LEEN: Did you have it in Historic?

21 MS. SPAIN: If -- for instance, setbacks.

22 CHAIRMAN AIZENSTAT: Right.

23 MS. SPAIN: A lot of the buildings -- well,
24 some of the buildings even encroach onto the
25 neighboring property. But some of them, if

1 there's a five-foot setback, they were built
2 two feet from the property line. We have had
3 instances where they wanted to add to the
4 building, and they would have to go for a
5 variance or --

6 CHAIRMAN AIZENSTAT: Before the Board of
7 Adjustments?

8 MS. SPAIN: No.

9 MR. WU: No, Historic Preservation.

10 MR. LEEN: No, Historic Preservation.

11 MS. SPAIN: Historic Preservation.

12 CHAIRMAN AIZENSTAT: Oh, Historic
13 Preservation. So they'd never go to the Board
14 of Adjustments, then?

15 MS. SPAIN: They would never go to the
16 Board of Adjustment --

17 MR. WU: Not for historic in nature.

18 MS. SPAIN: Not on historic.

19 CHAIRMAN AIZENSTAT: Okay.

20 MS. SPAIN: Because they take into
21 consideration the historic nature of the
22 property.

23 CHAIRMAN AIZENSTAT: So the Historic
24 Preservation Board does grant a variance?

25 MS. SPAIN: Yes, exactly like the Board of

Adjustment, only for historically designated buildings.

CHAIRMAN AIZENSTAT: That answers my question.

MS. SPAIN: Because they understand the issues.

CHAIRMAN AIZENSTAT: Okay.

Any other comments?

MS. SPAIN: Now that we're thoroughly confused?

CHAIRMAN AIZENSTAT: Would anybody like to make a motion?

MR. FLANAGAN: I'll move it.

MR. GRABIEL: Second it.

CHAIRMAN AIZENSTAT: As is? Any comments?

MR. FLANAGAN: Do you want your language, or do you want to deal with that later?

MR. LEEN: Well, maybe you could -- Instead of putting an amendment, maybe just a suggestion to the City Attorney and Staff to look at adding some language regarding the Code compliance.

MS. ALBERRO MENENDEZ: Okay.

MS. SPAIN: Yeah, I like that.

CHAIRMAN AIZENSTAT: Is that okay with your

"Development Review Committee," of Chapter 101, Administration and Enforcement, of the Coral Gables Code of Ordinances in its entirety; and Division 8 of Article 2, Decision Making and Administrative Bodies, of the Official Zoning Code of Coral Gables in its entirety; amending Section 101-19, Development Review Committee, of Chapter 101, Administration and Enforcement, of the Coral Gables Code of Ordinances; and providing for a new Division 8, of Article 2, Official Zoning Code of Coral Gables, by updating, revising and codifying Development Review Committee, known as DRC, procedures and review requirements as originally established in Ordinance Number 2003-45; providing for severability, repealer, modification and an effective date.

MR. WU: Thank you, Mr. Chair. We believe this is a housekeeping matter. In 2003, the City Commission adopted extensive City Code provisions related to Development Review Committee, and during the Code rewrite, we also adopted some provisions, rather minor, in the Zoning Code.

So we have two provisions in the City Code

motion?

MR. FLANAGAN: Yeah, that's fine.

CHAIRMAN AIZENSTAT: Julio, the second?

MR. GRABIEL: Yes.

CHAIRMAN AIZENSTAT: Any other comments?

Having heard none, call the roll, please.

MS. MENENDEZ: Maria Menendez?

MS. ALBERRO MENENDEZ: Yes.

MS. MENENDEZ: Marshall Bellin?

MR. BELLIN: Yes.

MS. MENENDEZ: Anthony Bello?

MR. BELLO: Yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Julio Grabiell?

MR. GRABIEL: Yes.

MS. MENENDEZ: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

MS. SPAIN: Thank you very much.

CHAIRMAN AIZENSTAT: Thank you, Dona.

The next item and the final item on our agenda tonight is an Ordinance of the City Commission of Coral Gables, Florida, repealing Sections 101-20, 101-21, 101-22, 101-23, 101-24, 101-25, and 101-26 of Article 2,

and the Zoning Code that speak to the DRC, the Development Review Committee.

At the same time, 10 years later, since 2003, we have since -- We have new practices as to how we conduct the Development Review Committee, some things we do, some things we do not any longer, so we thought it would be more practical to repeal both sections and readopt sections in the Zoning Code, and it resides in the Zoning Code, and update the Development Review in terms of its makeup, its processes and its scheduling.

So, to start off with, we copied the purpose and intent into the Zoning Code provision. We have clarified what types of applications go before the DRC, and we also have a provision for discretionary or the items that the Staff can determine whether to take before the DRC. For example, we used to take all cases when you have a tenant change-out before the DRC, and we thought they were rather minor, but the Code does tie our hands to take it before the DRC, and we'd like to make that discretionary.

The membership remains the same. The