

1 CHAIRMAN AIZENSTAT: Judy, on behalf of the
2 Planning and Zoning Board, you know, I want to
3 thank you for all of your dedication and your
4 work, and please relay that to all of the
5 architects on the Board, because it doesn't go
6 unnoticed.

7 MS. CARTY: Thank you.

8 CHAIRMAN AIZENSTAT: We do appreciate it.
9 Thank you.

10 MS. CARTY: Thank you.

11 CHAIRMAN AIZENSTAT: Are we good with this
12 item?

13 MS. GARCIA: I think so.

14 CHAIRMAN AIZENSTAT: Okay. Should we go
15 ahead and read --

16 MR. COLLER: Yes.

17 Going back to the only item on the agenda
18 that requires an action from the Board. Item
19 E-3, an Ordinance of the City Commission
20 providing for text amendments to the City of
21 Coral Gables Official Zoning Code Article 15,
22 "Notices," Section 15-102, "Notice," to require
23 door hangers as an additional notification for
24 required public information meetings for
25 multi-family and mixed-use projects, providing

77

1 for repealer provision, severability clause,
2 codification, and providing for an effective
3 date.

4 Item E-3, public hearing.

5 MS. GARCIA: Jennifer Garcia, Planning
6 Official.

7 So, as you're aware, before you go to the
8 Planning and Zoning Board, and sometimes,
9 before you go to the Board of Architects,
10 depending on the size of the property, you are
11 required to have a neighborhood meeting.

12 Now, neighborhood meetings is usually
13 notified by mail, to invite them to a
14 neighborhood meeting sponsored and hosted by a
15 developer or, you know, an applicant, right.
16 This proposed text amendment is to increase the
17 ways -- types of notification, by adding in a
18 requirement that, in addition to the mailed
19 notice, you would now be required to have a
20 door hanger, within a certain amount of feet, a
21 thousand feet or 200 feet, depending on the
22 property.

23 We discussed this yesterday at the City
24 Commission Meeting. There was some feedback I
25 got from the Commission and from Chief Hudak,

78

1 maybe having the requirement also after -- I
2 think, 48 hours after the meeting is held, that
3 they would be required to go back and see if
4 there's any door hangers that are still laying
5 there on the door, and removing those, so that
6 it's not notifying that a person is not present
7 in the house.

8 MR. PARDO: Like newspapers. I picked them
9 up --

10 CHAIRMAN AIZENSTAT: I mean, it kind of
11 sounds like someone that's campaigning and puts
12 all of those door hangers on the door.

13 MR. PARDO: But it's only for notification,
14 so --

15 CHAIRMAN AIZENSTAT: Correct.

16 MS. GARCIA: Yes. It's only for
17 neighborhood meetings, it's not public
18 hearings.

19 CHAIRMAN AIZENSTAT: Chip.

20 MR. WITHERS: I mean, I don't like it, but,
21 you know, if that gets the message across. But
22 I'm more concerned when a developer will just
23 blast an entire building, without putting a
24 name on it, and just says, resident, and most
25 people throw that out anyway. I think that's

79

1 totally ineffective.

2 MS. GARCIA: Yeah.

3 MR. WITHERS: I would rather see names put
4 on it, and, you know, addresses, but if that --
5 I just think -- I don't know. I mean, it's
6 just -- I don't think it's going to work, but
7 hopefully it does. I mean, when I see a door
8 hanger, I either think it's someone that wants
9 to trim my trees or deliver me pizza, so --

10 CHAIRMAN AIZENSTAT: I agree. I agree.

11 MR. WITHERS: -- you know.

12 MR. PARDO: I just got a door hanger today
13 from the City, from Parks and Recreation --

14 MS. GARCIA: Parks and Rec?

15 MR. COLLER: Could you speak into the mic?

16 MR. PARDO: I'm sorry, yes.

17 I just got a door hanger today from the
18 City, because they're closing off Riviera,
19 between the Youth Center and the Library, for
20 the literacy event, the festival, on Saturday.
21 So they're letting people know. And you
22 definitely will get it and open it -- or,
23 rather, read it, because it's hanging there.

24 But like Chip said, you know, I'm not one
25 for the door hangers. I think, you know, when

80

1 we travel, we stop our newspaper. We stop our
2 mail. It's almost like -- you know, and I
3 could see where Ed Hudak is coming from, you
4 know, where, hey, someone is telling everybody,
5 you're not there, and especially if it's there
6 for a while. And then going back, well, I
7 never saw it, that kind of thing.

