

<p style="text-align: right;">Page 125</p> <p>1 can?</p> <p>2 MR. TRIAS: You can. I mean --</p> <p>3 MR. COLLER: This is really more of a</p> <p>4 housekeeping measure, just a slight</p> <p>5 modification in how we handle claims under Bert</p> <p>6 Harris, inordinate burdens, and it's really</p> <p>7 clarification that you have the authority to</p> <p>8 grant variances in order to provide relief. I</p> <p>9 don't think it's materially different than how</p> <p>10 it's being done now, but we received a decision</p> <p>11 from the Court, where we felt that it would be</p> <p>12 good to fine-tune this. So that's what's being</p> <p>13 done.</p> <p>14 CHAIRMAN AIZENSTAT: Any speakers on this,</p> <p>15 Jill?</p> <p>16 THE SECRETARY: No.</p> <p>17 CHAIRMAN AIZENSTAT: At this point, I'll go</p> <p>18 ahead and close it for public comment.</p> <p>19 Anybody on the Board have any questions or</p> <p>20 comments or does anybody want to make a motion?</p> <p>21 Anybody want to make a motion?</p> <p>22 MR. TORRE: I'll make a motion.</p> <p>23 CHAIRMAN AIZENSTAT: We have a motion from</p> <p>24 Venny. Second?</p> <p>25 MR. REVUELTA: Second.</p>	<p style="text-align: right;">Page 126</p> <p>1 CHAIRMAN AIZENSTAT: Luis seconded it. Any</p> <p>2 discussion? No?</p> <p>3 Call the roll, please.</p> <p>4 THE SECRETARY: Luis Revuelta?</p> <p>5 MR. REVUELTA: Yes.</p> <p>6 THE SECRETARY: Venny Torre?</p> <p>7 MR. TORRE: Yes.</p> <p>8 THE SECRETARY: Chip Withers?</p> <p>9 MR. WITHERS: Yes.</p> <p>10 THE SECRETARY: Robert Behar?</p> <p>11 MR. BEHAR: Yes.</p> <p>12 THE SECRETARY: Claudia Miro?</p> <p>13 MS. MIRO: Yes.</p> <p>14 THE SECRETARY: Eibi Aizenstat?</p> <p>15 CHAIRMAN AIZENSTAT: Yes.</p> <p>16 And the last item on the agenda, E-7.</p> <p>17 MR. COLLER: Item E-7, an Ordinance of the</p> <p>18 City Commission of Coral Gables, Florida</p> <p>19 providing for a text amendment to the City of</p> <p>20 Coral Gables Official Zoning Code by amending</p> <p>21 Article 10, "Parking," Section 10-110, "Amount</p> <p>22 of required parking," and Article 16,</p> <p>23 "Definitions," to clarify parking requirements</p> <p>24 related to single-family building alterations</p> <p>25 and to update the definition of a single-family</p>
<p style="text-align: right;">Page 127</p> <p>1 residence regarding the use of covered open air</p> <p>2 walkways and location of porte-coches and</p> <p>3 carports; providing for severability, repealer,</p> <p>4 codification and an effective date.</p> <p>5 CHAIRMAN AIZENSTAT: Mr. Trias.</p> <p>6 MR. TRIAS: Mr. Chairman, some minor</p> <p>7 changes that relate to single-family houses.</p> <p>8 As you know, in the Code update, we didn't deal</p> <p>9 with single-family houses, so this is something</p> <p>10 a little bit separate. One of them is, we're</p> <p>11 just simply saying, single-family residences or</p> <p>12 duplex, so it's obvious. Another one is that</p> <p>13 the carport has to be attached to the house.</p> <p>14 Another one is that the porte cochere has to be</p> <p>15 in the front of the building. And, finally,</p> <p>16 that the connection of different areas of the</p> <p>17 house could be a walkway, as opposed to an</p> <p>18 enclosed air-conditioned space -- well, it's a</p> <p>19 roofed walkway.</p> <p>20 CHAIRMAN AIZENSTAT: What was the last one,</p> <p>21 please?</p> <p>22 MR. TRIAS: Sometimes you may have a house</p> <p>23 that has two sections, and those sections are</p> <p>24 connected, and we're saying specifically that</p> <p>25 there has to be a roof connection, but it</p>	<p style="text-align: right;">Page 128</p> <p>1 doesn't have to be enclosed. You know, it</p> <p>2 could be just a covered walkway.</p> <p>3 CHAIRMAN AIZENSTAT: And does that -- does</p> <p>4 that have to be a continuous attachment? For</p> <p>5 example, what happens if you have a cantilever</p> <p>6 that is at one height and then a bottom part,</p> <p>7 for design purposes, that's a little bit lower,</p> <p>8 where they overlap?</p> <p>9 MR. TRIAS: There's some open space -- I</p> <p>10 think that would be fine.</p> <p>11 CHAIRMAN AIZENSTAT: You think that would</p> <p>12 be fine or would it --</p> <p>13 MR. TRIAS: I mean, if it's architecturally</p> <p>14 appropriate. Obviously, I mean, unless I see a</p> <p>15 design, I really can't tell, but the idea is</p> <p>16 that right now every square foot of the house</p> <p>17 has to be enclosed. So, sometimes, if you,</p> <p>18 let's say, have a big lot and want to have a</p> <p>19 separate pavilion and so on, so that doesn't</p> <p>20 count as part of your house. It's a technical</p> <p>21 thing. So we're saying, you know, as long as</p> <p>22 you're connected, you don't have to</p> <p>23 air-condition that connection.</p> <p>24 CHAIRMAN AIZENSTAT: Because, correct me if</p> <p>25 I'm wrong, before you were allowed a certain</p>

