

**City of Coral Gables City Commission Meeting
Agenda Item F-3
April 24, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena**

City Staff

**City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia**

Public Speaker(s)

**Laura Russo
Blackwell Stieglitz
Ofelia Chiavacci
Philip Brawner
Jorge Navarro
John Dziuba
Rafael Portuondo
Cesar Molina
Michael Lorion**

Agenda Item F-3 [0:00:00 p.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending

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Agenda Item F-3 -Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code to modify provisions related to ground coverage and building height.

Appendix A, "Site Specific Zoning Regulations," Section A-56, "Hammock Lakes;" to modify provisions related to ground coverage and building height; providing for a repealer provision, severability clause, codification, and providing for an effective date. (On 03.27.18 Commission approved the First Reading of the Single-Family Residential text amendments, which included the Hammock Lakes Site Specific text amendment to increase the ground coverage from 15 percent to 25 percent, Vote: 4-0. In response to the Commission's direction on 04.10.18, Staff has prepared the text amendments for Hammock Lakes Site Specifics as a separate Ordinance for Second Reading).

Mayor Valdes-Fauli: And we're going to take Item F-3, ordinance on second reading, Hammock Lakes.

City Manager Swanson-Rivenbark: I'm not sure if the City Attorney is here, Mayor, but this is a second reading of the Hammock Lakes, but you do have speaker cards.

Mayor Valdes-Fauli: Alright. Ordinance of the City Commission of Coral Gables providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-56, "Hammock Lakes;" to modify provisions related to ground coverage and building height; providing for a repealer provision, severability clauses, codification, and providing for an effective date. 03.27.18 Commission approved on First Reading of the Single-Family Residential text amendments, which included the Hammock Lakes Site Specific text amendment to increase the ground coverage from 15 percent to 25 percent. The vote was 4-0. In response to the Commission's direction, Staff has prepared the text amendments for Hammock Lakes as a separate Ordinance on Second Reading.

City Attorney Ramos: Sir, this is a second reading and a public hearing item.

Mayor Valdes-Fauli: Thank you. You're back.

City Attorney Ramos: Yes. I made it in time.

Mayor Valdes-Fauli: Alright. What is the pleasure of the Commission?

Vice Mayor Quesada: Oh.

Mayor Valdes-Fauli: This is second reading, Hammock Lakes, exclusively.

City Attorney Ramos: And it's a public hearing item.

Commissioner Keon: It's a public hearing item.

Mayor Valdes-Fauli: Yes.

Commissioner Keon: I think you have some people.

City Attorney Ramos: There are speaker cards? There are speaker cards, sir.

Mayor Valdes-Fauli: Okay.

Commissioner Lago: Does staff have any -- have a presentation or...

Mayor Valdes-Fauli: No, it's second reading.

Commissioner Lago: Okay.

Commissioner Keon: Yeah.

Vice Mayor Quesada: Any changes or anything else...

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Quesada: Between first -- so, hold on. I just want to be clear about something. Hammock Lakes and Snapper Creek are seg...

Mayor Valdes-Fauli: No, this is Hammock Lakes.

Vice Mayor Quesada: I know, so they were segregated.

Commissioner Lago: Yeah.

Vice Mayor Quesada: I just want to be clear with that.

Mayor Valdes-Fauli: Yeah, they're separate.

City Attorney Ramos: Right, Hammock Lakes...

Vice Mayor Quesada: And so, we're just talking about Hammock Lakes right now?

Mayor Valdes-Fauli: They're separate.

Commissioner Keon: They're two different ordinances.

City Attorney Ramos: Hammock Lakes was heard as part of the larger piece on first reading. That's why it's on for second alone.

Vice Mayor Quesada: I have a few questions about this, but I think I want to hear from -- I guess you can address them now, and for the speaker cards, sort of keep it in mind. I've met with residents in both neighborhoods. I know I'm talking about both right now, but it's important to

my analysis. Can you tell me about the restrictive covenants that are in Snapper Creek as compared to Hammock Lakes? Is there a different -- is that community wide? Can you educate me a little bit about that because I've heard a little bit about it. I've read a little bit about it, but I'd like your thoughts on that, Mr. Trias.

Planning and Zoning Director Trias: Yeah. As far as lot coverage, it's the same. It's 15 percent. And the discussion in the Commission was to increase it. Now, keep -- I had a very in depth discussion with Commissioner Lago about this issue because there's the additional regulation of the FAR, which also regulates the size of a house. So, what happens is that...

