

CITY OF CORAL GABLES  
LOCAL PLANNING AGENCY (LPA)/  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
CORAL GABLES CITY HALL  
405 BILTMORE WAY, COMMISSION CHAMBERS  
CORAL GABLES, FLORIDA  
WEDNESDAY, OCTOBER 16, 2019, COMMENCING AT 6:00 P.M.

Board Members Present:  
Robert Behar, Acting Chairman  
Rhonda A. Anderson  
Venny Torre  
Chip Withers  
Rene Murai  
Maria C. Velez

City Staff and Consultants:  
Ramon Trias, Planning Director  
Craig Collier, Special Attorney  
Arceli Redila, Principal Planner  
Jill Menendez, Administrative Assistant, Board Secretary  
Devin Cejas, Deputy Development Services  
Director/Zoning Official  
Jennifer Garcia, City Planner  
Ana Restrepo, Principal Planner

ALSO PARTICIPATING:

Debra Register

1 THEREUPON:

2 (The following proceedings were held.)

3 MR. BEHAR: Thank you.

4 Good evening, welcome to the October 16th  
5 Planning and Zoning meeting. We see we have a  
6 quorum, so we're going to start the meeting at  
7 exactly six o'clock.

8 I think we could start with the approval of  
9 the minutes or do we want to swear in any --

10 MR. TRIAS: We have to do the roll call  
11 first, sir.

12 MR. BEHAR: Okay. I'm sorry. All right.

13 THE SECRETARY: Rhonda Anderson?

14 MS. ANDERSON: Here.

15 THE SECRETARY: Robert Behar?

16 MR. BEHAR: Here.

17 THE SECRETARY: Rene Murai?

18 MR. MURAI: Here.

19 THE SECRETARY: Venny Torre?

20 MR. TORRE: Yes, here.

21 THE SECRETARY: Maria Velez?

22 MS. VELEZ: Here.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Here.

25 THE SECRETARY: Eibi Aizenstat?

1 MR. BEHAR: We have four items. I  
2 understand that Item Number 4 is going to be  
3 withdrawn by Staff.

4 MR. COLLIER: Are we deferring or are we  
5 withdrawing?

6 MR. TRIAS: It's deferred to the next  
7 meeting, because the Board of Architects needs  
8 to provide input.

9 MR. COLLIER: Okay. So if we're deferring  
10 to the next meeting, do we have a date for that  
11 meeting so that we can announce it, so that we  
12 don't have to further advertise?

13 MS. VELEZ: And this is Item E-4?

14 MR. BEHAR: Number 4.

15 MS. VELEZ: E-4.

16 MR. TRIAS: The next meeting will be  
17 November 13th.

18 MR. COLLIER: So the appropriate motion  
19 would be to defer Item E-4 to the --

20 MR. BEHAR: Excuse me, Craig. Before you  
21 go there, I know that this meeting, we  
22 postponed it an extra week or so because of the  
23 Jewish holidays.

24 MR. TRIAS: Yes, sir.

25 MR. BEHAR: Would you want the keep the

1 time and maybe the November meeting just  
2 postpone it by one week to November 20th, to  
3 give you more time to be able to be prepared  
4 for the next meeting? Would that be --

5 MR. TRIAS: That's up to the Board. If you  
6 want to do that, certainly we can accommodate  
7 that date.

8 MR. BEHAR: Yeah, because the next meeting  
9 will only give them less than a month to  
10 prepare for the following agenda.

11 MR. TRIAS: So maybe you want to take a  
12 vote and see if -- yeah.

13 MR. BEHAR: Okay. November 20th.

14 MS. ANDERSON: That's the week of  
15 Thanksgiving?

16 MR. BEHAR: No.

17 MS. ANDERSON: Okay.

18 MR. BEHAR: The week before.

19 MS. ANDERSON: What's the Monday --

20 MS. VELEZ: I am traveling on November 20th  
21 in the morning. I will not be here.

22 MR. BEHAR: Okay.

23 MR. MURAI: Which date?

24 MR. BEHAR: It's to be Wednesday, November  
25 20th, in lieu of the 13th. I mean, it works

1 for me. I don't have a problem. I don't know  
 2 if anybody else has --  
 3 MS. ANDERSON: Just give me a minute.  
 4 MR. TORRE: I'm fine either way.  
 5 MR. BEHAR: Chip, the 20th okay with you?  
 6 MR. WITHERS: I'll be here.  
 7 MR. BEHAR: Rene?  
 8 MR. MURAI: Yes.  
 9 MR. BEHAR: Rhonda?  
 10 MS. ANDERSON: Yes.  
 11 MR. BEHAR: Okay. So should we take a  
 12 motion to --  
 13 MR. TRIAS: Yes, that would be the best --  
 14 MR. COLLER: Do we have the room available  
 15 for us on the 20th?  
 16 MR. TRIAS: We will check. If there's an  
 17 issue, we will go back to the original date.  
 18 MR. BEHAR: Okay. Perfect.  
 19 MR. TORRE: I'll make a motion to move the  
 20 date to November 20th.  
 21 MS. ANDERSON: Second.  
 22 MR. TORRE: Can we do a voice roll?  
 23 MR. BEHAR: Call the roll.  
 24 MR. TORRE: We can just do a voice call.  
 25 MR. COLLER: You can do a voice call.

1 defer E-4.  
 2 MR. TRIAS: Mr. Attorney, if the date is  
 3 going to be something different than that,  
 4 wouldn't the motion require the new date?  
 5 MR. COLLER: Well, the rationale for why  
 6 you announce the date is because anybody that's  
 7 here for the item is on notice of that item.  
 8 Since we don't know, we won't know whether the  
 9 20th is available --  
 10 MR. TRIAS: Okay.  
 11 MR. COLLER: -- that's the problem. So we  
 12 can announce the 20th and cross our fingers  
 13 that the room is available. If not, then we'll  
 14 have to advertise again.  
 15 MR. TRIAS: We would re-advertise  
 16 otherwise. I mean, that would be fine.  
 17 MR. COLLER: Okay. So it's fine.  
 18 MR. BEHAR: Then what is the -- I guess  
 19 we're ready now for the approval of the  
 20 minutes.  
 21 Can we call the roll please?  
 22 MR. COLLER: Do we have a motion on the  
 23 deferral of the E-4 item?  
 24 MS. VELEZ: I think we did.  
 25 MR. BEHAR: We did.

1 MR. BEHAR: All in favor?  
 2 MR. TORRE: Aye.  
 3 MS. ANDERSON: Aye.  
 4 MR. MURAI: Aye.  
 5 MR. BEHAR: Aye.  
 6 MR. WITHERS: Aye.  
 7 MR. BEHAR: And we'll set it for November  
 8 20th.  
 9 MR. COLLER: Providing we have the room.  
 10 MR. BEHAR: Providing we have the room.  
 11 Going back to the deferment of Item Number  
 12 4, it will be a date certain of November  
 13 14th --  
 14 MR. TRIAS: No, November 20th.  
 15 MR. COLLER: Let's hope we don't have to  
 16 have it on the 14th. Then we'll probably have  
 17 to re-advertise. But if November 20th is a  
 18 date certain, then we don't have to advertise,  
 19 since we're announcing the date for that E-4  
 20 now.  
 21 MS. VELEZ: It would have been the 13th,  
 22 not the 14th, in any event.  
 23 MR. COLLER: I mean, sorry, the 13th.  
 24 MR. BEHAR: All right.  
 25 MR. COLLER: So we just need a motion to

1 MR. COLLER: Did we? Okay.  
 2 MR. BEHAR: No. No. What we did is, we  
 3 had --  
 4 MR. COLLER: A motion to change the date.  
 5 MR. TRIAS: You need a motion, sir.  
 6 MR. BEHAR: So can we get the motion to  
 7 defer Item Number 4 to November 20th?  
 8 MR. TORRE: I'll make the motion.  
 9 MR. BEHAR: A second?  
 10 MS. ANDERSON: Yeah, second.  
 11 MR. COLLER: You could voice vote that,  
 12 too.  
 13 MR. BEHAR: Voice. All in favor?  
 14 MS. ANDERSON: Aye.  
 15 MR. TORRE: Aye.  
 16 MR. MURAI: Aye.  
 17 MR. BEHAR: Aye.  
 18 MR. WITHERS: Aye.  
 19 MS. VELEZ: Aye.  
 20 MR. BEHAR: Anybody opposed? Thank you.  
 21 All right.  
 22 MR. TRIAS: Now you need a motion for the  
 23 minutes.  
 24 MR. BEHAR: Now a motion for the minutes.  
 25 MS. VELEZ: I move to approve the minutes

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1 of the meeting that was held on September 11,  
 2 2019.  
 3 MS. ANDERSON: I'll second it.  
 4 MR. BEHAR: Any comments, any  
 5 clarifications to be made?  
 6 MR. MURAI: Yes, I do. Page 179, Line --  
 7 you don't have to look at it, it's nothing --  
 8 Line 5, the secretary called my brother rather  
 9 than me. So I want that changed to Rene,  
 10 rather than Andy, please.  
 11 THE SECRETARY: Yes.  
 12 MR. MURAI: Thank you.  
 13 MS. VELEZ: And I have, on Page 87, line  
 14 12, I think that should have been "detail" not  
 15 "retail."  
 16 MR. BEHAR: Any additional changes? If  
 17 not, we'll call a motion for approval. We have  
 18 a motion and a second. Call the roll, please.  
 19 THE SECRETARY: Rene Murai?  
 20 MR. MURAI: Rene, yes.  
 21 THE SECRETARY: Venny Torre?  
 22 MR. TORRE: Yes.  
 23 THE SECRETARY: Maria Velez?  
 24 MS. VELEZ: Yes.  
 25 THE SECRETARY: Chip Withers?