1 percentage of your home to be, let's say, a  
 2 storage room or auxiliary and you didn't have  
 3 to connect that; is that correct?  
 4 MR. TRIAS: That still remains. I don't  
 5 think that's what we're talking about here.  
 6 CHAIRMAN AIZENSTAT: Okay.  
 7 MR. TRIAS: What we're talking about here  
 8 is that --  
 9 CHAIRMAN AIZENSTAT: But now somebody could  
 10 make a bigger square footage, as long as they  
 11 connect it and it doesn't have to be  
 12 air-conditioned?  
 13 MR. TRIAS: Yeah. Yeah.  
 14 CHAIRMAN AIZENSTAT: So it basically allows  
 15 for a more liberal design.  
 16 MR. TRIAS: If you're doing a courtyard,  
 17 for example, and that courtyard has a  
 18 colonnade, and you have, let's say, two pods  
 19 attached to it, that would be okay. Right now  
 20 it's not okay.  
 21 CHAIRMAN AIZENSTAT: Does it matter whether  
 22 it's on the front exposure, does it matter if  
 23 it's on the back, could be anywhere on the  
 24 property?  
 25 MR. TRIAS: Yes, within the review process

1 MR. TRIAS: Yeah. And if it were to be in  
 2 the front, it would be a porte cochere. There  
 3 you go.  
 4 CHAIRMAN AIZENSTAT: Definition by  
 5 location.  
 6 MR. WITHERS: I don't know --  
 7 MR. TRIAS: The main issue is that, for  
 8 whatever reason, some architects were saying,  
 9 well, I don't have to attach it. It could  
 10 be -- and that's where it creates some  
 11 problems.  
 12 MR. WITHERS: I understand.  
 13 MR. TORRE: Is there more discussion or can  
 14 I make a motion?  
 15 CHAIRMAN AIZENSTAT: Anybody for discussion  
 16 on this item from the public?  
 17 THE SECRETARY: No, not on Zoom.  
 18 CHAIRMAN AIZENSTAT: No? I'll go ahead and  
 19 close the floor to the public.  
 20 MR. TORRE: I would like to make a motion  
 21 to approve this item.  
 22 MS. MIRO: Second.  
 23 CHAIRMAN AIZENSTAT: We have a motion to  
 24 approve. We have a second. Any discussion?  
 25 No?

1 that we have, obviously.  
 2 CHAIRMAN AIZENSTAT: Okay.  
 3 MR. WITHERS: So is the carport on the side  
 4 of the home that goes through and goes into a  
 5 parking structure behind it, is that considered  
 6 a carport or a porte cochere?  
 7 MR. TRIAS: That's a carport. A porte  
 8 cochere has to be in the front.  
 9 MR. WITHERS: So, on the side, you can have  
 10 a carport and you can drive through it, you  
 11 just can't have a porte cochere that you can  
 12 drive through on the side?  
 13 MR. TRIAS: Yes. Yes. Right. What was  
 14 happening is that sometimes people would do a  
 15 detached porte cochere and say, "Well, you  
 16 know, the porte cochere doesn't say that it has  
 17 to be attached."  
 18 MR. WITHERS: Yeah, I understand. But what  
 19 I'm saying is, instead of calling it a porte  
 20 cochere, why not just call it a carport?  
 21 MR. TRIAS: No, a carport is fine and that's --  
 22 MR. WITHERS: I know. That's what I'm  
 23 saying, if I want to have a porte cochere in  
 24 the back of my house, why don't I just call it  
 25 a carport?

1 Call the roll, please.  
 2 THE SECRETARY: Venny Torre?  
 3 MR. TORRE: Yes.  
 4 THE SECRETARY: Chip Withers?  
 5 MR. WITHERS: Yes.  
 6 THE SECRETARY: Robert Behar?  
 7 MR. BEHAR: Yes.  
 8 THE SECRETARY: Claudia Miro?  
 9 MS. MIRO: Yes.  
 10 THE SECRETARY: Luis Revuelta?  
 11 MR. REVUELTA: Yes.  
 12 THE SECRETARY: Eibi Aizenstat?  
 13 CHAIRMAN AIZENSTAT: Yes.  
 14 I want to thank everybody for coming  
 15 tonight. It's an extra meeting. And I'm sure  
 16 the City appreciates it as much --  
 17 MR. TRIAS: Don't forget, we're doing it  
 18 again next Wednesday.  
 19 CHAIRMAN AIZENSTAT: Thank you.  
 20 MR. BEHAR: Motion to adjourn.  
 21 CHAIRMAN AIZENSTAT: Motion to adjourn. Is  
 22 there a second?  
 23 MR. TORRE: Second.  
 24 CHAIRMAN AIZENSTAT: All in favor say aye.  
 25 (All Board Members voted aye.)