Vice Mayor Quesada: I'm aware...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: Of that relationship. So, I guess, just to summarize my thoughts so we can just cut right to it is that an acre right now in Hammock Lakes or Snapper Creek, you could build up to 12,000 square feet if it's a, you know, two-story building. But with the FAR with what we're talking about, you can build up to 14,000 square feet...

Planning and Zoning Director Trias: Which...

Vice Mayor Quesada: And change.

Planning and Zoning Director Trias: Which you really cannot achieve because of the lot coverage, which limits...

Vice Mayor Quesada: Got it.

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: So -- and I understand that part of it. What I don't understand is the restrictive covenant aspect of it.

Planning and Zoning Director Trias: I...

Vice Mayor Quesada: Do you have any knowledge about the restrictive covenant in Snapper Creek as compared to Hammock Lakes?

Planning and Zoning Director Trias: I only have knowledge of the site-specific regulations in the Zoning Code.

Vice Mayor Quesada: Madam City Attorney, do you have anything you can educate me on that?

City Attorney Ramos: As to restrictive covenants, no, sir.

Commissioner Keon: I think Laura Russo does.

Vice Mayor Quesada: Mr. Mayor, if it's okay -- I know it's a different item, but in my mind, I'm sort of grouping them in my mind together. I just want to understand the distinction between the two. Is it okay if we call up Ms. Russo to answer this question for me, Mr. Mayor?

Mayor Valdes-Fauli: What?

Vice Mayor Quesada: Is it okay to call up Ms. Russo on site...

Mayor Valdes-Fauli: Yes, of course.

Planning and Zoning Director Trias: And Mayor, if I could say -- the recommendation is that you take no action and you get more input from the neighbors. That has changed.

Vice Mayor Quesada: Okay, thank you.

Mayor Valdes-Fauli: Wait, I'm sorry. Your...

Vice Mayor Quesada: So, it's a very simple...

Mayor Valdes-Fauli: Recommendation is what?

Vice Mayor Quesada: Question.

Planning and Zoning Director Trias: The staff recommendation. I was just update...

Mayor Valdes-Fauli: Is?

Planning and Zoning Director Trias: It's to take no action today and...

Mayor Valdes-Fauli: On Hammock Lakes?

Planning and Zoning Director Trias: And request additional input -- both in Hammock Lakes and Snapper Creek, the same recommendation.

Commissioner Mena: I think -- no, go ahead.

Vice Mayor Quesada: Hold on.

Commissioner Mena: Let her go ahead.

Vice Mayor Quesada: Just one simple question on Snapper Creek. Can you explain to me the restrictive covenant aspect with Snapper Creek?

Laura Russo: Yes, the...

Vice Mayor Quesada: Because I don't understand it.

Ms. Russo: Yes. Snapper Creek -- when someone buys property in Snapper Creek, it is subject to a declaration of protective or restrictive covenants. So, even if the City were to change the zoning, it would not apply in Snapper Creek because when you buy in Snapper Creek, you are buying subject to the rules in Snapper Creek, and they are restrictive covenants that run with the land. So, it is -- Gables Estates has the same thing.

Vice Mayor Quesada: Got it.

Ms. Russo: Some of the restrictive covenants, whether it be Gables Estates or Snapper Creek, are more restrictive than the current Zoning Code. So, the only way to change the protective covenants -- and each covenant has its own percentage, but there is a percentage of homeowners that would be required in order to make a change in the restrictive covenants of Snapper Creek.

Vice Mayor Quesada: Got it. Okay, that clarifies it. Thank you.

Mayor Valdes-Fauli: Thank you. This is a public hearing, and we have requests from several people. Blackwell Stieglitz.

Commissioner Keon: For my own clarification, Mayor, are we hearing -- is the item that we're hearing right now strictly...

Mayor Valdes-Fauli: Hammock Lakes.

Commissioner Keon: Hammock Lakes?

Mayor Valdes-Fauli: Hammock Lakes.

City Attorney Ramos: Hammock Lakes.

Commissioner Keon: It's not...

Vice Mayor Quesada: Yes.

Commissioner Keon: It's not at all...

Mayor Valdes-Fauli: Ordinance on...

Commissioner Keon: Snapper Creek?

Mayor Valdes-Fauli: Second reading for Hammock Lakes...

Vice Mayor Quesada: My apologies for con...

Commissioner Keon: Okay. No, no, no.

Vice Mayor Quesada: Confusing the two.

Commissioner Keon: I just want to make sure of what we're hearing.

Mayor Valdes-Fauli: Hammock Lakes. Yes, sir.