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1 first Ordinance.  
 2 MR. COLLER: Thank you, Mr. Chairman.  
 3 Item E-1, an Ordinance of the City  
 4 Commission of Coral Gables, Florida providing  
 5 for text amendments to the City of Coral Gables  
 6 Official Zoning Code, Article 5, "Development  
 7 Standards," Division 8, "Docks, Wharves,  
 8 Mooring Piles and Watercraft Moorings,"  
 9 updating side setback requirements and allowing  
 10 multi-level docks below established grade,  
 11 providing for a repealer provision, providing  
 12 for a severability clause, codification, and  
 13 providing for an effective date. Item E-1,  
 14 public hearing.  
 15 MR. CEJAS: Good evening, Devon Cejas,  
 16 Deputy Development Services Director and Zoning  
 17 Official. E-1 is some minor cleanup language,  
 18 as it relates to docks, to further the intent  
 19 that was cleaned up about a year ago, to create  
 20 some additional flexibility via the Board of  
 21 Architects' review and approval for side  
 22 setbacks of docks and also to clarify the  
 23 intent of double-decker docks, that that means  
 24 anything above grade, to not affect what needs  
 25 to occur, we need to set some of these higher

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1 MR. WITHERS: Yes.  
 2 THE SECRETARY: Rhonda Anderson?  
 3 MS. ANDERSON: Yes.  
 4 THE SECRETARY: Robert Behar?  
 5 MR. BEHAR: Yes.  
 6 Next is, we already made the changes to the  
 7 agenda.  
 8 We're going to start the public hearing.  
 9 Do we have any members of the audience that  
 10 would like to speak tonight? If so, could you  
 11 please stand up --  
 12 MR. TRIAS: Mr. Chairman -- yes, go ahead.  
 13 MR. BEHAR: Can you come up, please, a  
 14 second so we could hear you, for the record?  
 15 MS. REGISTER: I do want to speak later,  
 16 but that's on the Zoning, the last three items.  
 17 So do you want me to speak now or I can just  
 18 wait --  
 19 MR. BEHAR: No, we're going to swear you  
 20 in.  
 21 MS. REGISTER: Oh, swear me in? Okay.  
 22 (Thereupon, the participant was sworn.)  
 23 MR. BEHAR: Thank you.  
 24 Mr. Trias.  
 25 MR. TRIAS: The attorney will read the

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1 elevations that these docks exist, and if there  
 2 are any questions.  
 3 MR. BEHAR: Any questions?  
 4 MR. MURAI: This change will not permit the  
 5 boat to extend beyond the side of the house?  
 6 MR. CEJAS: Right. So today the side  
 7 setbacks for docks are equivalent to the  
 8 building side setbacks. So what we're doing  
 9 is, allowing a little bit more flexibility on  
 10 the side. Sometimes there's impediments along  
 11 the shoreline of residential properties, but  
 12 essentially nothing beyond five feet.  
 13 So you can go from the side setbacks of a  
 14 building to five feet, so long as DERM has  
 15 approved those plans, meaning that it needs to  
 16 go to the County and the additional alleviation  
 17 has to go to the Board of Architects.  
 18 MR. MURAI: So there still would be a  
 19 five-foot setback?  
 20 MR. CEJAS: Correct. Correct. There  
 21 still will be a setback.  
 22 MR. BEHAR: At minimum five feet.  
 23 MR. CEJAS: At minimum five feet. It could  
 24 be greater, depending if the Board of --  
 25 MS. VELEZ: But that's not specified here.

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1 It doesn't say five feet anywhere, at least I  
 2 didn't see that.  
 3 MR. CEJAS: Yeah, it was my impression that  
 4 the five-foot was there.  
 5 MS. VELEZ: It would make sense, but it's  
 6 not here.  
 7 MR. TORRE: It would be A.  
 8 MR. CEJAS: Yeah, A.  
 9 MS. VELEZ: Oh, there it is. Outward from  
 10 the bank.  
 11 MR. TORRE: Yeah, it's Section A.  
 12 MR. BEHAR: But Section A says, five feet  
 13 outward --  
 14 MS. VELEZ: Outward from the bank.  
 15 MR. MURAI: Not from the side.  
 16 MS. ANDERSON: How about from the sides?  
 17 MS. VELEZ: Maybe add some language there.  
 18 MR. CEJAS: We'll take care of that.  
 19 MR. WITHERS: So I just have a general  
 20 question.  
 21 MR. CEJAS: Sure.  
 22 MR. WITHERS: So when you say, just little  
 23 cleanup here and there, does this then go for  
 24 actual legislative action by the City  
 25 Commission? Or is this just, you're cleaning

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1 Attorney?  
 2 MR. TRIAS: One more reading.  
 3 MR. WITHERS: For this final Second  
 4 Reading?  
 5 MR. TRIAS: Yes.  
 6 MR. BEHAR: Then, Mr. Cejas, please make  
 7 sure you that you do specify the minimum  
 8 setback, to make sure that everybody is clear  
 9 of that.  
 10 MR. CEJAS: Absolutely.  
 11 MR. MURAI: I guess I just have one  
 12 question. You know, if you have a very large  
 13 yacht, I wonder whether that's obstructing the  
 14 enjoyment of the views from adjoining  
 15 neighbors, you know, when -- I mean, I think  
 16 when you let it go all of the way to five feet,  
 17 you know. I mean, it's okay for a small boat,  
 18 but if you have a huge -- one of these huge  
 19 boats --  
 20 MR. CEJAS: A larger vessel today can  
 21 extend beyond the deck. So the deck doesn't  
 22 constrain the boat. That's limited by,  
 23 obviously, DERM approval. So when they go to  
 24 DERM, DERM also reviews the vessel. If they  
 25 purchase a vessel after the fact, that's

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1 up? I mean, I can see where there's  
 2 inconsistencies.  
 3 MR. CEJAS: There are some inconsistencies.  
 4 MR. WITHERS: You know, and I guess that  
 5 just is taken care of without legislative  
 6 action, but the actual changes like this  
 7 actually go to the Commission?  
 8 MR. CEJAS: Of course, yes. This has to go  
 9 to the City Commission for a change to the  
 10 Zoning Ordinance.  
 11 MS. VELEZ: It says on Page 2 that these  
 12 amendments were already approved at First  
 13 Reading. So I guess they have to go back.  
 14 MR. CEJAS: Yes, it does have to go back.  
 15 MR. WITHERS: That was my question. Okay.  
 16 That was going to be my next question. Because  
 17 if it has already been read, why are we seeing  
 18 it, if it's already --  
 19 MR. CEJAS: It was First Reading for title  
 20 and there were some issues with the deadlines,  
 21 but it definitely does have to go back for  
 22 Final Reading, Second Reading, on these text  
 23 amendments.  
 24 MR. WITHERS: So for two more readings or  
 25 just one more reading? Do you know, Mr. City

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1 something that we can look at from an  
 2 enforcement standpoint.  
 3 MR. MURAI: No, but my point is that if the  
 4 vessel a very large vessel, in height and  
 5 whatever, and you're going to take it all of  
 6 the way to five feet, I mean, I'm just  
 7 wondering whether you're obstructing the  
 8 neighbors.  
 9 MR. BEHAR: What are currently the  
 10 requirements today?  
 11 MR. CEJAS: For a vessel itself -- there is  
 12 no requirements for the vessels unless -- the  
 13 only requirements that I know that exist for  
 14 vessels is that it must park parallel to the  
 15 dock.  
 16 MR. MURAI: But you can go -- I'm sorry.  
 17 MR. BEHAR: But you're right. You're  
 18 getting to the point.  
 19 MR. MURAI: Yeah. I mean, today you can't  
 20 go beyond the setbacks of the main structure of  
 21 the buildings, right?  
 22 MR. CEJAS: For the dock. For the dock.  
 23 MR. MURAI: Only for the dock. The vessel  
 24 can be whatever?  
 25 MR. CEJAS: Yeah. My understanding, there

1 is no regulation for a vessel, that I'm aware  
 2 of. I can look further into it.  
 3 MR. BEHAR: To his point, we had a case  
 4 some years ago where the vessel extended and  
 5 blocked --  
 6 MR. MURAI: Yeah, I know. I know.  
 7 MR. BEHAR: -- the enjoyment of the  
 8 adjacent. I think, at that time --  
 9 MR. MURAI: Yes, I remember that case.  
 10 MR. BEHAR: -- there was like a 45 degree  
 11 or some angle that prevented the boat from  
 12 going beyond that point. I don't know if that  
 13 went away or not, but I think that could be  
 14 something to look into to make sure.  
 15 MR. CEJAS: We could definitely look into  
 16 it. This is the first I hear of these issues  
 17 as it pertains to the length of a vessel. We  
 18 could take a look at it. I'll meet with our  
 19 Planning Staff to make certain that if there  
 20 are some regulatory actions that we can take,  
 21 that we can look into it.  
 22 MR. COLLER: Excuse me. This item only  
 23 addresses the docks, and the scope of the title  
 24 of this would only address the docks. The  
 25 issue of the size of the vessel would probably

1 this says.  
 2 MR. BEHAR: Okay.  
 3 MR. COLLER: So if you don't want that  
 4 option, to have DERM or potentially the Board  
 5 of Architects to otherwise extend it, then you  
 6 may not want this particular Ordinance. Or you  
 7 may want to recommend --  
 8 MR. MURAI: I'm trying to understand what  
 9 the Ordinance does. I mean, this says that --  
 10 Paragraph E says that it cannot extend beyond  
 11 the side setbacks to the main structure, unless  
 12 otherwise permitted by DERM?  
 13 MR. CEJAS: Can you read that again?  
 14 MR. MURAI: I'm trying to understand what  
 15 we're doing. That's all.  
 16 MR. CEJAS: Okay.  
 17 MR. TRIAS: Yes. That's what it says, yes.  
 18 MR. MURAI: Paragraph E of Article --  
 19 division 8, whatever, "All moorings, docks," et  
 20 cetera, "shall maintain the same minimum side  
 21 setback from the -- as established for the main  
 22 structure, unless otherwise permitted by DERM."  
 23 MR. CEJAS: All right. So as it stands  
 24 today, the main structure setbacks are what  
 25 apply to the dock. The text amendment, what it

1 need to be a separate Ordinance, because it's  
 2 not really encompassed within this particular  
 3 item, which only address the docks. I just  
 4 want to double-check --  
 5 MR. BEHAR: But in a way, it does, because  
 6 if you allow the dock to go larger, you know,  
 7 longer, and your boat could go to the extent of  
 8 the -- you know, the length of the dock, you  
 9 are essentially allowing the boat to go closer,  
 10 right?  
 11 MR. COLLER: Right. But the regulation as  
 12 it's framed today doesn't even -- you're right,  
 13 that's an impact. That's a potential impact,  
 14 and you may not wish to recommend approval of  
 15 this item, although, from what I'm seeing, and  
 16 I want to -- I think this was a clarification  
 17 of the side setbacks.  
 18 MR. TRIAS: Yeah, if you look at the actual  
 19 underlined language, it simply says, "Unless  
 20 otherwise permitted Miami-Dade County  
 21 Department of Regulatory and Economic  
 22 Resources, DERM" -- so basically what it says  
 23 is, if you got an approval, then it can be  
 24 reviewed by the Board of Architects and then it  
 25 could be approved by the City. That's what

1 will do is, if DERM can allow for further  
 2 alleviations to the side setbacks that we  
 3 further restrict, then we would be okay with  
 4 it, so long as you go to the Board of  
 5 Architects afterwards, where today the docks  
 6 are approved administratively through the City  
 7 Architect, and don't necessarily have to go to  
 8 the Board of Architects.  
 9 They all have to go to DERM, but we further  
 10 restrict the restrictions that DERM regulates.  
 11 MR. MURAI: So basically we would allow  
 12 whatever DERM allows?  
 13 MR. CEJAS: So long as it's approved by the  
 14 Board of Architects.  
 15 MR. MURAI: I'm not sure that this is a  
 16 good thing, frankly.  
 17 MS. ANDERSON: I have a problem with it, as  
 18 well, because you're essentially handing over  
 19 to DERM the right to allow a larger structure  
 20 than the size the property permits. That's the  
 21 way this language reads.  
 22 MR. MURAI: Yeah.  
 23 MR. COLLER: All right. My understanding,  
 24 I think the word, "side," that's new in there,  
 25 is really a clarification. I believe the

1 Department has always interpreted setbacks to  
 2 mean side setbacks, but I think you put,  
 3 "side," in there just to make that clear.  
 4 MR. CEJAS: Right. "Side" is clarification.  
 5 MR. COLLER: The new element is the  
 6 potential of the expansion of the dock as  
 7 approved by DERM and the Board of Architects.  
 8 It has to be by both bodies.  
 9 MS. VELEZ: So, therefore, we wouldn't need  
 10 any additional language, such as five feet,  
 11 because that would not even come into play,  
 12 because the setbacks -- the side setbacks would  
 13 remain as the side setbacks of the main  
 14 structure.  
 15 MR. COLLER: Right. And it never really  
 16 needed to have the "five feet," because it was  
 17 always restricted to the side setback, but  
 18 what's new in this Ordinance, I think, is the  
 19 ability for a further enlargement of the dock.  
 20 MR. MURAI: We're basically saying, okay,  
 21 we're going to leave it up to DERM to decide  
 22 whether they can go all of the way to the  
 23 property line, for example.  
 24 MS. VELEZ: Yeah, DERM and the Board of  
 25 Architects, right.