8 I think maybe doing a better job -- like
9 the day that Chip got the stack of returned
10 letters, you know, of notifications, I think
11 maybe doing a much better job with that, I
12 don't know how, but there's got to be a way of
13 doing it.

14 CHAIRMAN AIZENSTAT: Does a developer, when
15 they send out their notices, do they have to
16 give something to the City that it's certified
17 that it went out?

18 MS. GARCIA: Not certified mail.

19 CHAIRMAN AIZENSTAT: No. No. I don't mean
20 certified mail, But do they have to attest to
21 the fact --

22 MS. GARCIA: Yeah. They sign an affidavit
23 saying they mailed out this many, within this
24 radius.

25 CHAIRMAN AIZENSTAT: And, then, that

81

1 affidavit that they sign, they give you the
2 list, I assume, of the people?

3 MS. GARCIA: Correct. Yes.

4 CHAIRMAN AIZENSTAT: Does somebody in the
5 Staff, in the City, actually look that it's got
6 the names of all the individuals, such as
7 what --

8 MS. GARCIA: Well, usually, we'll have
9 people complain, saying they didn't get notice.
10 We'll look at what's on there, and maybe they
11 just bought the property within the last few
12 months, and this was generated before they
13 bought the property. There's typos many times
14 with the County. It's difficult to --

15 CHAIRMAN AIZENSTAT: So you take it off the
16 tax roll -- not you, but developers take that
17 information off the tax rolls?

18 MR. BEHAR: No. There are companies that
19 do that specifically.

20 CHAIRMAN AIZENSTAT: But where do they get
21 the information?

22 MS. GARCIA: From the County, from the
23 Property Appraiser website.

24 CHAIRMAN AIZENSTAT: Sue.

25 MS. KAWALERSKI: Any way we can make sure

82

1 that residents find out about what's going on,
2 I'm all for it. I think, that stack of letters
3 that was returned, was abominable, for that one
4 project, and nobody had a solution for it. I
5 mean, this was how many months ago, that we
6 held up that stack? Has there been resolution
7 to that? Not that we've heard. Okay.

8 So that method is going to continue to
9 produce those kinds of results, which are, it's
10 not getting to the residents. We have to find
11 a better method of communicating with the
12 residents, right, okay.

13 CHAIRMAN AIZENSTAT: Sue.

14 MS. KAWALERSKI: And so far we have --
15 excuse me, so far we have not addressed that.
16 This is a way to address this. I don't care if
17 it's the Good Year blimp in the sky saying
18 there's a new project going up. Whatever it
19 takes, it is incumbent upon the City to notify
20 the residents about what is going to impact
21 their neighborhoods and their lives. It's
22 incumbent and you've got to figure it out. If
23 it's door hangers, it's door hangers.

24 And as far as the police or the developer
25 is going back to collect the tags -- we have

83

1 neighborhood ambassadors that we pay, that go
2 in and out of my street, and all they're doing
3 is riding up and down, why don't we have them
4 do the job of collecting those after two days?
5 It doesn't have to be the police. It doesn't
6 have to be the developer. Put the neighborhood
7 ambassadors to work, okay. That's Thing Number
8 One.

9 Thing Number Two, I don't know about you,
10 but the main form of communication that I'm
11 finding is WhatsApp. Why doesn't the City
12 develop some kind of WhatsApp for
13 neighborhoods? And developers can, through the
14 WhatsApp app, target the neighborhood where the
15 development is going in. That's a way of
16 easily getting to neighbors.

17 But something has to be developed, to
18 notify residents, because I can't tell you how
19 many people call me and say, "I heard, but I
20 never received. I heard, but I never received.
21 What's going on?" So we're not doing a very
22 good job. This is the Number One issue in
23 Coral Gables, is development. If we're not
24 telling the residents what is happening, we're
25 failing the residents.

84

1 So I'm suggesting one thing, our award
2 winning IT Department should be looking into
3 WhatsApp as a form of communication, targeted
4 to specific neighborhoods, okay. You can do
5 it. This is the 21st Century.

6 So, up until that time, if hang tags are
7 another way to ensure that somebody is going to
8 get notified, I am all for it. And like I
9 said, it doesn't have to lie on a doorknob
10 forever. Get those neighborhood ambassadors to
11 take them off after two days, okay.