Commissioner Keon: Thank you.

Blackwell Stieglitz: Ladies and gentlemen, I'm Blackwell Stieglitz. I and my family have lived at 8820 Schoolhouse Road for well over 30 years. First, we were in the County. Then the County -- I am beginning to feel like we're some kind of orphan. But the County said they didn't want us any longer, and that we were obliged to make a choice to either go into what was then evolving as Pinecrest or be annexed by the Gables. You know, sometimes it's better to associate with the devil you know. And certainly, the Gables has been here for quite a length of time and has a history, and we felt more comfortable in associating ourselves with Coral Gables and were indeed promised that the plat restrictions that were part of our neighborhood would be enforced in whatever arrangement was ultimately reached for us to enter the Gables. We were promised by Commissioners, by -- as I recall, we were promised by the Mayor that that would be true. And this neighborhood is unique to the County, just as the French village is and the Chinese village and the Dutch village, and all those -- and just because we were not part of the original development of the Gables does not mean that we are not entitled to the protection of our unique neighborhood, which is a heavily wooded and vegetated hammock. And ultimately, however, once we were annexed by the Gables, it -- we were -- there was an effort made to incorporate the plat restrictions into a site-specific zoning code, and that was done. And today, if we want our plat restrictions enforced, we have to complain to Building and Zoning, and they will enforce our plat restrictions. And we felt comfortable with that, and we've lived with that. And all of a sudden, it has come to our attention that -- with what we had been given to understand is no requirement of notice, that through a simple recommendation for a zoning change, that this could take place. And here we are on a second reading. And it seems to me that basic fairness requires that -- with the only notice being one that was issued after the Commission meeting of last week and -- that it would come up today on second reading. What I -- and I think a large number of our residents would like is for this to be referred back to some kind of a workshop where the concerns that arise out of our plat restrictions would be heard by the workshop and we and the Building and Zoning Department at Coral Gables would come to

some kind of understanding about what ought to be and should be, and that it be brought back to the Commission for whatever seems to be required by current events. Maybe nothing. But certainly, what is suggested is a very large change in terms of square footage, which would be allowed as the footprint of a house on one of our Hammock Lake properties. And...

Mayor Valdes-Fauli: Thank you, sir.

Mr. Stieglitz: And it would completely change the character of our neighborhood. It would -- we don't -- if we wanted -- had wanted to live in Gables Estates and had had enough money, we would have gone there. If we had wanted to live in the central part of the Gables on a City lot, on a City street, we would have gone there. But this is a special location, recognized to be so and was granted site specific restrictions. And we're asking you to refer this back for additional study so that those concerns can be addressed.

Mayor Valdes-Fauli: Thank you very much, sir. Thank you. Ofelia Chiavacci. Ofelia. Hi.

Commissioner Lago: How are you?

Ofelia Chiavacci: Good. Hi. I'm also a resident of Hammock Lake, and I'm also a registered architect, so I'm very well -- I understand very much the ground coverage. My part is that I wanted to ask the Commission how this came about. We had no knowledge until we got a letter in the mail last week that you guys were on second reading. I listened to your minutes. I watched your minutes. I was a little dumbfounded. You made comments -- Commissioners made comments that we haven't heard from the neighbors. We didn't hear from the neighbors. Because the neighbors didn't know. And it is a hammock. It is full of oak trees. You're increasing lot coverage by over 50 percent. There is no way to do that without cutting down oak trees. There's just not. We are unique. It's a site specific. You're full of site specific zoning codes in your Code. So, the fact that you want to make it parity with some of the other neighborhoods, it doesn't make sense. And if you look at the satellite image of Hammock Lake

next to all those other neighborhoods, you will understand completely why the neighbors are, you know, concerned with this. I agree with Blackie. I think we should go back to workshop. I'd like to understand why you want to increase it by over 50 percent lot coverage. I would like to understand, and I don't feel like I do. And so, I oppose...

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Chiavacci: Very much.

Mayor Valdes-Fauli: Thank you.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Philip Brawner.

Philip Brawner: I'm Philip Brawner. I live at 9100 School House Road, one of the properties on Hammock Lake 2. For some time, I have been the president of an unincorporated longstanding association known as the Hammock Lake 2 Homeowners Association. So -- and in that job -- been there for 45 years. In that job, I have found it necessary, from time to time, when people look at the ordinances and forget to look at our plat, they set out to make mistakes. And sometimes, these can be -- Ofie is here. She's one of the people who had to...

Ms. Chiavacci: Yes. I made...