1 alleviance (phonetic) on one end of the  
 2 property line and not the other.  
 3 MS. VELEZ: But you could have a historic  
 4 property that has less than a five feet setback  
 5 on the side.  
 6 MR. CEJAS: At that point, if you go beyond  
 7 the five, you would have to go through a  
 8 variance and that would go through Historic, if  
 9 that would even be allowed. I'll defer that to  
 10 the Historic Preservation Officer.  
 11 MS. VELEZ: Okay.  
 12 MR. COLLER: So I want to make sure I  
 13 understand, because this is a little different  
 14 than when I first looked at this. Are you  
 15 saying that even though it says, "Unless  
 16 extended by DERM and the Board of Architects,"  
 17 they cannot extend it any more than the  
 18 five-foot side setbacks?  
 19 MR. MURAI: If we make that change now. In  
 20 other words, this would read --  
 21 MR. COLLER: That would be the amendment to  
 22 this?  
 23 MR. MURAI: But in no event more than --  
 24 MR. COLLER: No event more than the five  
 25 feet.

1 MR. CEJAS: But never the property line.  
 2 You still have to have the minimum five foot,  
 3 which even for side setbacks for buildings, you  
 4 still have to provide a minimum five foot  
 5 setback.  
 6 MR. MURAI: And why do you say that? This  
 7 doesn't say that.  
 8 MR. CEJAS: We already put on the record  
 9 that that was the intent and we're just adding  
 10 that language.  
 11 MR. MURAI: A minimum of five feet?  
 12 MR. CEJAS: Yes.  
 13 MS. VELEZ: But I don't know that we would  
 14 even need to have that, because the --  
 15 MS. ANDERSON: Yes, you would.  
 16 MR. CEJAS: It's good to clarify it.  
 17 MR. COLLER: Yeah, I think you would need  
 18 to clarify that.  
 19 MR. CEJAS: I don't think anyone has an  
 20 issue with adding that language.  
 21 MS. VELEZ: Minimum side setback no less  
 22 than five feet.  
 23 MR. CEJAS: And at the Board of Architects  
 24 we hold them to a higher aesthetic standard.  
 25 And, again, there might be a need to have

1 MR. BEHAR: Now, let me ask you, I  
 2 understand -- from what I understood you said,  
 3 that this is to make it easier, facilitate, in  
 4 some cases. Do you want to leave it open that  
 5 they could go to five feet on both sides of the  
 6 deck?  
 7 MS. VELEZ: Yeah.  
 8 MR. TORRE: Yeah.  
 9 MR. BEHAR: Because this is allowing to do  
 10 that.  
 11 MR. CEJAS: So there's times, from my  
 12 knowledge of reviewing plans that have to do  
 13 with docks, many times it's not a large level,  
 14 but they'll want an area on one side to be able  
 15 to have maybe a kayak, recreational equipment,  
 16 to come in and out, and want to be able to  
 17 navigate around the vessel that they have  
 18 docked. So that's one example that we've seen.  
 19 And, then, obviously, when you have some of  
 20 the topography challenges that we have along  
 21 the Gables waterway, you have to also allow  
 22 some room for the landings and to come down,  
 23 and up and down from grade. So there have been  
 24 cases where individuals have had some  
 25 constraints. And from our end, we were looking

1 at ways, if there was a possibility to have the  
 2 possibility of allowing for some alleviance,  
 3 through proper channels, to allow for some  
 4 deviations.  
 5 Now, with DERM, DERM applies their  
 6 standards, which is their extension beyond the  
 7 property line, the triangle, which, at the very  
 8 least, you're not going beyond the five-foot,  
 9 unless you go through a cumbersome process on  
 10 their end.  
 11 But I think it's wise to have the  
 12 five-foot, and, again, this is open to your  
 13 review and decision.  
 14 MS. VELEZ: So right now who makes the  
 15 decision?  
 16 MR. CEJAS: Right now, as it stands, it  
 17 goes through a building permit process. So all  
 18 applicable disciplines will review the project,  
 19 and the Zoning Ordinance applies, which are the  
 20 setbacks. It still has to go to DERM. So DERM  
 21 still reviews these projects.  
 22 And with the process as it pertains to the  
 23 Board of Architects, per the Code, it goes  
 24 through an administrative process. The City  
 25 Architect can choose to tender to the Board or

1 feet of dock?  
 2 MR. MURAI: Yeah.  
 3 MR. TORRE: I mean, I'm not saying -- I'm  
 4 asking the question.  
 5 MR. CEJAS: My understanding, it's just  
 6 limited by the setbacks.  
 7 MR. TORRE: You can go the full length of  
 8 your property?  
 9 MR. CEJAS: So long as you meet your side  
 10 setbacks.  
 11 MR. BEHAR: Okay. Any other question? If  
 12 not, we're going to open it up to the public.  
 13 MR. WITHERS: Are we sure this doesn't have  
 14 to go back to a First Reading and then a Second  
 15 Reading?  
 16 MR. COLLER: It would only have to go back  
 17 to a First Reading if the title was narrower  
 18 than what the proposal is. In this case, we're  
 19 actually, I think, narrowing the language a  
 20 little bit beyond what was originally on First  
 21 Reading. So I don't believe it has to go back  
 22 to First Reading.  
 23 Obviously, it's ultimately up to the City  
 24 Attorney, if she feels that way, but I would  
 25 say, I don't believe it should.

1 not. So what we're doing is making certain  
 2 that anything beyond it at least has to go by  
 3 mandate to the Board of Architects.  
 4 MR. MURAI: Does DERM care at all as to how  
 5 long the vessel is?  
 6 MR. CEJAS: DERM has their --  
 7 MR. MURAI: Or they only care as to how far  
 8 into the canal they are?  
 9 MR. CEJAS: Both. They do have concerns.  
 10 So they apply -- I don't know if any of you  
 11 have ever seen, they apply a triangle, which  
 12 extends at the center point of the property  
 13 line 25 feet and extends outward. So then  
 14 depending on the frontage length, that would  
 15 dictate, once you apply that triangle, what  
 16 that side setback is. So depending on your  
 17 frontage length, it might be seven feet, it  
 18 might be six feet, might never get to five  
 19 feet. On a 50-foot or 60-foot frontage, it  
 20 might be five feet.  
 21 MR. TORRE: I have a question. It's a  
 22 little different. Is there a restriction on  
 23 maximum length or allowed dockage? For  
 24 example, if you have 200, 300 feet, which I've  
 25 seen many properties do, you can do 200, 300

1 MR. WITHERS: Okay.  
 2 MS. VELEZ: Right.  
 3 MR. WITHERS: Thank you.  
 4 MR. BEHAR: Thank you.  
 5 Do we have anybody from the public that  
 6 wants to speak on this item?  
 7 Seeing none, we'll close it and bring it  
 8 back to the Board.  
 9 Is there a motion for the item moving  
 10 forward?  
 11 MR. TORRE: I can move it.  
 12 MR. WITHERS: I'll second it.  
 13 MS. VELEZ: With the amendment of the  
 14 additional language as to the five feet?  
 15 MR. TORRE: Maximum five feet. With DERM  
 16 approval, it can only go up to five feet.  
 17 MR. BEHAR: So we have a motion and a  
 18 second, with the amendment of five feet. Can  
 19 you please call the roll?  
 20 THE SECRETARY: Venny Torre?  
 21 MR. TORRE: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Chip Withers?  
 25 MR. WITHERS: Yes.

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1 THE SECRETARY: Rhonda Anderson?  
 2 MS. ANDERSON: Yes.  
 3 THE SECRETARY: Robert Behar?  
 4 MR. BEHAR: Yes.  
 5 THE SECRETARY: Rene Murai?  
 6 MR. MURAI: No.  
 7 THE SECRETARY: Venny Torre?  
 8 You said, yes.  
 9 MR. BEHAR: Mr. Attorney, can you read Item  
 10 Number 2, please?  
 11 MR. COLLER: Yes.  
 12 Item E-2, an Ordinance of the City  
 13 Commission of Coral Gables, Florida providing  
 14 for a text amendment to the City of Coral  
 15 Gables Official Zoning Code by amending Article  
 16 4, "Zoning Districts," Section 4-101,  
 17 Single-Family Residential District, and Section  
 18 4-102, "Multi-Family 1 Duplex (MF1) District,"  
 19 to modify and clarify provisions relating to  
 20 driveways; providing for severability,  
 21 repealer, codification, and an effective date.  
 22 Item E-2, public hearing.  
 23 MR. BEHAR: Mr. Cejas, can you start?  
 24 MR. CEJAS: Item Number 2 is a text  
 25 amendment that relates to driveways in

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1 and a hundred, not allow a second, but just an  
 2 additional flexibility if you do have that  
 3 existing condition along that property, to be  
 4 able to have the ability to have two cars to  
 5 come in and out.  
 6 MR. TORRE: To clarify, did you just say  
 7 this, if you have two entries, they cannot both  
 8 be over the 11? In other words, it's only one,  
 9 right?  
 10 MR. CEJAS: As it stands right now, for  
 11 lots that are less than a hundred foot  
 12 frontage, you're only allowed one entrance and  
 13 it has to be at 11 feet.  
 14 MR. TORRE: But if you have a large lot and  
 15 you have two cutouts, can you increase both of  
 16 them?  
 17 MR. CEJAS: It's still 11-foot, in my  
 18 understanding. I'll defer to Staff.  
 19 MR. TORRE: Let's clarify that.  
 20 MR. TRIAS: Are you thinking, for a  
 21 circular driveway, if you have more than a  
 22 hundred feet --  
 23 MR. TORRE: Right. So you have a lot that  
 24 comes in and then goes out the other side,  
 25 which is a dual entrance or whatever. I would

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1 Single-Family residences. The intent here is  
 2 to provide a bit of alleviation when a natural  
 3 or existing condition exists on a property to  
 4 allow the driveway ingress to go from 11 feet  
 5 to, I believe, 18 feet.  
 6 And as you all know, today, and for lots  
 7 less than a hundred feet, properties are only  
 8 allowed driveways to have one ingress up to 11  
 9 feet. So the issue here is existing homes that  
 10 may only have a lot depth of 25 feet. And as  
 11 we all know, the driveway has to go into a  
 12 garage or carport. At that time, that distance  
 13 may create an issue, when a car has to come in  
 14 and out and flange into the property to try to  
 15 bottleneck itself out of that 11 foot criteria.  
 16 So some of the issues that we've been  
 17 seeing are vehicles going through that edge of  
 18 that driveway, eating up the lawn, parking on  
 19 the swale, since they don't want to have that  
 20 obstruction in the morning, having to move one  
 21 car out of the way to get the other car out.  
 22 And I believe at one time we allowed a  
 23 driveway a bit wider, but it was in association  
 24 with a circular driveway. So this would still  
 25 not allow the circular driveway for lots less