12 CHAIRMAN AIZENSTAT: Sue, what I was going
13 to ask you, do you recall that stack of
14 envelopes, or Chip, were they missing the
15 apartment numbers? Is that why there was a
16 whole stack?

17 MR. WITHERS: Yeah. And names. I mean --

18 CHAIRMAN AIZENSTAT: Even if it just says
19 resident, but I think, if I recall, it was
20 missing the apartment numbers. It was just the
21 address of the building, but no units. So if
22 that's the case --

23 MS. GARCIA: Yes. So if there's a property
24 that has multiple rental units, there's no
25 property appraisal list that we can get to

85

1 notify each individual units. It goes to the
2 property.

3 CHAIRMAN AIZENSTAT: So maybe that's
4 something that I would like to look at more so,
5 the way it's distributed, because if you've got
6 an apartment building that has forty units, and
7 they're all being sent to the address, but no
8 apartment number, there's a problem there.

9 MR. PARDO: And I think a lot of them were
10 P.O. Boxes or a corporation or something.

11 CHAIRMAN AIZENSTAT: But then that's up
12 to --

13 MS. GARCIA: That would be the owner, at
14 that point.

15 CHAIRMAN AIZENSTAT: -- the owner --

16 MR. BEHAR: And then you also have the
17 issue, if you have an apartment building, you
18 have security, you may not be able to go to
19 every door and put a hanger, you know. It
20 really -- I agree, that we find a better way to
21 notify the owners, but I don't think the door
22 hangers are the correct way, and to make the
23 ambassadors, you know, go back and clean that
24 up or the developer, that's -- I don't agree
25 with the door hangers.

86

1 MS. KAWALERSKI: Well, like I said, Robert,
2 until we find the hundred percent solution for
3 being able to notify every resident that should
4 be notified, this is a method. At least, if
5 it's interim, it's interim, and if it works,
6 that's fantastic, but unless somebody comes up
7 with a hundred percent proof solution, we need
8 to do something.

9 MR. BEHAR: Well, we have -- and you were
10 saying about the WhatsApp app or something. We
11 have -- in our neighborhood, we have a chat
12 that -- you know, in Santa Maria and Pinta
13 Court, and we communicate -- I don't do it,
14 because I hate to get the phone ringing every
15 two minutes, you know, somebody that -- my wife
16 does. She stays on it. But there's something
17 that maybe could be done, to that effect, that
18 could be beneficial to the neighborhood.

19 MS. KAWALERSKI: Well, there's Nextdoor,
20 and there's WhatsApp, but WhatsApp seems to be
21 the most popular way to communicate these days.
22 I don't know why, but it is, okay. So between
23 Nextdoor -- and every Neighborhood has a
24 Nextdoor group. The Riviera neighborhood has a
25 Nextdoor group, okay. You've got to reach out

87

1 to those methods of new communication, but
2 before we get to that point, we have to do
3 something right now, because projects are in
4 the pipeline. How are we going to notify
5 people, because our current system isn't
6 working?

7 And so, as a temporary measure, I am all
8 for door hangers. Let's try it.

9 MR. WITHERS: Can I ask a question? How
10 big are the signs that we post on the property?
11 I mean, are they still those little tiny three
12 by five-inch --

13 MS. GARCIA: Yeah.

14 MR. WITHERS: I mean, how effective are
15 those?

16 MS. GARCIA: It depends on the property.
17 So, I mean, if you have an entire block that's
18 vacant and you post it, you can't see it very
19 well, right. But if you're just an infill
20 building, you're walking by, obviously you can
21 see it pretty well, It just depends on the size
22 of the property.

23 MR. WITHERS: I mean, I'm not a developer,
24 but I'm working on something up in Hobe Sound,
25 and I have to put up -- it's like a two foot by

88

1 two foot sign, you know.
 2 CHAIRMAN AIZENSTAT: I mean, the only thing
 3 that I see a problem with doing huge signs is,
 4 there is a Signage Code that the City has. You
 5 know, we require realtors to have signs "X"
 6 size. We require other businesses or
 7 whatever --
 8 MR. WITHERS: Yeah, I get it.
 9 CHAIRMAN AIZENSTAT: -- you know, and you
 10 have to be the same across the board for me, if
 11 you're going to --
 12 MR. WITHERS: Well, I would be thinking of
 13 like, ten days out from a meeting or a week out
 14 from a meeting, not for a month or two months,
 15 you know, just a notification. That would be
 16 my only --
 17 MR. PARDO: Do developers have to --
 18 CHAIRMAN AIZENSTAT: Can you speak into
 19 the --
 20 MR. PARDO: Sure. Do Developers have to
 21 comply with the same size as --
 22 MS. GARCIA: Yeah. It says it in the
 23 Zoning Code. I believe it's 40 inches. It's
 24 pretty much a half of a letter size of a page.
 25 MR. PARDO: I go by a development every --