Mr. Brawner: Reconform their original plans because they looked at the Zoning Code and didn't look at the plat and we -- it was sad. So, they couldn't -- they're great people, and you hate to do that to great people.

Mayor Valdes-Fauli: Go ahead, go ahead.

Mr. Brawner: You have in your books the two ordinances, the site-specific ordinance. There's no need for me to tell you about 3247 and 3495. They are site specific. They were a part of the deal under which we came into Coral Gables. That deal was honored by the site-specific ordinance. Now, one of the problems -- there are two things about our neighborhood, one of which is we have big setbacks. My lot is 100 feet setback from the lake. Two, nobody owns the lot that goes into the lake. The lake extends from -- I think under the ordinance, like seven feet above the water. So, anything that talks about what you can do going down into the lake is going to violate our plat. The other thing to notice, if you look at a picture, in order to get more lots with lake frontage, a great number of the lots -- particularly on 92nd, are very long and very narrow, only -- less than 150 feet across, and like 300 feet or more in depth. When you start putting a big house on a narrow lot based on how much acreage there is, you could possibly be creating a real injustice to your next-door neighbor. I have a two-acre lot to the center of the street, as you measure it. I can put -- under your proposed ordinance -- a 20,000-plus square foot house on my lot, so can my neighbor. That frightens me. That frightens me. Now, I recognize that there is a (INAUDIBLE) of problems, and I think this is why we should go back and workshop. The present ordinance, as I read it, permits a very big house because some people want or may want a single-story house. My house is single story, big, but single story, and I appreciate that. But using the hope for a big footprint for a single-story house and then having somebody use it to build a two-story house that big on a narrow lot, I think is something that should be reconsidered and workshopped. I am here to ask that you all don't vote on this today and you defer it. Put it back into workshops. Let the people in our neighborhood go over the -- what the plan finally means for them.

Mayor Valdes-Fauli: Thank you, sir. Thank you very much. Jorge Navarro, 333 Southeast 2nd Avenue.

Jorge Navarro: Good morning, Mr. Mayor and Commissioners.

Mayor Valdes-Fauli: Good morning.

Mr. Navarro: Jorge Navarro, office at 333 Southeast 2nd Avenue. We appreciate the City's initiative to restudy the lot coverage for this neighborhood. I'm here on behalf of two current property owners, who are looking to make some minor additions to their homes and they're being restricted by the existing regulations. I also have a petition that's been signed by 14 of the residents within the Hammock Lakes area in support of this Code change. And the concerns that come from these residents who are in support is really in two issues. One, is that they feel that they're being treated unfairly from the rest of the City, and that their area is being hindered in terms of property value and redevelopment, as everybody else, in the City. The second issue that they have with this ordinance is that they feel that it is compatible with the character of the neighborhood. Right now, they are allowed 15 percent lot coverage, which is less than half than what's currently allowed in the rest of the City. Additionally, this neighborhood has Pinecrest and the City of South Miami to the west and Gables Estates to the east. Pinecrest and South Miami currently allow between 20 to 30 percent lot coverage, which is still more than what is currently allowed in this neighborhood, which is basically bounded by these two areas. Gables Estates allows 35 percent lot coverage. And while I understand that there are some residents that spoke this morning that are concerned that this will be the next Gables Estates, you need to know that Gables Estates allows 10 percent more lot coverage than what is currently proposed for this neighborhood, so you will not have those types of houses. Another misconception that I heard was that by automatically increasing the lot coverage, you're increasing the FAR. But the Code does still have an FAR factor. This Code does not increase building height, does not decrease setbacks and does not decrease open space. Also, it doesn't just give you a greenlight to remove any kind of specimen tree that you have. Just because you're allowed additional lot coverage -- and I know that I've had clients in the past that have wanted to expand and there's a specimen oak tree. It doesn't mean that you could just go ahead and remove that tree to build your dream home. The City has a very stringent tree removal process, and they just don't allow you to remove any single tree. In fact, there's a board that's dedicated in the City to protect this. What we're asking for you here today is to please not treat this neighborhood differently than all the

other neighborhoods in the City of Coral Gables. And we believe, on behalf of the residents that I'm here on behalf this morning, that this minor increase in lot coverage will allow them the reasonable use of their property and to be treated the same as everyone else. We thank you for your time.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: John Dziuba or Ziuba.

John Dziuba: Dziuba, thank you.

Mayor Valdes-Fauli: Pardon?

Mr. Dziuba: Dziuba.

Mayor Valdes-Fauli: Dziuba.

Mr. Dziuba: Yes.