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1 say that those should remain at 11, because  
 2 those conditions should allow you to not have  
 3 that problem?  
 4 MR. TRIAS: Right. In the larger lots,  
 5 there is no foreseeable problem.  
 6 MR. TORRE: That doesn't apply? This is  
 7 applying to the hundred foot lot only?  
 8 MR. CEJAS: For the lots that are less than  
 9 a hundred foot.  
 10 MR. TRIAS: It applies for Single-Family  
 11 and Duplex.  
 12 MR. WITHERS: What about corner lots that  
 13 are less than a hundred feet and they want to  
 14 do a driveway where it enters one street and  
 15 exits the other?  
 16 MR. CEJAS: You have the issue with the  
 17 multiple ingress and egress there still, and  
 18 the driveway still has to be associated with a  
 19 garage.  
 20 MR. WITHERS: It does?  
 21 MR. CEJAS: Right. So that's how the  
 22 language reads today.  
 23 MR. MURAI: I'm sorry, I'm trying to  
 24 understand. What is this amendment doing?  
 25 MR. CEJAS: This amendment -- if I could



1 maybe follow up with an example. Let's say you  
 2 have a lot that has a frontage of 75 feet or 60  
 3 feet. Mainly these are issues that happen I  
 4 think in the northern quadrant. You maybe have  
 5 an existing driveways that's maybe the ribbons.  
 6 I think we all know those.  
 7 MR. MURAI: What kind?  
 8 MR. CEJAS: The ribbons. Just those  
 9 concrete strips that go into a garage.  
 10 MR. MURAI: Sure.  
 11 MR. CEJAS: And individuals want to modify  
 12 their driveway. Today, the way the Zoning  
 13 Ordinance reads, the driveway that you're  
 14 allowed to replace those ribbons with, at the  
 15 entrance, will only allow an ingress width of  
 16 11 feet. So if you have a shallow condition,  
 17 as far as where your property sits or the  
 18 garage sits, at times it may be difficult for a  
 19 second car maybe to come in, where you're  
 20 allowed to pave a little bit more on the  
 21 inside, but there is an impediment to come in  
 22 and out, because the approach is limited, it's  
 23 only 11 feet.  
 24 MR. MURAI: This doesn't apply to lots of a  
 25 hundred feet or more?

1 in, then to back out we're going to create a  
 2 problem, a hardship for that resident, because  
 3 if you have 11 feet going in and you have a  
 4 two-car garage, which the cars are going to be  
 5 side by side, you know, that's a problem.  
 6 MR. TORRE: But that's what they want you  
 7 to do with this, allow you to get a little  
 8 more --  
 9 MR. BEHAR: No, but you're limited to 11  
 10 feet.  
 11 MR. TRIAS: Mr. Chairman, this is exactly  
 12 what this is fixing, because it allows you to  
 13 go to 18.  
 14 MS. ANDERSON: Right.  
 15 MR. CEJAS: So the way it reads today,  
 16 you're limited to 11 feet. What this does, if  
 17 you do have that hardship, if you do have that  
 18 existing condition that may cause that  
 19 impediment --  
 20 MR. BEHAR: Through the Board of  
 21 Architects, you exceed to 18 feet.  
 22 MR. CEJAS: Through the Board of Architect  
 23 they'll be able to go beyond the 11 feet, up to  
 24 18.  
 25 MR. TORRE: But I think you're hitting

1 MR. CEJAS: No. A hundred feet or more are  
 2 allowed a second ingress and egress.  
 3 MR. MURAI: But in lots of a hundred feet  
 4 or more, there's no limitation on how big the  
 5 curb cut can be?  
 6 MR. CEJAS: No. I believe, and I'll double  
 7 check, but I believe that language still  
 8 applies for -- it's still 11 feet, but you are  
 9 allowed a secondary ingress and egress, and,  
 10 generally, in lots that are larger than a  
 11 hundred feet, you don't have those depth  
 12 constraints.  
 13 MR. MURAI: No, but, I mean, you see it all  
 14 over the place, that driveways are wider than  
 15 11 feet and still have the curb cut.  
 16 MR. BEHAR: You know, I see a problem with  
 17 this, because lots -- and there's a lot of lots  
 18 that are under a hundred feet that today have a  
 19 circular driveway to begin with. That would  
 20 not be allowed anymore.  
 21 MR. CEJAS: It's not permitted today.  
 22 MR. BEHAR: Okay. Well, there is a lot of  
 23 lots that do have it, so make sure those lots  
 24 are not -- and, Secondly, if you have a two-car  
 25 garage and you allow only an 11-foot way to get

1 something that should be noted, that if you  
 2 have a hundred feet or less and you do two  
 3 entrances, you should not be allowed to have  
 4 the waiver. If it's a hundred feet or less --  
 5 MR. CEJAS: If it's a hundred feet or  
 6 less --  
 7 MR. TORRE: -- and it has two entrances --  
 8 MR. CEJAS: You're not allowed to have --  
 9 oh, an existing condition.  
 10 MR. TORRE: Yes. If you want in and out,  
 11 and it's a hundred foot lot or even a 90-foot  
 12 lot, whatever it is, you should not be able to  
 13 widen those entrances more than 11 feet.  
 14 MR. CEJAS: It might be an existing  
 15 nonconformity.  
 16 MR. TORRE: It could be that they're even  
 17 there already.  
 18 MR. TORRE: Well, if they're there, they're  
 19 illegal non-conforming.  
 20 MR. CEJAS: That would be an existing  
 21 non-conformity and then that will fall under  
 22 the expansions of non-conformity rules, which  
 23 will prevent that from happening.  
 24 MS. ANDERSON: I think this solves some  
 25 problems.

1 MR. TRIAS: I think it does. I think it  
 2 provides more flexibility for existing  
 3 conditions. So that is why it's before you.  
 4 MR. BEHAR: Any comments, so we can close  
 5 it to the Board?  
 6 Any comments from the public? Seeing none --  
 7 MR. COLLER: Wait.  
 8 You can't speak from there, ma'am. If you  
 9 could come up to the microphone and put your  
 10 name into the record. We know you said your  
 11 name earlier today, but for the court reporter.  
 12 MS. REGISTER: I'm Debra Register and I  
 13 didn't realize what this encompassed, okay, and  
 14 now that I listen to you, I do, and I have one  
 15 thing to say.  
 16 I have a 70-foot lot and I have a circular  
 17 drive and all of our neighborhood -- if you  
 18 take that away, you're going to have some many  
 19 cars on our street. And we're a small  
 20 residential. We don't have a big road. You're  
 21 going to force people -- you're going to have  
 22 people on the roadway and in the swales, I can  
 23 tell you, because we have a lot of children,  
 24 you know, teenagers that are driving, and they  
 25 have four and five cars in our neighborhood,

1 driveway, and she wanted for some reason just  
 2 to expand the width of the driveway in the  
 3 right-of-way, this would be prohibited if there  
 4 were two entrances already existing?  
 5 MR. CEJAS: Right.  
 6 MR. TORRE: Now, you couldn't widen it?  
 7 MR. CEJAS: I think that the issue there is  
 8 a little greater, where a circular driveway was  
 9 legally built at one time. Today, the Zoning  
 10 Ordinance, the way it reads, doesn't permit  
 11 circular driveways in lots that were 70-foot  
 12 and I think that was changed about three years  
 13 ago.  
 14 So what changed was that now they took one  
 15 of the ins and outs away and only allowed for  
 16 one. And when that was done, that one that now  
 17 you're allowed to have can only be 11-foot  
 18 wide. So what we're doing now is recognizing  
 19 that because we took that other one away from  
 20 people who have driveways like you do, we now  
 21 pigeonholed them into an 11-foot entrance, and  
 22 what we're doing now is just trying to say,  
 23 well, we're not going to allow two anymore, but  
 24 at least let's try to get a double, so we can  
 25 at least allow two or three cars in there.

1 and you're going to have them all along our  
 2 street.  
 3 So think twice, because if you take my  
 4 circular away -- if someone was to remodel, and  
 5 I try to keep that, and you tell me, no, or  
 6 anybody there, that we couldn't have a circular  
 7 drive, you're going to see cars on the street.  
 8 MR. BEHAR: But if you have it -- that's  
 9 why I asked -- if you have a legal -- today you  
 10 have it, it's a legal non-conforming, but you  
 11 would not -- correct me if I'm wrong, you are  
 12 not going to lose your right, they will not  
 13 make you take that away.  
 14 MR. COLLER: But this item does not address  
 15 circular drive.  
 16 MS. REGISTER: It sort of does, in that --  
 17 MS. VELEZ: No, it doesn't.  
 18 MS. ANDERSON: Just the entrance.  
 19 MS. REGISTER: It does, and I'm just  
 20 telling you, even when somebody is  
 21 redeveloping --  
 22 MR. COLLER: She can't take in stereo. She  
 23 has to have one person speak at a time.  
 24 MR. TORRE: I think what I was trying to  
 25 ask, if that exists currently, a circular

1 So we're allowing some more flexibility,  
 2 but yet not going back to how it used to be  
 3 allowed. So we're finding middle ground.  
 4 MS. REGISTER: Okay. Because there's a lot  
 5 of houses that are being redeveloped and I'm  
 6 seeing more and more cars on the street and now  
 7 I know why. They're not being able to park, so  
 8 they're parking on the swale, because they have  
 9 multiple cars, because they have multiple  
 10 family members that are there.  
 11 So now I understand, if it was changed  
 12 since I got mine, and they can't put circular  
 13 drives in, and as new families come in, us  
 14 older ones who don't have children --  
 15 MR. BEHAR: I think this is clear. We're  
 16 going from 11 to 18.  
 17 MR. CEJAS: That was one of the concerns  
 18 that we heard from the public, as well. It's  
 19 individuals who are parking on the swales and  
 20 on the street.  
 21 MS. REGISTER: Yeah, it's creating --  
 22 because now people can't put in a circular  
 23 drive if they wish, because they're under 75  
 24 feet, and so therefore we have more and more  
 25 cars on the street.

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1 MR. MURAI: But if that is your concern, as  
 2 well as your neighbors', you have to bring it  
 3 up to the City and try to see if you can change  
 4 that.  
 5 MS. REGISTER: Okay. That's why I'm here  
 6 to trying to learn more.  
 7 MR. BEHAR: Thank you.  
 8 MS. ANDERSON: Thank you.  
 9 MR. BEHAR: We'll close it to the public.  
 10 No other speaker. We'll bring it back to the  
 11 Board.  
 12 MR. MURAI: I move the amendments.  
 13 MS. VELEZ: Second.  
 14 MR. BEHAR: Can you call the roll, please?  
 15 THE SECRETARY: Maria Velez?  
 16 MS. VELEZ: Yes.  
 17 THE SECRETARY: Chip Withers?  
 18 MR. WITHERS: Yes.  
 19 THE SECRETARY: Rhonda Anderson?  
 20 MS. ANDERSON: Yes.  
 21 THE SECRETARY: Rene Murai?  
 22 MR. MURAI: Yes.  
 23 THE SECRETARY: Venny Torre?  
 24 MR. TORRE: Yes.  
 25 THE SECRETARY: Robert Behar?