1 I run by it every day, and they've got a sign
 2 that's about this big, by this big, right up on
 3 the construction fence.
 4 MS. GARCIA: A construction fence is a
 5 different regulation, but like for advertising
 6 for DRC or the Planning and Zoning Board, it's
 7 a half a page.
 8 MR. PARDO: Oh, so you can actually put
 9 them on a construction fence and be much
 10 bigger?
 11 MS. GARCIA: I don't know what the
 12 regulations are.
 13 MR. BEHAR: Yes. Yes, you can. So maybe
 14 that should be one way to make the
 15 advertisement a little bit more visible,
 16 because the little cards -- you know, the
 17 little yellow ones, you can't see that. So
 18 maybe you could do something, you know, ten
 19 days before, not keep it there --
 20 MR. PARDO: What I run by is like this and
 21 like that.
 22 MS. GARCIA: On a construction fence?
 23 MR. PARDO: Yeah.
 24 CHAIRMAN AIZENSTAT: Javier.
 25 MR. SALMAN: I don't like the door hangers.

1 I think it's a bad idea. I just think that
 2 it's just adding costs and complexity to a
 3 process which is pretty well-established as to
 4 notification. I think that, more importantly,
 5 any of the notification that goes out should
 6 refer back to some sort of a listing on a
 7 website that defines what the project is, so
 8 everybody knows what it is and it's posted
 9 early enough with regard to process.
 10 Every time we have a project here, we have
 11 all of the lists of the presentations and Board
 12 meetings and the different Boards and the dates
 13 and whatnot. All of those require
 14 notification. And it just needs to be tracked
 15 on, on the website, so that you know where they
 16 are in the process and what the next steps are,
 17 and eventually people will figure it out, but
 18 anything that we do, whether it's door hangers
 19 or mailers, we need something to refer them
 20 back to something that we have, as the City,
 21 under our control, with regards to the
 22 information that's being put out there.
 23 The problem is that you have standard forms
 24 that you use, just like when you post a
 25 property and it says, on a yellow card, that's

1 about five by -- maybe four by ten, forty
 2 square inches, that says, "Notice," black
 3 letters, on a yellow background, and then
 4 there's some space -- I just did this today. I
 5 just noticed a property, because we're going up
 6 before the Board for preliminary review of a
 7 modification of a building, and it's on the
 8 23rd, and so you write down that it will be on
 9 the 23rd at this Board.
 10 Well, I think, maybe, when you have your
 11 application number, they should put the
 12 application number on there, and if you go over
 13 to the website, you hit -- anybody, just on the
 14 information, you put the application, and,
 15 boom, it should take you right to the item
 16 number and what the description of the job is.
 17 And we have electronic filing. You can
 18 upload drawings and whatnot onto there, and
 19 people can look all they want. And I'm going
 20 to go see you about another project that got
 21 built recently. I want to know who approved
 22 it. I'm not going to complain. I'm going to
 23 find out who did it.
 24 MR. BEHAR: It wasn't her.
 25 MR. SALMAN: I think it might have been

1 you, okay.
 2 Ms. GARCIA: Right now -- I mean, this
 3 isn't for the Neighborhood Meeting, right now
 4 our notices for DRC and for the Planning and
 5 Zoning Board, do say, "Notice," and they have
 6 the application number on there and the website
 7 they can go to, so they can see the agenda, and
 8 click on the actual item and download the Staff
 9 report and pictures.

10 MR. SALMAN: But when I look at those
 11 things -- I'll look at them again and I'll
 12 reserve my commentary for when I come in for
 13 the request of information.

14 MS. GARCIA: Okay. That's fine.

15 MR. SALMAN: All right. Thank you.

16 CHAIRMAN AIZENSTAT: How diligent is the
 17 City with actually collecting residents'
 18 e-mails and so forth to be able --

19 MS. GARCIA: So we have that application.
 20 We're still working on the fine tuning of it,
 21 to get people to basically register themselves,
 22 opt into an e-mail notification, and then when
 23 Staff -- when there's a project coming up,
 24 we'll basically identify the property and it
 25 will give us, you know, a thousand foot --

1 1,500 hundred foot radius and we can collect
 2 that.