Commissioner Lago: Morning.

Mr. Dziuba: Good morning.

Mayor Valdes-Fauli: Morning.

Mr. Dziuba: I'm completing a build at 5410 Banyan, and I was shocked to receive this letter in the mail a couple days ago. This neighborhood is different. This neighborhood is full of green

space. And people have lived there for a long time. We've bought in that neighborhood for this reason. We expect the City to protect us. This is not a minor increase in lot coverage. This is a 67 percent increase in lot coverage. This is a massive difference. I understand you want to add a few points, you know, to help with additions, to -- you know, that's one thing. I mean, and you know, I think there should be a more open -- and it should be easier to get a variance from the City. In my build, the City of Coral Gables held up my permits for a year over 100 square feet. A hundred square feet. And this is a 67 percent increase in lot coverage. So, I implore you, please protect the taxpayers and the homeowners and don't permit special interests to take over and take a massive change to our zoning like this. Please go to workshop. I think, you know, this was a very short fuse that we had to respond to this. We got a letter in the mail what, two or three days ago. The community needs an opportunity to speak about this.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Lago: Do you live in Hammock Lakes?

Mr. Dziuba: I do, 5410 Banyan.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: Thank you. Rafael Portuondo, 6133 Southwest 46th Terrace.

Commissioner Lago: Morning.

Rafael Portuondo: Good morning. Rafael...

Mayor Valdes-Fauli: Morning.

Mr. Portuondo: Portuondo, Portuondo Perotti Architects. I think the attorney that spoke one before actually said it the right way. It's a lot coverage. And one of the things that it actually will do is actually bring the scale of the architecture down. One of the problems that we have in Hammock Lakes is the ability not to do something that's one story or do something that's automatically forcing someone to go up two stories. If you're looking to break down the scale of the architecture at Hammock Lakes by increasing the lot coverage, it's not increasing the FAR. It's not increasing the maximum height. It's not increasing the setbacks. It gives the people an opportunity to do something that's actually more of a courtyard or an aesthetic improvement to the architecture itself. So, in regards to -- we have a client that we're doing studies for for the house with a 38,000 square foot house. We're allowed 5,700 square feet. They wanted to do something that is not so massive. The -- with the garage -- everything counts in the lot coverage; garages, covered terraces, everything else. So, you end up with a one-story house that's 3,500 square feet of AC. So, by increasing the lot coverage, what it does is in terms of the overall massing of the house, it doesn't change because the FA -- because the lot coverage -- the FAR stay the same. So, it's just the ability to do something that's not so -- the need to have every house being two stories. So...

Commissioner Lago: Mr. Portuondo, may I ask you a quick question, if you don't mind.

Mr. Portuondo: Sure.

Commissioner Lago: I don't want to know the name of your client. Is that person elderly? Are they disabled? They just prefer the one-story versus a two-story? Because that's one of the questions that I've had before.

Mr. Portuondo: One of the things that we're trying to do is not do a complete three-story home. So, by average -- by having the ability to spread out the ground floor, it actually brings down the massing of the overall house. So, they're not older; they're not, you know -- it's just a way to do something that is not so massive.

Commissioner Lago: No, I agree with you. And also, I think, besides the massing, it also helps out with -- you know, it allows you a little bit more articulation on the...

Mr. Portuondo: Yes.

Commissioner Lago: On the property -- on the design of the actual residence.

Mr. Portuondo: And the other thing, too, which is important is there's other areas of Coral Gables that don't count, like, for example, loggias. In this particular case, everything counts, so there's no exceptions to it. So, you know, open terraces, open loggias, they all count. So, at the end of the day, when you're dealing with a house that you're managing the air-conditioned square footage, it starts to become very small. So, it's -- I think it would be an improvement to the Zoning Code to increase it to 25 percent. Thanks.

Mayor Valdes-Fauli: Thank you. Thank you, sir. Cesar Molina, I think.

Cesar Molina: Hi. My name is Cesar Molina. I live at 4880 Hammock Lake Drive. I'm also an architect, principal designer for CMA Design Studios, here along with my colleague, Ralph (INAUDIBLE) architects around here. We designed several homes in Hammock Lakes. My lot is full of oaks. We moved -- we bought our property there because we love the environment. But I also know the restrictions, as an architect, of what the lot coverage impacts on design. What happens with the 15 percent lot coverage? It promotes a stacking area of massing, so it forces you to have bigger structures naturally. The environment in Hammock Lakes, along with (INAUDIBLE)...