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1 MS. VELEZ: So we are narrowing the  
 2 existing language?  
 3 MR. CEJAS: We are allowing additional  
 4 flexibility for the development of these larger  
 5 projects that have been approved to be able to  
 6 have and mobilize a construction trailer for  
 7 purposes of constructing the building for these  
 8 larger projects.  
 9 MS. VELEZ: Okay.  
 10 MR. CEJAS: That today is not allowed  
 11 within Residential Districts and MFSA is  
 12 considered Residential District, but in MFSA we  
 13 allow for, if you have enough land, larger  
 14 developments.  
 15 MS. VELEZ: So we're expanding?  
 16 MR. CEJAS: Right.  
 17 MS. VELEZ: Okay.  
 18 MR. BEHAR: Okay. Thank you, Mr. Cejas.  
 19 Let me open it up to the Board.  
 20 MR. TORRE: I do have some, because I try  
 21 to use trailers sometimes and I get shutdown.  
 22 So you're asking for sanitary provisions. I  
 23 get that.  
 24 In some cases, these projects are not  
 25 necessarily large and trailers that we try to

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1 MR. BEHAR: Yes.  
 2 Thank you.  
 3 Next item, E-3.  
 4 MR. COLLER: Item E-3, an Ordinance of the  
 5 City Commission of Coral Gables, Florida  
 6 providing for a text amendment to the City of  
 7 Coral Gables Official Zoning Code by amending  
 8 Article 5, "Development Standards," Division  
 9 21, "Temporary Uses," Section 5-2107,  
 10 "Temporary use of construction office" to allow  
 11 temporary construction office for multi-family  
 12 projects in Multi-Family 2 (MF2) and  
 13 Multi-Family Special Area (MFSA) Districts;  
 14 providing for severability, repealer,  
 15 codification, and an effective date. Item E-3,  
 16 public hearing.  
 17 MR. CEJAS: E-3 is, in essence, aligning  
 18 language that already exists in the subsequent  
 19 section for sales offices and allowing that  
 20 alleviance for construction trailers only  
 21 within Residential Districts, more in line with  
 22 MFSA and MF2 and only for lots and projects  
 23 that are over 20,000 square feet in land area  
 24 and more than 12 units, the same language that  
 25 exists today for allowance of sales offices.

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1 seek are the ones that just get plopped down.  
 2 They're basically containers. They're offices.  
 3 And we have trouble being able to use those.  
 4 They're just basically containers with windows  
 5 and they have air conditioning. Those are some  
 6 simple types of containers -- or offices, but  
 7 here I guess the clutch is, you have to have  
 8 sanitary facilities.  
 9 MR. CEJAS: The language is the same  
 10 language that would be allowed for temporary  
 11 structures --  
 12 MR. TORRE: I understand.  
 13 MR. CEJAS: -- whether it's a sales office  
 14 or even a construction trailer in a Commercial  
 15 District.  
 16 MR. TORRE: I'm trying to see if I can find  
 17 a way to open it up a little bit more, but I  
 18 guess that's something different.  
 19 MR. CEJAS: Yeah, we're not touching any of  
 20 those mandates. That would generally be  
 21 directed by Ordinance, and, also, at the time  
 22 when they submit their staging plan. At the  
 23 time of the staging plan, we'll look for the  
 24 tie-downs, accessibility, safety, everything  
 25 that exists today. So it's just allowing for

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1 the possibility of an additional structure to  
 2 house the needs of a construction office for  
 3 the large projects.  
 4 MR. MURAI: This will be allowed, where?  
 5 MR. CEJAS: Today it's allowed in the  
 6 Commercial District, Commercial Limited  
 7 District, Industrial Districts and there's a  
 8 provision in that Ordinance that says, not  
 9 allowed in Residential Districts.  
 10 The subsequent language allows for larger  
 11 type projects in limited Residential Districts,  
 12 which will be your MF2s and your MFSAs.  
 13 MR. MURAI: What are those, MF2 and MFSAs?  
 14 MR. CEJAS: That would be, I guess, the  
 15 area right here behind the David Williams.  
 16 That's an MFSA district, that you're able to  
 17 go, if you have the right amount of land, up to  
 18 150 feet.  
 19 MR. MURAI: This is not in areas where  
 20 there's Single-Family residences?  
 21 MR. CEJAS: No, this not Single-Family.  
 22 MR. MURAI: It has to be multi-family.  
 23 MR. CEJAS: Right. You have to have more  
 24 than 20,000 square feet of land and you have to  
 25 be building more than 12 units.

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1 generally the construction trailer's need ends  
 2 when the sales office comes in. Maybe there's  
 3 a time frame when that overlap happens. As you  
 4 know, sometimes there's a need for both.  
 5 MR. BEHAR: Most of the time, on a project  
 6 that I see, you have the construction trailer  
 7 on site. Typically you don't have the sales  
 8 center, because you don't want to bring the  
 9 public into that environment. It's not safe.  
 10 So typically this only, I've only seen it, for  
 11 construction offices, and I think it's good,  
 12 because especially at the beginning, you're  
 13 going to keep the site a little bit more  
 14 organized, cleaner, but I would prefer if  
 15 there's a time, that at a certain point we move  
 16 it inside the structure and get rid of it.  
 17 MS. ANDERSON: What time limit do you think  
 18 would be reasonable?  
 19 MR. TORRE: You have to have electricity  
 20 inside the space, otherwise you basically can't  
 21 get anything.  
 22 MR. BEHAR: No, you have temporary power.  
 23 You know, you're going to have temporary power  
 24 on the site to feed the trailer.  
 25 MR. TORRE: That's true.

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1 MR. BEHAR: I personally think this is a  
 2 good idea, because you're going to keep the  
 3 site more organized. My only concern or  
 4 suggestion is that we put a time limit. The  
 5 moment that the structure is safe for the  
 6 contractor -- because this is construction  
 7 office -- is able to move the office inside the  
 8 structure, maybe we take this out, the trailer  
 9 comes out, because in a lot of the construction  
 10 sites you see that the contractor will use an  
 11 office inside the structure, which would, in my  
 12 opinion, you know, allow for this to come out.  
 13 MR. CEJAS: That's a very good suggestion.  
 14 MS. ANDERSON: I like that.  
 15 MR. COLLER: Mr. Chairman, just one  
 16 question on that issue to Staff. As I  
 17 understand it, they're already permitted to  
 18 have a sales office.  
 19 MR. CEJAS: Correct.  
 20 MR. COLLER: So if it's not a construction  
 21 office, in theory it could be used in a  
 22 different section of the Code as a sales  
 23 office; is that right?  
 24 MR. CEJAS: I think where the Chair is  
 25 headed is that there might be overlap, and

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1 MR. MURAI: That has to be studied, I  
 2 think, the length of time.  
 3 MS. VELEZ: Subparagraph F deals with the  
 4 removal. It says that the office shall be  
 5 removed by the contractor prior to the approval  
 6 of the final building inspection and to the  
 7 issuance of the CO.  
 8 MR. BEHAR: But that's all of the way at  
 9 the end.  
 10 MS. VELEZ: Or whenever, in the opinion of  
 11 the Building Official, it has been completed to  
 12 the point where the building's final inspection  
 13 would be approved.  
 14 MR. BEHAR: And part of the reason I'm  
 15 saying it, because typically you're going to  
 16 put this on the setback, adjacent to your  
 17 neighbor's property. So, you know, you're  
 18 going to create a little bit of, you know, a  
 19 nuisance for them, so let's try to minimize  
 20 that impact to a time.  
 21 MR. COLLER: So let me just say, on the  
 22 language, it says -- under E, it says,  
 23 "Offices, if such construction office is deemed  
 24 necessary and compatible by the Building  
 25 Official," but -- I think you want to add, but

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1 no later than a particular time.  
 2 MS. ANDERSON: Can you define that by dry  
 3 in or something like that?  
 4 MR. BEHAR: Venny, you're the contractor  
 5 here.  
 6 MR. TORRE: Yeah, but once you start doing  
 7 site prep for landscaping, you know, stuccoing,  
 8 you still need it. I mean, you've got a lot of  
 9 outside work going on.  
 10 MR. MURAI: But you could have language  
 11 that says, until such time as the Building  
 12 Official determines that the construction  
 13 office can be moved inside the building.  
 14 MR. TORRE: I find it kind of subjective.  
 15 MR. MURAI: It is subjective, but --  
 16 MR. TORRE: Some properties, you know, have  
 17 six, eight, ten months -- you think it's  
 18 moving, but if the inside is rough as could be,  
 19 you know, the outside can look --  
 20 MR. MURAI: The Building Official should be  
 21 able to see that it's rough, but to put an  
 22 arbitrary time --  
 23 MR. BEHAR: No, you can't.  
 24 MR. MURAI: -- when landscaping begins --  
 25 MR. BEHAR: I think it has to be determined

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1 the establishment, and then could say, "And for  
 2 a period of time as deemed necessary as  
 3 determined by the Building Official." I mean,  
 4 it's going to be vague anyway.  
 5 MR. TORRE: I think that's a fair way of  
 6 doing it.  
 7 MR. MURAI: I was going to say, until such  
 8 time as the Building Official determines that  
 9 it is no longer necessary.  
 10 MS. VELEZ: Why don't we amend Subparagraph  
 11 F to deal with that? "Whenever, in the opinion  
 12 of the Building Official, it is no longer  
 13 necessary," as opposed to saying --  
 14 MR. MURAI: "And the activities therein may  
 15 be moved to" --  
 16 MS. VELEZ: I would clean up in Paragraph  
 17 F, "After, in the opinion of the Building  
 18 Official." I think that would be better.  
 19 MR. CEJAS: And just for understanding,  
 20 generally when these projects come in, it comes  
 21 with a staging plan and the Building Official  
 22 already takes account for when the sales office  
 23 comes in or when construction trailers come in,  
 24 if it's in an allowable zone, and all of that  
 25 is outlined at the very beginning. So any

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1 by somebody that goes in and finds that it's  
 2 safe.  
 3 MR. MURAI: You want to give some  
 4 flexibility to the Building Official, to say,  
 5 "Okay, enough is enough. You've had it here  
 6 for a long time and you can move inside."  
 7 MS. ANDERSON: Well, I mean, plus leaving  
 8 these trailers out there, I always worry about  
 9 storm season. I wouldn't want to have property  
 10 right next door to it.  
 11 MR. MURAI: Let me ask you a question, why  
 12 are the words "Or field office" removed?  
 13 MR. CEJAS: Removed or added?  
 14 MR. MURAI: Deleted.  
 15 MS. VELEZ: Deleted.  
 16 MR. COLLER: Yes, it was deleted because I  
 17 think the problem was, we didn't have really a  
 18 definition of a field office. Nobody really  
 19 knew what a field office was. So it was  
 20 designed to simplify the language.  
 21 MR. MURAI: Okay.  
 22 MR. COLLER: I would suggest, if you do  
 23 want to add to this, it says, "If such  
 24 construction offices are deemed necessary and  
 25 compatible by the Building Official," that's in

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1 further language definitely assists, but the  
 2 Building Official, per the Building Code, does  
 3 have the ultimate authority.  
 4 MR. MURAI: But it gives some power to the  
 5 Building Official to say, "Okay. Enough.  
 6 You've had it there" --  
 7 MR. BEHAR: "For two years," you know --  
 8 MR. MURAI: And you don't need it.  
 9 MR. TORRE: Or there's a storm coming and  
 10 you really want to get it out of there.  
 11 MR. MURAI: Yeah. You don't need it.  
 12 MR. BEHAR: There's a provision in the Code  
 13 for that already.  
 14 MR. CEJAS: That already exists.  
 15 MR. TORRE: But it adds weight to it.  
 16 MR. MURAI: Those things are unsightly --  
 17 MS. ANDERSON: They can finish off a  
 18 section in the building and get it out of the  
 19 way.  
 20 MR. MURAI: I would say, until such time as  
 21 the Building Official determines that the  
 22 activities conducted in the construction office  
 23 may be moved inside the structure safely.  
 24 MR. CEJAS: That sounds reasonable.  
 25 MS. ANDERSON: And I would second that.