3 CHAIRMAN AIZENSTAT: So there is --

4 MS. GARCIA: The issue is that you have to
 5 have people opt in to receive that notice. So
 6 we don't have very many people who opted into
 7 that.

8 MR. SALMAN: It's a data collection issue.

9 MS. GARCIA: Yeah.

10 MR. SALMAN: That's what it is.

11 MS. GARCIA: Which I think it will be a
 12 very similar issue with the WhatsApp.

13 CHAIRMAN AIZENSTAT: Felix.

14 MR. PARDO: I just wanted to say, remember
 15 that, of course, not the last couple of years,
 16 but, you know, in the past, a broker having
 17 his, you know, little three by five or whatever
 18 it is, it could be there for months, you know,
 19 depending on their contracts, six months, a
 20 year. You know, that's very different than,
 21 you know, putting up something for a public
 22 hearing, you know, and putting something up
 23 where it's substantial enough.

24 I know that there are other jurisdictions
 25 where --

1 CHAIRMAN AIZENSTAT: Bay Harbor. Actually,
 2 Bay Harbor goes ahead, for a construction
 3 project, they put a huge sign, and then they --
 4 which is put up in front of the property, which
 5 has a picture of the project, a brief
 6 description, application number for -- I think
 7 it's for the Commission Meeting or what they
 8 call the Council Meeting, and then it's taken
 9 down.

10 MR. PARDO: Right. It's only up for like
 11 two weeks or three weeks.

12 CHAIRMAN AIZENSTAT: Yeah. It's within
 13 their Code, yeah.

14 MR. PARDO: Right. I think maybe you
 15 should look at those options.

16 I agree with Sue, you know, as far as the
 17 app is concerned, without any doubt, and other
 18 electronic ways that your IT department can do
 19 it, but the door hangers, to me -- you know,
 20 hanging that thing there, it's telling everyone
 21 that you're not there, and that's a security
 22 problem. If you've ever been broken into, you
 23 know, that's not a good idea, I don't think,
 24 but I like the blimp also.

25 CHAIRMAN AIZENSTAT: To move this along,

1 would somebody -- actually, before I do that,
 2 do we have any speakers on Zoom?

3 THE SECRETARY: Yes. We have one
 4 speaker.

5 CHAIRMAN AIZENSTAT: Can you please put
 6 them on?

7 MR. SALMAN: Does this item require voting?

8 THE SECRETARY: Ms. Gold, can you --

9 CHAIRMAN AIZENSTAT: Yes.

10 MS. GOLD: I'm unmuted. Can you hear me?

11 THE SECRETARY: Yes.

12 MS. GOLD: Okay. Sheryl Gold. I live at
 13 721 Biltmore Way.

14 I don't have any prepared remarks. I
 15 didn't think I was even going to be speaking
 16 tonight, but I listened to the discussion on
 17 Med Bonus and now I'm listening to the
 18 discussion about notifications, and I wanted to
 19 give you an example of something that, I think,
 20 it's just not on anybody's radar.

21 I live in a high-rise building, and two
 22 properties will be developed, one behind me, at
 23 730 Coral Way, one next to me, at 719 Coral
 24 Way. There was no notification required,
 25 Number One. There was a tiny little notice in

1 front of the properties. I don't walk around
2 onto Coral Way, so I would never see that. So
3 no notification required to neighbors. And
4 beyond that, because these two properties were
5 undersized and upzoned, there's no requirement
6 for them to go before the Planning and Zoning
7 Board or the Commission in order to get their
8 Med Bonuses.

9 So I listened to your whole discussion
10 about Med Bonus and how everything is going to
11 have to go from the BOA, to the Planning and
12 Zoning Board, and then the last appeal is at
13 the Commission. Well, these two properties,
14 one of which goes from a four-story building to
15 a 190-foot building, without any review by you
16 or the Commission, and without any notification
17 to the residents.

18 So I think somebody needs to look at this
19 loophole that's in the Code now, since the
20 overall -- which allows big projects like
21 these -- 190 feet is the highest height allowed
22 in the Biltmore Section, okay, north of
23 Biltmore Way, and without you ever looking at
24 it, without the residents even knowing about
25 it, no requirement that the developer has to

97

1 meet with the residents that live within like a
2 -- I don't know -- five-foot setback.

