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1 open to amending that we also express to the
 2 Commission that they look at the north side for
 3 the future?
 4 MR. BEHAR: Yes.
 5 MR. REVUELTA: And I would keep the second.
 6 CHAIRMAN AIZENSTAT: Would you second that
 7 amendment to the motion?
 8 MR. REVUELTA: At the end of the day, the
 9 City Attorney said that we could add a comment
 10 to it. I think Robert is correct. There's
 11 nothing we can do, other than just, as Chip is
 12 saying, let's just continue to raise the flag
 13 or keep the flag up, so we can --
 14 MS. MIRO: That's fine. I just don't want
 15 to do nothing with it. That's fine.
 16 Absolutely.
 17 MS. CABRERA: Because if you add it here,
 18 you may not get either one. So it's better to
 19 get, you know, a bird in hand and then
 20 recommend the other one.
 21 MS. MIRO: Absolutely.
 22 CHAIRMAN AIZENSTAT: If I may, are you okay
 23 with the amendment that was just made?
 24 MR. REVUELTA: I am okay. I have one
 25 question. How many properties on the north

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1 MS. MIRO: Yes.
 2 THE SECRETARY: Luis Revuelta?
 3 MR. REVUELTA: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes. Thank you.
 6 The next item on the agenda, E-2 and E-3 --
 7 go ahead.
 8 MR. TRIAS: Mr. Chairman, just for
 9 practical reasons, if we can deal with E-7 --
 10 CHAIRMAN AIZENSTAT: Let's go ahead and
 11 take a five-minute recess, because there's
 12 people that are leaving the Chambers. That
 13 will give them an opportunity, and then we will
 14 go ahead and continue.
 15 (Short recess taken.)
 16 CHAIRMAN AIZENSTAT: All right. Let's
 17 reconvene, please. Everybody is here. Thank
 18 you.
 19 Ramon went ahead and notified me that Item
 20 E-7 should be done next.
 21 MR. COLLER: Okay. I'll read it in.
 22 CHAIRMAN AIZENSTAT: Let's read it in and
 23 then --
 24 MR. COLLER: An Ordinance of the City
 25 Commission of Coral Gables, Florida granting

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1 side can be developed?
 2 MR. BEHAR: Who knows, at this point, Luis.
 3 MS. CABRERA: One or two, I think, is what
 4 I'm hearing.
 5 MR. REVUELTA: But there --
 6 MR. BEHAR: But it's there. But it's
 7 there.
 8 MR. BUCELO: It's only one.
 9 MR. REVUELTA: It's only one property, so
 10 I'm in favor --
 11 CHAIRMAN AIZENSTAT: So you're seconding
 12 the amendment, correct?
 13 MR. REVUELTA: Yeah.
 14 CHAIRMAN AIZENSTAT: We have a motion, we
 15 have a second, with the added comment.
 16 Jill, call the roll, please.
 17 THE SECRETARY: Venny Torre?
 18 MR. TORRE: Yes.
 19 THE SECRETARY: Chip Withers?
 20 MR. WITHERS: Yeah.
 21 THE SECRETARY: Robert Behar?
 22 MR. BEHAR: Yes.
 23 THE SECRETARY: Alex Bucelo?
 24 MR. BUCELO: Yes.
 25 THE SECRETARY: Claudia Miro?

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1 approval of proposed amendments to the text of
 2 the City of Coral Gables Comprehensive Plan,
 3 pursuant to expedited state review procedures
 4 and Zoning Code Article 14, "process," Section
 5 14-213, "Comprehensive Plan Text and Map
 6 Amendments," to provide for a Property Rights
 7 Element with Goals, Objectives, and Policies;
 8 providing for a repealer provision, providing
 9 for a severability clause, and providing for an
 10 effective date.
 11 Item E-7, public hearing.
 12 MR. TRIAS: Mr. Chairman, the State of
 13 Florida has mandated that every municipality
 14 adopt a property rights element in the Comp
 15 Plan. That is what we have here today. This
 16 has to be adopted prior to processing any other
 17 Comp Plan amendments. So that's why do it's
 18 important to adopt it tonight.
 19 The text is based on the 1000 Friends of
 20 Florida model element. It does two things. It
 21 talks about respecting property rights. It
 22 also talks about transparency and public
 23 access, which I think is something that we do
 24 quite well in this City. Staff recommends
 25 approval.