1 MR. COLLER: So I think it would come at  
 2 the end of F.  
 3 MR. MURAI: You can put it wherever you  
 4 want.  
 5 MR. BEHAR: You know what we want.  
 6 MS. ANDERSON: Look at E, but if it's in  
 7 here somewhere --  
 8 MR. COLLER: Just the sense of it, F does  
 9 talk about when it gets removed. E really  
 10 talks about the establishment.  
 11 MR. MURAI: Listen, you get paid the big  
 12 bucks. You figure it out.  
 13 MR. COLLER: Okay. We'll put it in F, with  
 14 something to the effect of, as provided,  
 15 however, the Building Official may require the  
 16 removal of the trailer earlier when it's  
 17 determined that the activities can be moved  
 18 inside the building, something to that effect.  
 19 MS. VELEZ: I would even leave it more  
 20 open, because the activities moving inside  
 21 wouldn't deal with a hurricane. So, when in  
 22 the opinion of the Building Inspector, it  
 23 becomes necessary or adequate to remove --  
 24 MR. MURAI: No. When, in the opinion of  
 25 the Building Official, the activities conducted

1 sizing of advertisement for construction  
 2 entities and then it has to be in association  
 3 with pictorials of the City of Coral Gables and  
 4 that has a limited amount of space.  
 5 So as far as the trailers are concerned,  
 6 today there isn't any language that exists.  
 7 It's not allowed.  
 8 MR. WITHERS: Does it say, it's a  
 9 structure, it's not allowed? Does it  
 10 specifically say that?  
 11 MR. CEJAS: Signage on structures, signage  
 12 is limited to the frontage and the screens, and  
 13 so there's specific language on construction  
 14 sites where signage isn't allowed, and it's not  
 15 allowed on trailers.  
 16 MR. WITHERS: So there's no signage allowed  
 17 on this structure?  
 18 MR. CEJAS: But if there's a concern to the  
 19 color of a trailer that might appear, I think  
 20 it should be discussed, because -- I haven't  
 21 seen a red trailer, but that doesn't mean that  
 22 not one exists.  
 23 MR. WITHERS: I mean, as far as condition,  
 24 you know, it is supposed to be kept up?  
 25 MR. CEJAS: Definitely. That's part of the

1 in the construction office can safely be moved  
 2 inside the structure.  
 3 MR. TORRE: You have to give an alternative  
 4 of moving.  
 5 MR. MURAI: I move --  
 6 MR. BEHAR: Before you do that, let me open  
 7 it up to the public. Any public input?  
 8 MR. WITHERS: Can I ask one question before  
 9 you do that?  
 10 MR. BEHAR: Sure.  
 11 MR. WITHERS: Is there discussion about  
 12 signage on these things?  
 13 MR. CEJAS: No discussion on signage.  
 14 There's already provisions on signage within  
 15 our Zoning Ordinance, and I believe the City  
 16 Code, on signage.  
 17 MR. WITHERS: So does this fall under a  
 18 building, a structure? Do we want to have a  
 19 bland color instead of a red or a green? Do we  
 20 want to go ahead and make it as inconspicuous,  
 21 without signage on it, or what is the City's --  
 22 MR. CEJAS: Signage right now on a trailer  
 23 is not allowed. So signage for construction  
 24 sites are only allowed along the construction  
 25 fence, and by Ordinance you're limited in the

1 staging plan.  
 2 MR. BEHAR: Any other question for Staff?  
 3 Seeing none, we're going to open it up to the  
 4 public.  
 5 Any input from the public? Seeing none, we  
 6 will close the public hearing and bring it back  
 7 to the Board.  
 8 Any motion for approval?  
 9 MR. MURAI: I propose an amendment to the  
 10 proposed amendment, and my amendment, as I  
 11 stated before, that there's a provision in this  
 12 amendment that allows the Building Official to  
 13 require that the construction office -- the  
 14 construction office be removed at such time as  
 15 the activities conducted therein can be safety  
 16 moved inside the structure.  
 17 MR. BEHAR: We have a motion. Can we get a  
 18 second?  
 19 MS. ANDERSON: Second.  
 20 MR. BEHAR: Second. We have a motion and a  
 21 second. The attorney will finalize specific  
 22 language to address our concerns. With that in  
 23 mind, can we call the roll please?  
 24 THE SECRETARY: Chip Withers?  
 25 MR. WITHERS: Yes.

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1 THE SECRETARY: Rhonda Anderson?  
 2 MS. ANDERSON: Yes.  
 3 THE SECRETARY: Rene Murai?  
 4 MR. MURAI: Yes.  
 5 THE SECRETARY: Venny Torre?  
 6 MR. TORRE: Yes.  
 7 THE SECRETARY: Maria Velez?  
 8 MS. VELEZ: Yes.  
 9 THE SECRETARY: Robert Behar?  
 10 MR. BEHAR: Yes.  
 11 MR. MURAI: I'm going to then move the  
 12 actual amendment. Mine was an amendment -- I  
 13 guess not. Okay. Forget it.  
 14 MR. TORRE: It's redundant.  
 15 MR. BEHAR: Okay. We deferred Item E-4.  
 16 Let's jump into E-5. Mr. Attorney, can you  
 17 read that one, please?  
 18 MR. COLLER: Yes.  
 19 Item E-5, an Ordinance of the City  
 20 Commission of Coral Gables, Florida providing  
 21 for text amendments to the City of Coral Gables  
 22 Official Zoning Code Article 2, "Decision  
 23 Making and Administrative Bodies," Division 3,  
 24 "Board of Architects," Section 2-302,  
 25 "Membership; Terms; Vacancies; Removal"

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1 MR. TRIAS: Right. That will have to be  
 2 cleaned up.  
 3 MR. MURAI: It's unnecessary.  
 4 MS. ANDERSON: Yeah, that's a little  
 5 redundant.  
 6 MR. TRIAS: We'll clean this up. Thank you  
 7 very much.  
 8 MR. TORRE: What is the impetus to do this?  
 9 MR. TRIAS: It provides flexibility to the  
 10 City Manager to appoint persons that he  
 11 believes are doing a good job. It's simply at  
 12 the discretion of the City Manager.  
 13 MR. BEHAR: And not only that, I tell you,  
 14 having served on the Board of Architects in the  
 15 past, sometimes it's difficult to get new Board  
 16 Members that, One, want to do it. It's once a  
 17 week, and sometimes it could take, you know,  
 18 four or five hours a day. So, unfortunately,  
 19 there is not a lot of people willing to do it.  
 20 So I think this gives a little more flexibility  
 21 to the Manager to keep, you know, seven Board  
 22 Members at all times.  
 23 MR. MURAI: Are you thinking there should  
 24 be no limit at all?  
 25 MR. TRIAS: Yeah. This Board is unique, in

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1 removing the term limitations for members of  
 2 the Board of Architects; providing for  
 3 severability, repealer, codification, and an  
 4 effective date. Item E-5, public hearing.  
 5 MR. TRIAS: Mr. Chairman, it's a very minor  
 6 amendment. That currently, as you know, the  
 7 City Manager appoints the members for a  
 8 two-year term and there's a maximum of eight  
 9 years that they can serve. So the removal is  
 10 simply the maximum of the eight years.  
 11 Therefore, the City Manager may appoint  
 12 somebody for two years and reappoint them or  
 13 not later on regardless of the time served.  
 14 MR. BEHAR: What you're eliminating is the  
 15 maximum of eight years?  
 16 MR. TRIAS: Just that. That's the only  
 17 thing that is eliminated. The term remains two  
 18 years, and then the option to reappoint is  
 19 always there.  
 20 MR. MURAI: So you can serve for life?  
 21 MR. TRIAS: In theory, I supposed, yes.  
 22 MS. ANDERSON: Under Paragraph C, the  
 23 second sentence, it says, "Appointments to  
 24 unexpired terms shall not count as part of the  
 25 term limit."

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1 the sense that it's appointed by the City  
 2 Manager, and as the Chair explained, it's a  
 3 very, very demanding Board. It's not a  
 4 political Board. It's really a technical  
 5 Board. And that was the thinking, if we have  
 6 somebody who wants to serve and has the time,  
 7 they should.  
 8 MS. VELEZ: I would be more comfortable if  
 9 we had a limit of some sort, even if we were to  
 10 extend this limit. I don't like to take away a  
 11 term limit, if one is in existence. I  
 12 understand the rationale, but I think eight  
 13 years is a long time, and it's consecutive. So  
 14 someone could be off for two years and then  
 15 come back.  
 16 MR. TRIAS: What I would say is that the  
 17 practical challenge that we have is that we  
 18 haven't been able to find new people.  
 19 MR. BEHAR: There's a lot of requirements.  
 20 You have to be a registered landscape architect  
 21 or a register architect.  
 22 MR. TRIAS: Ten years of experience in  
 23 Coral Gables.  
 24 MS. VELEZ: And you must reside in the  
 25 Gables?

1 MR. BEHAR: It doesn't require residency in  
 2 Coral Gables. You have to practice --  
 3 MR. TRIAS: But you have to have the  
 4 experience, yes.  
 5 MR. BEHAR: Yes.  
 6 MR. TRIAS: And it's been like that since  
 7 the 1930's Zoning Code, so it's always been  
 8 extremely high requirements.  
 9 MR. BEHAR: You know, I did serve for eight  
 10 years, and if I was asked to do it again, I  
 11 would probably say, "No, thank you," you know,  
 12 but anyways --  
 13 MR. TRIAS: Again, like I said, this is  
 14 appointed by the City Manager. It's a unique  
 15 Board. It's unique nationally. I don't know  
 16 of any other city that has this kind of Board  
 17 at this level.  
 18 MR. MURAI: This has to go before the City  
 19 Commission, obviously?  
 20 MR. TRIAS: Yes, of course.  
 21 MR. BEHAR: We'll open it up to any  
 22 questions, any additional questions, and if  
 23 not, we'll open it up to the public.  
 24 Seeing no public input, we'll close the  
 25 public hearing and bring it back to the Board.