3 MR. COLLER: I suggest that she get
4 together with Jennifer.

5 MS. GOLD: No, that's not productive.
6 Jennifer knows exactly what's happening. I'm
7 bringing it up today, because you're talking
8 about notification and there's a whole bunch
9 of -- not just the normal notification, you
10 have to think about the people that live in
11 high-rises. Obviously, the door hangers don't
12 work for those high-rises. And I think it is
13 something that the Planning and Zoning Board
14 should be aware of and engaged with, in how to
15 fix this loophole of high-rise projects that
16 are being approved without it ever coming to
17 the Planning and Zoning Board.

18 CHAIRMAN AIZENSTAT: Thank you, ma'am.

19 MS. GOLD: It has to do with Med Bonuses
20 and notification and somehow exemptions from
21 any of these requirements that you have just
22 discussed for the last -- I don't know, since
23 six o'clock.

24 So thank you.

25 CHAIRMAN AIZENSTAT: Thank you, Ms. Gold.

98

1 Jennifer, can you shed some light on this?

2 MS. GARCIA: Yes. So, many years ago, the
3 legal opinion for this area, Biltmore Section,
4 is that it doesn't matter how large or small
5 your property is, even though the underlying
6 Zoning is MFSA, and MF-2 had parcel
7 requirements, the legal opinion said that the
8 Site Specifics trumps those requirements. The
9 Site Specific did not have any parcel size.
10 Therefore, they were allowed to go up to that
11 height, no matter the size of the parcel.

12 MS. GOLD: That's not true.

13 CHAIRMAN AIZENSTAT: So those projects are
14 able to go to 190 feet?

15 MS. GARCIA: With the Med Bonus, yes,
16 because of the underlying Land Use. The Land
17 Use was high density.

18 MS. GOLD: But that was because of the
19 upzoning that changed the requirement for the
20 Med Bonus -- the ability to get the maximum Med
21 Bonus from 20,000 to 10,000 square feet. These
22 lots are only a little more than 10,000 square
23 feet. It used to be that you had to meet the
24 minimum of 20,000 square feet. But, then, when
25 they did the overall, they made it 10,000

99

1 square feet. So it's a little different than
2 what Jennifer just explained. I'm sorry.

3 MS. GARCIA: It was changed to 10,000
4 square feet, because the legal opinion said
5 that it doesn't matter how large or small a
6 parcel is.

7 MR. SALMAN: This is the north side of
8 Biltmore?

9 MS. GARCIA: Yes.

10 MR. PARDO: Correct. Biltmore Way.

11 MS. GARCIA: Right. So the Land Use was
12 always high density there. It was just hiding
13 underneath the MF-2. Remember the whole trying
14 to make the Zoning Code more transparent and
15 not hiding all of the height and everything --

16 MR. PARDO: Wait a minute. This was the
17 former Planning Director --

18 MR. SALMAN: Yeah. In the middle of COVID,
19 all of these things happened.

20 MR. PARDO: -- that basically made a
21 mistake, and then the City had to correct it,
22 but the question here has to do with --

23 MS. GARCIA: This is the north side of
24 Biltmore Way.

25 MR. PARDO: -- notification.

100

1 MR. BEHAR: There was a litigation, and
2 there was -- I think, through a settlement or
3 something, they gave that interpretation.

4 MR. PARDO: No.

5 MR. SALMAN: No. That was on the south
6 side.

7 MR. PARDO: You're correct. It's on the
8 south side, behind the Biltmore. That one is
9 the one that --

10 MR. SALMAN: That one went to litigation
11 and there was a special --

12 MR. PARDO: Yeah. The City was sued on
13 that one.

14 MR. SALMAN: Exactly. But this is on the
15 north side of Biltmore, that traditionally had
16 a high density along that side -- both sides of
17 the Biltmore. That's why the David Williams is
18 there, because that's considered a residential
19 high-rise corridor, and they removed the
20 requirement for a minimum of 20,000 square
21 feet, to allow for higher towers along there,
22 but that was only granted on the north side of
23 the street --

24 MR. PARDO: That's correct.

25 MR. SALMAN: -- not on the south side of

101

1 just go back to the door hangers, but,
2 Jennifer, if you can look into it, if there's
3 anything that can be done, I think --

4 MR. WITHERS: Can I just ask one question?
5 Maybe we do, but do we use QR codes?

6 MS. GARCIA: Yes.

7 MR. WITHERS: We do. So, on the notice,
8 the posted notices, we have a QR code on that
9 posted notice?

10 MS. GARCIA: The posted -- I don't think we
11 do on the property. We do require that for the
12 mailed notice.

13 MR. WITHERS: Maybe, on the property --
14 everybody carries their cell phone, but they
15 don't always carry a piece of paper to write
16 down hearing numbers, you know.