Vice Mayor Quesada: I'm sorry. You said the current Code encourages more stacking?

Mr. Molina: Stacking. Because you only are limited to 15 percent, your impact on the lot is limited, which forces you to go up. It forces you to have two-story houses. It doesn't promote a variation of architecture as far as single-story architecture. My brother lives on Ponce-Davis, in Dade County. Dade County currently has a 20 percent lot coverage for one-story residences, and you could do up to two stories if it's two-thirds or less, in the Dade County Code, okay. And this restriction is 15 percent across-the-board; terraces, verandas, loggias, like Ralph says. So, it really -- it doesn't promote a very open architecture as far as indoor-outdoor -- again, you have to understand the contextual environment of Hammock Lakes. Hammock Lakes has a tremendous amount of canopy trees. These canopy trees span 25 feet in diameter, 30 feet in diameter. When you actually have a two-story house, that actually impacts the natural environment more than it will a one-story house. Now, promoting a change in lot coverage doesn't (INAUDIBLE) create, you know, bigger houses. That -- and if anything, it's going to protect -- the green area does not change. Your FAR does not change. So, you have more square footage (INAUDIBLE). That means it limits the amount of second floor that you have on the structure. So, you know, I think it's good for the homeowners to have an open-ended agenda, but there should be a change in the current code for the (INAUDIBLE). The original Dade County Code is 20 percent for a one-story house, from the very beginning, and you could do up to two-thirds of a second floor in Dade County. That was the original part of Hammock Lakes, okay. So, I'm a great promoter as an architect to increase the lot coverage. We're not talking about 35 percent, 25 percent. Again, it's all about good design. Just because you have an oak tree there doesn't mean you get to knock it down. You have to preserve that hammock. You've got to build around it. The green area does not change. The impervious areas and non-impervious areas does not change at all. So, I think it will promote better design. I think -- I have a letter here from Jorge Hernandez. He's a pretty well-respected architect. If you want, I could read you his letter.

Commissioner Lago: Yes, please.

Mr. Molina: I think -- he wrote here Honorable Mayor Raul Fauli and Commissioners, I submit this letter to establish once more the reason why the single-family residential zoning committee

recommended the increase in ground coverage from 15 to 25 percent for Hammock Lakes, an issue before you today. The committee was composed of representatives from five architectural firms, experts in planning, residential design and more than two, and sometimes, more than three decades of experience in designing residences in Coral Gables. We worked for over one year's time and made multiple presentations before the Commission and conducted a workshop with you. The following are the list of points that buttress our recommendation. Our Code specifies ground coverage at 35 percent for the entire city and 15 percent for Hammock Lakes and Snapper Creek. This constitutes a material difference in ground coverage, less than half when compared and enjoyed by all other neighbors in the City. The existing difference in ground coverage discriminates against those wanting to design and construct a one-story residence. Three, the existing difference in ground coverage limits the range of articulation in building mass. It encourages stacked massing -- as I was describing before -- one floor over the other to approach the yield and the FAR, floor area, that Coral Gables allows in this and all other neighborhoods. Four, the existing difference in ground coverage discourages and generous use of -- discourages the generous use of porches, loggias, breezeways, verandas and covered terraces engendered by the Coral Gables Zoning Board as part of the -- as part and parcel of the character of the City and enjoyed by neighborhoods throughout. Five, Gables Estates -- where lots are one acre and larger -- is a suitable comparison to Hammock Lakes whose lots are similar in size. Gables Estates has an FAR ratio of 35 percent ground cover, in contrast to 15 percent in Hammock Lakes. Hammock Lakes is not in a VE zone, so Hammock -- Coral Gables is in a flood zone. The massings of the properties in Hammock Lakes would never be required to be elevated to the levels required by Gables Estates. For this reason, the ratio of massing to the lot size would never approach to that of Gables Estates, and this is very true. Six, the recommended changes from 15 percent ground coverage to 25 percent ground coverage is reasonable and middle distance, halfway between the existing ratio of 15 percent and that enjoyed by the others throughout the City of 35 percent. In the course of my three decades of experience designing residences in Coral Gables and Hammock Lakes, I have encountered homeowners who had to compromise and limit the one-story portion of the limited space, but were restricted in size of the porches, loggias and breezes and verandas; some simply abandoning the projects, others having

to take root and asking for a variance. In conclusion, the single-family resident zoning committee felt this recommendation was a reasonable proposal that restores some, yet not all of the benefits enjoyed broadly by the residents and neighbors of Coral Gables. We offer this and many other suggestions to you in good faith and to the best of our professional knowledge, skills and experience. As you know, this committee worked pro bono as an act of service to the City, and we thank you for that opportunity. We hope you receive this and all the recommendations in that spirit. Thank you, Jorge L. Hernandez. Okay, again, I live in Hammock Lakes.