1 CHAIRMAN AIZENSTAT: Is there anybody that
 2 would like to speak on this item?
 3 Jill, do we have anybody on Zoom?
 4 THE SECRETARY: No, no one on Zoom.
 5 CHAIRMAN AIZENSTAT: And what about the
 6 phone platform?
 7 THE SECRETARY: No.
 8 CHAIRMAN AIZENSTAT: At this time, I'll go
 9 ahead and close it for public comment and open
 10 it for Board discussion. Robert.
 11 MR. BEHAR: This is way overdue. This is
 12 something that, in my opinion, will benefit the
 13 homeowners. I'll make a motion to approve it.
 14 CHAIRMAN AIZENSTAT: Venny.
 15 MR. TORRE: I'm going to second it, but I
 16 have a follow-up question that will take me one
 17 minute, just to educate me. So, second.
 18 CHAIRMAN AIZENSTAT: We have a motion. We
 19 have a second. Any discussion? Chip.
 20 MR. WITHERS: No, I'm good.
 21 CHAIRMAN AIZENSTAT: Claudia?
 22 MS. MIRO: I'm good, as well.
 23 MR. BUCELO: Same.
 24 CHAIRMAN AIZENSTAT: The same?
 25 Luis?

1 law affect those kinds of decisions, where you
 2 basically have a value of a property at a
 3 million dollars, I can't knock the house down?
 4 You know, is that something that would play
 5 into this sort of all?
 6 MR. COLLER: I don't believe so. I think
 7 this basically is a general statement of what
 8 the law of takings is, in the State of Florida,
 9 and probably under the U.S. Constitution, and
 10 the Legislature wanted it reiterated here. I
 11 don't think it added anything new to the law of
 12 takings or vested rights, but, rather, than
 13 expression of what the existing law was and the
 14 Legislature wanted it to be in the
 15 Comprehensive Plans.
 16 MR. TORRE: Thank you.
 17 MS. COLLER: Can somebody take this and
 18 argue? Yes. Like I said before in the Bert
 19 Harris, anybody could sue anybody for anything.
 20 MR. TORRE: Thank you for that.
 21 CHAIRMAN AIZENSTAT: Thank you.
 22 Let's continue with our agenda items. So
 23 E-2 and E-3 are related.
 24 Craig, you'll go ahead and read those both
 25 into the record at the same time?

1 MR. REVUELTA: No.
 2 CHAIRMAN AIZENSTAT: Okay. Call the roll,
 3 please.
 4 THE SECRETARY: Venny Torre?
 5 MR. TORRE: Yes.
 6 THE SECRETARY: Chip Withers?
 7 MR. WITHERS: Yeah.
 8 THE SECRETARY: Robert Behar?
 9 MR. BEHAR: Yes.
 10 THE SECRETARY: Alex Bucelo?
 11 MR. BUCELO: Yes.
 12 THE SECRETARY: Claudia Miro?
 13 MS. MIRO: Yes.
 14 THE SECRETARY: Luis Revuelta?
 15 MR. REVUELTA: Yes.
 16 THE SECRETARY: Eibi Aizenstat?
 17 CHAIRMAN AIZENSTAT: Yes. Thank you.
 18 MR. TORRE: So my question is, it doesn't
 19 pertain to you, but maybe you can help me and
 20 maybe our attorney can help me. In our
 21 Historic Preservation Board, many, many times
 22 we were told -- they would come up, "Oh, my
 23 little house is worth this, if you knock it
 24 down," dah, dah, dah, and economic factors were
 25 not to be taken into consideration. Does this

1 MR. COLLER: Sure.
 2 E-2, an Ordinance of the City Commission of
 3 Coral Gables, Florida granting approval of
 4 proposed amendments to the text of the City of
 5 Coral Gables Comprehensive Plan, pursuant to
 6 expedited state review procedures and Zoning
 7 Code Article 14, to allow an additional height
 8 bonus for limiting density for qualifying
 9 Planned Area Developments within the Central
 10 Business District; providing for a repealer
 11 provision, providing for a severability clause,
 12 and providing an effective date.
 13 E-3, an Ordinance of the City Commission of
 14 Coral Gables, Florida, providing for text
 15 amendments to the City of Coral Gables Official
 16 Zoning Code, Article 2, "Zoning Districts"
 17 Section 2-500 "Planned Area Developments," to
 18 create the "Height Bonus to PAD Minimum
 19 Development Standards in the Central Business
 20 District" to award additional height and limit
 21 of density for qualifying properties; providing
 22 for severability, repealer, codification, and
 23 an effective date.
 24 Items E-2 and E-3, public hearing.
 25 CHAIRMAN AIZENSTAT: Thank you.