17 MR. COLLER: So, on this item, just to
18 bring us back to what we're doing, we need some
19 form of a motion.

20 CHAIRMAN AIZENSTAT: Right, on the door
21 hangers. So what I was going to ask -- and we
22 can -- is there anybody that would like to move
23 on the --

24 MR. SALMAN: I'd like to make a motion --

25 CHAIRMAN AIZENSTAT: Yes.

103

1 the street.

2 MS. KAWALERSKI: But she's talking about
3 the north side. I know Ms. Gold well.

4 MR. PARDO: What she was saying is that
5 there was no notification for that --

6 MS. GARCIA: Because it was by right.

7 MR. BEHAR: You still have to come here.

8 MS. GARCIA: It was not requiring a Site
9 Plan approval. It never had required a Site
10 Plan Approval. MF-2 never had any kind of Site
11 Plan approval.

12 (Simultaneous speaking.)

13 MR. BEHAR: That's a big loophole.

14 MR. PARDO: Yeah, that's a --

15 MR. SALMAN: That's what she's talking
16 about, and it's a loophole and it's a problem,
17 because it creates an inequity across the
18 street that should be a corridor. Do you
19 follow me?

20 MR. PARDO: Oh, yeah.

21 MR. SALMAN: And you're taking rights away
22 from the people on the south side, in the
23 process of this, quote/unquote, transparency.

24 (Simultaneous speaking.)

25 CHAIRMAN AIZENSTAT: What I'd like to do is

102

1 MR. SALMAN: -- that we deny this
2 Resolution.

3 CHAIRMAN AIZENSTAT: The door hanger, as
4 presented.

5 MR. SALMAN: As presented.

6 CHAIRMAN AIZENSTAT: Is there --

7 MR. BEHAR: I'll second that.

8 MR. COLLER: So it's a denial of Item E-3.

9 CHAIRMAN AIZENSTAT: As presented.

10 MS. COLLER: As presented, an Ordinance.

11 CHAIRMAN AIZENSTAT: We have a motion. We
12 have a second. Any discussion?

13 MR. PARDO: I would hope that maybe this
14 leaves more direction for Staff, that other
15 avenues are explored.

16 MR. SALMAN: We just spoke for half an hour
17 about it. I think she got all of the direction
18 she needs.

19 MR. PARDO: So you don't need that as a,
20 you know, come back?

21 MS. GARCIA: No. I'm good.

22 MR. PARDO: Okay.

23 CHAIRMAN AIZENSTAT: All right. Any other
24 discussion? No?

25 Call the roll, please.

104

1 THE SECRETARY: Felix Pardo?
 2 MR. PARDO: Yes.
 3 THE SECRETARY: Javier Salman?
 4 MR. SALMAN: Yes.
 5 THE SECRETARY: Chip Withers?
 6 MR. WITHERS: Yes.
 7 THE SECRETARY: Robert Behar?
 8 MR. BEHAR: Yes.
 9 THE SECRETARY sue Kawalerski?
 10 MS. KAWALERSKI: No.
 11 THE SECRETARY: Eibi Aizenstat?
 12 CHAIRMAN AIZENSTAT: Yes.
 13 Thank you very much. There's no other item
 14 on the agenda for tonight.
 15 MR. BEHAR: I'll make a motion to adjourn.
 16 CHAIRMAN AIZENSTAT: We have a motion. All
 17 in favor --
 18 MR. SALMAN: Second.
 19 CHAIRMAN AIZENSTAT: -- say aye.
 20 (Therefore, Board Members voted aye.)
 21 (Thereupon, the meeting was concluded at 7:50
 22 p.m.)
 23
 24
 25

105

1 C E R T I F I C A T E

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 14th day of May, 2024.
 17

18 

19 -----
 20 NIEVES SANCHEZ
 21
 22
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106