1 think E-7 and E-8 are the actionable items.  
 2 MR. TRIAS: That's correct.  
 3 MR. BEHAR: Then we'll move to Item E-7.  
 4 MR. COLLER: Item E-7, an Ordinance of the  
 5 City Commission of Coral Gables, Florida  
 6 providing for a text amendment to the City of  
 7 Coral Gables Official Zoning Code and the City  
 8 of Coral Gables Code (City Code) transferring  
 9 the following divisions and sections from the  
 10 Zoning Code to the City Code; Article 3,  
 11 "Development Review," Article 4, "Zoning  
 12 Districts," Section 4-414, "Wild animals and  
 13 reptiles, keeping," Article 5, "Development  
 14 Standards," Division 15, "Platting Standards"  
 15 Section 5-1510, "Standards for Subdivision  
 16 Improvements," and Division 22, "Underground  
 17 Utilities"; providing for severability,  
 18 repealer, codification, and an effective date.  
 19 Item E-7, public hearing.  
 20 MR. BEHAR: Mr. Trias.  
 21 MR. TRIAS: May I have the PowerPoint? I  
 22 have a PowerPoint with two slides, so it's  
 23 going to be very straight forward, and it deals  
 24 with both, Item 7 and 8.  
 25 MR. COLLER: Should I read Item E-8, since

1 MR. MURAI: I'll move it.  
 2 MR. TORRE: Second.  
 3 MR. BEHAR: Can you please call the roll?  
 4 THE SECRETARY: Rhonda Anderson?  
 5 MS. ANDERSON: Yes.  
 6 THE SECRETARY: Rene Murai?  
 7 MR. MURAI: Yes.  
 8 THE SECRETARY: Venny Torre?  
 9 MR. TORRE: Yes.  
 10 THE SECRETARY: Maria Velez?  
 11 MS. VELEZ: No.  
 12 THE SECRETARY: Chip Withers?  
 13 MR. WITHERS: Yes.  
 14 THE SECRETARY: Robert Behar?  
 15 MR. BEHAR: Yes.  
 16 Next item, E-6, Mr. Attorney can you read  
 17 that for the record?  
 18 MR. COLLER: Item E-6 --  
 19 MR. TRIAS: Mr. Attorney, E-6, E-7 and E-8  
 20 are related.  
 21 MR. COLLER: Well, E-6 is just Progress on  
 22 the Zoning Code update, right?  
 23 MR. TRIAS: Yes. It's just a memo that is  
 24 attached for information.  
 25 MR. COLLER: It's not really an item. I

1 we're going to be taking testimony on both  
 2 items? I think it would be better to read both  
 3 in and we can vote on them separately.  
 4 MR. TRIAS: That would be my recommendation.  
 5 MR. BEHAR: Go ahead and do that.  
 6 MR. COLLER: Okay. Everybody relax,  
 7 because this is going to take some time to read  
 8 this in.  
 9 Item E-8, an Ordinance of the City  
 10 Commission of Coral Gables, Florida providing  
 11 for a text amendment to the City of Coral  
 12 Gables Official Zoning Code by amending Article  
 13 3, "Development Review," Division 3, "Uniform  
 14 Notice and Procedures for Public Hearing,"  
 15 Section 3-302 "Notice," Division 5, "Planned  
 16 Area Development," Section 3-506 "Application  
 17 and review procedures for approval of plans;"  
 18 Division 14, "Zoning Code Text and Map  
 19 Amendments," Section 3-1404 "Standards for  
 20 review of applicant-initiated district boundary  
 21 changes," Section 3-1405 "Standards for review  
 22 of text amendments to these regulations and for  
 23 City-initiated district boundary changes,"  
 24 Section 3-1408 "City Commission review and  
 25 decision," Division 16, "General Procedures for



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1 Developments of Regional Impact;" Article 4,  
 2 "Zoning Districts," Section 4-206 "Business  
 3 Improvement Overlay District;" Section 4-402  
 4 "Prohibited uses, certain streets;" Article 5,  
 5 Section 5-14-6 "Visibility Triangles;" Section  
 6 5-1408 "Common Driveways and Remote Off-Street  
 7 Parking;" Article 8 "Definitions;" and Appendix  
 8 A - "Site Specific Zoning Regulations;"  
 9 clarifying prohibited uses on certain streets;  
 10 removing conflicting and outdated provisions  
 11 regarding DRI process, miscellaneous submittal  
 12 requirements, city-initiated standards for  
 13 review, BIOD process, visibility triangles,  
 14 remote parking, certain definitions, and  
 15 conflicting site specifics from the Zoning  
 16 Code; providing for severability, repealer,  
 17 codification, and an effective date. Item E-8,  
 18 public hearing.  
 19 MR. BEHAR: Thank you. Mr. Trias.  
 20 MR. TRIAS: Mr. Chairman, Item E-7 was  
 21 Number One, which some of the text from the  
 22 Zoning Code is being transferred to the City  
 23 Code.  
 24 As you know, we have two Codes. Zoning  
 25 deals with development issues and the City Code

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1 another Code.  
 2 MR. MURAI: And by doing so, what are you  
 3 accomplishing?  
 4 MR. TRIAS: Well, it is more clear, because  
 5 then what happens is that the Public Works  
 6 Department, that reviews subdivision and street  
 7 and so on, know where to look for it and  
 8 everything is in one place, and then we avoid  
 9 any kind of confusion and so on and so forth.  
 10 That's the main goal. The main goal is to  
 11 clarify things.  
 12 MS. VELEZ: Is there any difference in  
 13 processing standards or requirements in moving  
 14 one from the Zoning Code to City Code?  
 15 MR. TRIAS: No. No. In this instance,  
 16 there's no differences, and what happens is --  
 17 one of the big things that we're doing with the  
 18 Code is rearranging the chapters for clarity.  
 19 That's the big change. And as far as that  
 20 change, this is one of the consequences.  
 21 MR. BEHAR: And you're right, that's being  
 22 done. And, for example, I see remote parking.  
 23 We're addressing that in the new re-write.  
 24 MR. TRIAS: Yes.  
 25 MR. BEHAR: Why are we --

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1 deals with other issues. So some issues really  
 2 belong best in the City Code.  
 3 And then E-8 is removal of a few things  
 4 that are outdated and clarifications, trying to  
 5 keep it as non-substantial as possible, and  
 6 later on we will come back with the substance  
 7 amendments.  
 8 As you know -- or maybe not, because some  
 9 of you are relatively new -- maybe you are not  
 10 as aware of the process, but we do have a  
 11 consultant, who is helping us through this, and  
 12 she will be here at a later date with the  
 13 appropriate changes.  
 14 So these are the three items that we  
 15 propose to transfer. One of them deals with  
 16 animals and reptiles, which is a Code  
 17 Enforcement issue. The other two deal with  
 18 subdivision improvements. Now, as you know,  
 19 Zoning usually deals with private property.  
 20 Anything that deals with streets and  
 21 underground utilities and so on typically is  
 22 somewhere else. So that would be the City  
 23 Code. So that is what we're doing. We're not  
 24 taking it away. In other words, we're not  
 25 removing, it. We're simply moving it to

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1 MR. TRIAS: We're removing that one, when I  
 2 get to the next one.  
 3 MR. BEHAR: Okay.  
 4 MR. TRIAS: You are way ahead of the game.  
 5 MR. MURAI: One question. By removing it  
 6 or by moving it to the City Code, is the  
 7 approval process different?  
 8 MR. TRIAS: No. The approval process is  
 9 the same, because we're not changing the text  
 10 in this case. What happens is that Zoning --  
 11 like I said, Zoning is about private  
 12 development. Private development happens  
 13 within your property. So that's what we're  
 14 trying to do, keep the Zoning Code to the  
 15 issues that deal with Zoning, and any issues  
 16 that are beyond that happen in the right place.  
 17 MR. MURAI: But the process of approval is  
 18 the same?  
 19 MR. TRIAS: Yes.  
 20 MR. BEHAR: For example, the outdoor  
 21 seating, that goes from Zoning to the City  
 22 Code, which is probably more appropriate there  
 23 than in the Zoning Code.  
 24 MR. MURAI: Outdoor seating where?  
 25 MR. TRIAS: Mr. Chairman, let me go to the

1 next one.  
 2 MR. BEHAR: Go ahead. Let me let you go  
 3 on.  
 4 MR. TRIAS: So the three things that we're  
 5 moving are the three things listed here.  
 6 Now, in addition, we are removing some  
 7 language from the Code. And in this case, what  
 8 I want to remove from this list is Number 6,  
 9 Remote Parking. I don't want to deal with that  
 10 tonight. And the reason is that, that one has  
 11 some policy consequences beyond what I would  
 12 like to deal with, which is issues that are  
 13 technical in nature. So that's being removed.  
 14 Developments of Regional Impact, DRI, DRI  
 15 doesn't exist anymore, for example, in the  
 16 State Law, so we're taking that out. It used  
 17 to exist, but there were DRIs approved no more.  
 18 And some miscellaneous requirements that  
 19 deal with City initiated versus applicant  
 20 initiated processes, which are really the same  
 21 process, so it didn't make any sense to have,  
 22 oh, when the City initiates this, then we have  
 23 a slightly different number of days or  
 24 whatever. So that's Number Two.  
 25 There are some issues with the visibility

1 permits --  
 2 MR. TRIAS: The issue is, simply we're  
 3 saying, instead of talking about sidewalks,  
 4 we're talking about property lines. That's it.  
 5 That's the only issue.  
 6 MR. MURAI: Say it again, I'm sorry.  
 7 MR. TRIAS: The definition right now has  
 8 some language that speaks of the back of the  
 9 sidewalk, but instead of saying the back of the  
 10 sidewalk, what we're saying is, the property  
 11 line. There's always a property line.  
 12 Sometimes there's no sidewalk. So it's just a  
 13 cleanup issue.  
 14 MS. ANDERSON: That's clear.  
 15 MR. TRIAS: Yeah.  
 16 MR. WITHERS: What about the new bicycle  
 17 lanes, does the visibility affect those?  
 18 MR. TRIAS: It affects it if you widen the  
 19 asphalt in the same way that any widening  
 20 would. If you didn't widen the asphalt, it's  
 21 the same triangle.  
 22 MR. BEHAR: If you go to, property line,  
 23 you're going to be further back.  
 24 MR. WITHERS: No, I understand.  
 25 MR. BEHAR: So it's going to be more --

1 triangles. There were some issues with outdoor  
 2 seating, which remains in the Code, but we're  
 3 just trying to clarify some of the timing and  
 4 so on.  
 5 There are some prohibited uses that are  
 6 being removed, and then there are some  
 7 definitions that are really not applicable, but  
 8 there's one case that was a Site Specific that  
 9 conflicts with another Site Specific. So  
 10 that's really it.  
 11 And I would advise you just to look at the  
 12 changes in the bigger picture. This is just a  
 13 very small, very small part of a much larger  
 14 process, and that process is going to involve a  
 15 complete re-arrangement of the Code, and then  
 16 some additional language that is not in the  
 17 Code currently, that we're going to be able to  
 18 discuss, language that deals with policy.  
 19 Today we're not really dealing with policy.  
 20 We're dealing with cleanup.  
 21 MR. TORRE: I have a question regarding  
 22 Three, visibility triangles for properties  
 23 without sidewalks. Are we not in some measure  
 24 trying to have some sidewalks reinstalled by  
 25 just property owners, along the ways of

1 MR. MURAI: What is this visibility  
 2 triangle? I'm not familiar with that.  
 3 MR. TRIAS: What happens is that when you  
 4 have a driveway, any kind of curb cut, there's  
 5 a review that takes place that requires you to  
 6 have a triangular area, as you're driving out,  
 7 that is clear of any obstacles, like walls or  
 8 big trees or whatever. That's what it is.  
 9 MS. ANDERSON: Bushes.  
 10 MR. TRIAS: It's a very technical level of  
 11 review. Yes.  
 12 MR. BEHAR: To allow -- when you're coming  
 13 out, you have the visibility if there's a  
 14 pedestrian or a car, whatever, you can clearly  
 15 see that.  
 16 MR. TRIAS: Yes.  
 17 MR. BEHAR: Can you be a little bit more  
 18 specific on Number 8? Give me an example of  
 19 Site Specific that conflicts.  
 20 MR. TRIAS: Yes. If you look at the very  
 21 last page, Page 12, it's just one item, and it  
 22 has to do with Snapper Creek, which says,  
 23 "Refer to another Site Specific." It's really  
 24 a cleanup. Believe me, there's nothing  
 25 substantial going on here today. However, in