Mayor Valdes-Fauli: Thank you.

Mr. Molina: My lot is filled with trees. I want to preserve that, but I agree with my colleagues that I think increasing the lot coverage will benefit the aesthetic massing of this neighborhood and preserve what is...

Mayor Valdes-Fauli: Thank you. Thank you, sir. Public hearing is closed. Commissioners.

Vice Mayor Quesada: Yeah. I have a few questions. There was a resident that I met with yesterday. I thought he'd be here today. And he had a document he put together for me. I don't know if he shared it with the rest of you.

Commissioner Lago: Yes. I met with him.

Vice Mayor Quesada: Yeah. Did he give you the document as well?

Commissioner Lago: I have it in my office.

Vice Mayor Quesada: I meant to bring it. I forgot to.

Commissioner Lago: You want me to get it?

Vice Mayor Quesada: Do you mind?

Commissioner Lago: Yeah.

Vice Mayor Quesada: Because I think it's helpful for those that haven't seen it.

Commissioner Lago: But I want to be clear also that it was -- I spoke to Ramon in reference to that document and there was some...

Vice Mayor Quesada: He made corrections.

Commissioner Lago: There was some corrections.

Vice Mayor Quesada: Yeah.

Commissioner Keon: Yeah. I'd like Ramon, through the Mayor...

Vice Mayor Quesada: So...

Commissioner Keon: If Ramon could respond to those on the record...

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: Please. Thank you.

Vice Mayor Quesada: Just a few quick points. So, it's sometimes frustrating sitting in our position on the notice issue because we always ask that notice gets out there. We've been talking about this for, I don't know, like a year. We really have, in different types of meetings that

we've had and different discussions that we've had. So, you know, obviously, that notice aspect is a big one for me. We had a workshop recently, and actually, Jorge Hernandez was there in one of those workshops and his letter that -- I don't think you -- you thought you were going to be a reader today. Thank you for reading that in. Again, there was input from different architects, from different places on, you know, what is seen throughout the City of Coral Gables and other neighboring municipalities. So, I'll be honest with you. I'm satisfied with the notice, but then I'm not satisfied with the notice. I'm somewhere in between with it on that. As far as the substance that...

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Quesada: Okay, thanks. And what Commissioner Lago went to go grab, a resident put together for me -- or, I guess, put together for all of us is on the breakdown of the square footage, just to give us more perspective. Look, I'm not an architect. I'm not an engineer. I'm not in that business. I don't have the knowledge that some of the people that have spoken here today have. And the breakdown, I thought was very interesting is we talk about our current Code of the 15 percent lot coverage as applied to Hammock Lakes, specifically Hammock Lakes. It shows that if you were going to build out to the max that's allowed, which is 12,000 square feet and change, you would have to maximize -- which is what -- I apologize. I forgot your name. Mr. Molina mentioned -- and I saw in the documents -- you had to build 6,000 square feet on the first floor, and then 6,000 square feet on the second floor. So, essentially, our current Code encourages a box, if you wanted to max out. And then on that document, he had a breakdown of the different items that are allowed. And what I saw is the interplay with the FAR, which became a lot clearer for me in the sense that even if it was allowed, the 25 percent, the max you can build is 14,000 square feet. And again, I'm just specifically talking to Hammock Lakes here. And again, I am told that the document is accurate because you have clarified it with Ramon. Thank you. So, the difference that we're really talking about would be about 2,000 square feet that I was looking at, but it would encourage the bigger on the first floor and smaller on the second so that you wouldn't be building a box.

Commissioner Lago: Which comes back to what I mentioned about articulation and not having a shoebox, which Mr. Molina was...

Vice Mayor Quesada: So that...

Commissioner Lago: Clearly trying to articulate.

Vice Mayor Quesada: And my consideration of -- rings true to me because when you drive around some of the neighborhoods in our city and you see a box of a building that's less desirable, I think, and I think most people agree with that. So, that's one issue that rings true to me, as well as -- I know Commissioner Lag had some questions about this, but there was a resident that spoke to me about it, about if there's a handicapped individual building, it's harder to have a second floor. There's some handicapped people in my family that I have to deal with, and it's very hard...

Commissioner Lago: Or if somebody wants to...

Vice Mayor Quesada: To deal with lifts.