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1 the future I do plan to bring some policy  
 2 issues that I think you will be interested in.  
 3 MR. MURAI: And the outdoor seating is not  
 4 a policy issue?  
 5 MR. TRIAS: It's not a policy issue, no.  
 6 And the policy issues of outdoor seating have  
 7 already been addressed recently, in terms of  
 8 the public space or your own property and so  
 9 on, and the challenge that we have is really  
 10 implementation and streamlining the review by  
 11 DERM and other agencies. We're still working  
 12 on some of those issues. And we may have some  
 13 amendments in the future that will streamline  
 14 the process.  
 15 MR. MURAI: So this is no longer going to  
 16 be in the Zoning Code?  
 17 MR. TRIAS: No, that remains in the Zoning  
 18 Code. These are some minor strike-throughs in  
 19 the text of language that in our view was  
 20 technical in nature, and eliminating that  
 21 language will clarify the meaning of the text.  
 22 MS. ANDERSON: I just had a couple of  
 23 questions that have to do with whether or not I  
 24 vote in favor of this.  
 25 The space requirement, five foot clearance,

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1 issues that you're talking about will be policy  
 2 issues that will be brought to you in the  
 3 future, because there are some issues with  
 4 remote parking.  
 5 MS. ANDERSON: No, I'm mentioning it to  
 6 you, food for thought, because it's not clearly  
 7 defined.  
 8 MR. TRIAS: Absolutely. The remote parking  
 9 is going back, by the way. I'm taking it out,  
 10 because I think this is something that we need  
 11 to think about more personally. So I don't  
 12 recommend any changes tonight.  
 13 MS. VELEZ: So we're removing any  
 14 discussion of Section 5-1408?  
 15 MR. TRIAS: Yes. And I'm recommending  
 16 that, because of the issues that Ms. Anderson  
 17 is raising, because there's multiple issues  
 18 that need to be addressed that deal with  
 19 policy.  
 20 MR. BEHAR: Chip.  
 21 MR. WITHERS: So when you review the City  
 22 Code items, do you have Site Plan review in  
 23 that?  
 24 MR. TRIAS: Not in the City Code. That  
 25 will be in the Zoning Code.

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1 on the property side, is that also consistent  
 2 with the space --  
 3 MR. TRIAS: Which page are you looking at?  
 4 MS. ANDERSON: I'm on Page 9, Item 3. Go  
 5 to Item 3.  
 6 MR. TRIAS: What was the question?  
 7 MS. ANDERSON: Is the five-foot clearance  
 8 distance on the public sidewalk a consistent  
 9 measurement that is required in the verandas?  
 10 MR. TRIAS: Yes. Again, we're not changing  
 11 that. The text is already in the Code.  
 12 MS. ANDERSON: Yes. These are just  
 13 questions, because, you know, I read it and  
 14 therefore I'm thinking.  
 15 The other thing I was thinking about, I  
 16 know you took off the remote parking, but  
 17 looking at Page 11, I think we need a  
 18 definition of where the 1,000 foot line is  
 19 drawn from, because if the purpose of having  
 20 this 1,000 foot radius is to try to expedite  
 21 the remote parking site, are we going to  
 22 measure it from where the car enters or measure  
 23 from where the valet exists?  
 24 MR. TRIAS: Yeah. We're not changing that.  
 25 The 1,000 feet is already in the Code. The

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1 MR. WITHERS: So I believe outdoor seating  
 2 requires a Site Plan presentation, does it not?  
 3 MR. TRIAS: It's not a Site Plan approval  
 4 process. It does require a drawing that shows  
 5 the layout.  
 6 MR. WITHERS: So when a developer -- take  
 7 this Coral Gables Country Club. When they  
 8 wanted to do their re-development, they  
 9 presented a Site Plan with outdoor seating and  
 10 it was approved. So outdoor seating was  
 11 required as drawn in on the Site Plans. So if  
 12 you move the outdoor seating requirement to the  
 13 City Code, where does the Site Plan review --  
 14 MR. TRIAS: We're not doing that.  
 15 MR. WITHERS: Okay. I'm sorry, I thought  
 16 you were moving that over to the -- okay, I'm  
 17 sorry.  
 18 MR. TRIAS: No, I'm sorry. This thing  
 19 remains. The previous slide is the one that  
 20 we're moving. These are all staying.  
 21 MR. WITHERS: Okay. So the outdoor seating  
 22 is still part of the Planning and Zoning review  
 23 and not in the City Code review?  
 24 MR. TRIAS: Yes.  
 25 Anyway, I don't want to overcomplicate

1 this. We will have plenty of opportunity for  
 2 discussion as we bring other things.  
 3 So that was it. Those are the two  
 4 requests.  
 5 MR. MURAI: In the Restaurant Open Air and  
 6 Outdoor Dining, you will be moving the language  
 7 that says that it can only be granted for one  
 8 year or two years?  
 9 MR. TRIAS: Yes.  
 10 MR. MURAI: That's basically it, right?  
 11 MR. TRIAS: That's basically it.  
 12 MS. VELEZ: So, in other words, they do not  
 13 need to come back for review and apply for a  
 14 renewal of the license?  
 15 MR. TRIAS: We are working on the details  
 16 of that. I think that would be ideal, but we  
 17 may come up with some language that changes  
 18 policy in the future, not today. Today we're  
 19 simply removing the request -- the --  
 20 MR. MURAI: So right now it could be a  
 21 permit for ten years, right now?  
 22 MR. TRIAS: As long as it's not in  
 23 violation, it could be more than -- several  
 24 years, yeah, if the changes are approved.  
 25 Right now, you still have to do it yearly.

1 business at 1430 South Dixie Highway.  
 2 I come to you as a property owner, as a  
 3 business owner, and also as Vice-President of  
 4 the Coral Gables Neighborhood Association.  
 5 What we're asking from you -- and I'm not going  
 6 to go into specifics, because I'm a newbie to  
 7 this, and I'm trying to learn, and you're  
 8 asking us why we haven't come forward, we are  
 9 trying to learn and we are trying to  
 10 participate in the decisions of our City, is  
 11 that when the Zoning Code is revamped -- that  
 12 you think about the residents who decided to  
 13 move here, why we moved here, the quality of  
 14 life we moved here for, and how we envisioned  
 15 the City to develop.  
 16 We are not against development. Our City  
 17 has older structures that need to be developed.  
 18 What we're asking is, I feel remote parking,  
 19 which was taken out, 1,000 feet, that's far too  
 20 much. I drove it the other day from 220  
 21 Miracle Mile to where they were going to go,  
 22 and it's going to take time for the valets to  
 23 go back and forth, and not to redo the Zoning  
 24 Code for specific developers or specific pieces  
 25 of property, but to look as a whole as to what

1 MR. MURAI: But once you approve these  
 2 amendments, you won't have to do it yearly?  
 3 MR. TRIAS: Yeah. What I would like to say  
 4 is that that's a process that is still being  
 5 worked out and I don't think we have achieved  
 6 the ideal process, so we may have some  
 7 additional ideas.  
 8 MR. MURAI: But if you haven't finished  
 9 that process, why remove these restrictions  
 10 right now?  
 11 MR. TRIAS: Because I think that when we  
 12 rearrange things, which is coming soon, I would  
 13 prefer to have cleaner language than just  
 14 rearranging things and then coming back with  
 15 the strike-throughs. I think it's better. But  
 16 then again, you know, it's really not a huge  
 17 difference, but we believed it was the better  
 18 approach.  
 19 MR. BEHAR: Any other questions or  
 20 comments?  
 21 We would open it up to the public. Anybody  
 22 from the public wishes to speak on this item?  
 23 MS. REGISTER: Again, my name is Debra  
 24 Register. I'm located at 1240 Placetas Avenue.  
 25 I've been there since 1984. And I also have a

1 our vision is and what we will have in the  
 2 future, fifty years from now.  
 3 And so with this, I ask you to really  
 4 consider us as residents, and I've always heard  
 5 all of these new developments keep your taxes  
 6 low, if my taxes are low and I have to not go  
 7 to Miracle Mile because it's not pleasant to go  
 8 to, all they are is you're trying to bring in  
 9 tourists or whatever it is to visit the  
 10 restaurants, then I don't care about my taxes.  
 11 I rather pay a little bit more and have the  
 12 quality of life why I moved here.  
 13 Thank you very much.  
 14 MR. BEHAR: Thank you very much.  
 15 MS. ANDERSON: Thank you.  
 16 MR. BEHAR: Any other public input?  
 17 Seeing none, we'll close the public  
 18 hearing, and we'll bring it back to the Board.  
 19 MR. COLLIER: We should take the items  
 20 separately, since the first one is --  
 21 MR. BEHAR: Item E-7, can we have a motion  
 22 for Item E-7?  
 23 MS. VELEZ: So moved.  
 24 MR. MURAI: Second.  
 25 MR. BEHAR: Can you please call the roll?

1 THE SECRETARY: Rene Murai?  
 2 MR. MURAI: Yes.  
 3 THE SECRETARY: Venny Torre?  
 4 MR. TORRE: Yes.  
 5 THE SECRETARY: Maria Velez?  
 6 MS. VELEZ: Yes.  
 7 THE SECRETARY: Chip Withers?  
 8 MR. WITHERS: Yes.  
 9 THE SECRETARY: Rhonda Anderson?  
 10 MS. ANDERSON: Yes.  
 11 THE SECRETARY: Robert Behar?  
 12 MR. BEHAR: Yes.  
 13 Item E-8.  
 14 MR. COLLER: E-8, there's a requested  
 15 amendment by Staff, I believe, right, to  
 16 remove --  
 17 MR. TRIAS: Yes. Go ahead.  
 18 MR. COLLER: No. No. Please.  
 19 MR. TRIAS: Staff recommends that you  
 20 remove the remote parking amendment.  
 21 MR. BEHAR: Okay. So we're going to have  
 22 Item E-8, with the removal of the remote  
 23 parking. Do we have a motion for approval?  
 24 MS. ANDERSON: So moved.  
 25 MR. BEHAR: Do we have a second?

1 MR. TORRE: I'll second it.  
 2 MR. BEHAR: Jill, can you please call the  
 3 roll?  
 4 THE SECRETARY: Venny Torre?  
 5 MR. TORRE: Yes.  
 6 THE SECRETARY: Maria Velez?  
 7 MS. VELEZ: Yes.  
 8 THE SECRETARY: Chip Withers?  
 9 MR. WITHERS: Yes.  
 10 THE SECRETARY: Rhonda Anderson?  
 11 MS. ANDERSON: Yes.  
 12 THE SECRETARY: Rene Murai?  
 13 MR. MURAI: Yes.  
 14 THE SECRETARY: Robert Behar?  
 15 MR. BEHAR: Yes.  
 16 I think that's the end of our agenda, so we  
 17 can make a motion for adjournment.  
 18 MR. TORRE: So moved.  
 19 MS. VELEZ: Second.  
 20 MR. BEHAR: All in favor?  
 21 MS. ANDERSON: Aye.  
 22 MR. MURAI: Aye.  
 23 MR. TORRE: Aye.  
 24 MS. VELEZ: Aye.  
 25 (Thereupon, the meeting was adjourned at 7:25 p.m.)

1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
 6  
 7  
 8  
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15  
 16 DATED this 21st day of October, 2019.  
 17  
 18  
 19  
 20 \_\_\_\_\_  
 21 NIEVES SANCHEZ  
 22  
 23  
 24  
 25