Commissioner Lago: Or if somebody wants to age in place, per se, which, again, we have a lot of elderly people in this community and they want to age in place. It becomes a little bit difficult to make whatever changes in reference to the residence or upgrades to the residence.

Vice Mayor Quesada: So, okay, I want to hear from the rest of the Commission, but I -- you know, I see -- those are the -- that's sort of what I see in the positives and negatives to this. I just want to put it out there before we take a vote on whatever we're going to do today, but I just want to put that out there.

Commissioner Mena: Yeah.

Vice Mayor Quesada: What I'm thinking.

Commissioner Mena: You know, I reviewed the letter from Jorge Hernandez, as well, that Mr. Molina read. I had also met with and reviewed the numbers from Mr. Ogdun, who, apparently, you met with as well. Look, we've been discussing this for some time now.

Commissioner Lago: A year.

Commissioner Mena: We've had multiple public meetings on it.

Commissioner Keon: I think -- I don't...

Commissioner Mena: If I...

Commissioner Keon: But I think that the issue of Hammock Lakes was introduced after the workshop, as was Snapper Creek.

Commissioner Mena: No, we discussed it at the workshop.

Commissioner Lago: At the workshop.

Commissioner Mena: And then again on first reading. So, and again, that...

Commissioner Keon: It was long in the process before it was...

Commissioner Mena: That's a big distinction.

Commissioner Keon: Before it was -- before it was discussed.

Commissioner Mena: Understood. But, to me, that's a big distinction here in how these two different neighborhoods -- and they are two different neighborhoods -- have played out. You know, the lot coverage issue is only one aspect of this. We're still limiting the FAR. And we still have restrictions on what you can do with specimen trees, as several of the speakers have noted. You know, as you said, you're not an architect; I'm not an architect. But I've heard from, you know, a committee composed of five different architectural firms. I've heard from several people here today.

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: I think it's important to note we're not requesting to change it to the full 30, 35 percent that other neighborhoods in the area have. I think this is a reasonable middle ground. I'm not going to get into all the details about the articulation that Commissioner Lago and you have described. But again, based on everything that's been presented to us, to me, this is a reasonable change in this particular neighborhood, which we've discussed and had input.

Commissioner Lago: Well, excuse me. I was just actually asking...

Mayor Valdes-Fauli: Commissioner.

Commissioner Lago: Commissioner Keon...

Commissioner Keon: You remembered the...

Commissioner Lago: She remembered the name of a person who actually built a home in Hammock Lakes. One of the main concerns that I have and that this is what we're trying to do and why I think we embarked on this effort to clean up the residential zoning code and why we

brought individuals, world-class architects here in our City to give up of their time and to really focus on what we can do to simplify the Code. I wish I remembered the gentleman's name. I know that he no longer lives. He bought a lot in Hammock Lakes and he ended up building a house. But to achieve something as simple as porches, he had to go through the variance process, and that, to me, I think is a little bit excessive and, you know, subjects a homeowner to unnecessary costs -- and I'm not talking about just architecture costs. I'm talking about loans, construction costs, time. So, to me, I want to get away from people having to go through the variance process just to do simple things that are already allowed in 95 percent of the entire city. I'm not saying we have to go to 35 percent. I think that 25 percent, in my opinion, is something that's, you know, justified. It's reasonable. We're not going to -- and I heard from several residents who I spoke on the phone and I told them the process -- the City has an extensive, thorough review process in regards to our Zoning Code and if any tree wants to be cut down in the City. You cannot even commence construction until every tree has been reviewed and the City has signed off.

Mayor Valdes-Fauli: And accounted for.

Commissioner Lago: And each tree has been protected. So, the idea that this is just going to result in trees being cut down arbitrarily, it's not going to happen. That's not the way it works. We've taken great measure as a city -- and Commissioner Keon has been an advocate on behalf of this. This entire Commission has, to make sure that we protect our specimen trees. And if someone does have to remove a tree or cut a tree, that tree is replaced with the same size or greater or the number of trees is increased. So, you know...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I think we...

Mayor Valdes-Fauli: Commissioner...

Commissioner Lago: I think we've been talking about this for almost a year. I remember the actual...

Mayor Valdes-Fauli: Yeah, for a long time.

Commissioner Lago: The actual discussion was held in the Zoning Department, in the...

Mayor Valdes-Fauli: That horrible...

Commissioner Lago: Conference room.

Mayor Valdes-Fauli: Building across the street.

Commissioner Lago: Conference room, so...

Mayor Valdes-Fauli: Commissioner Keon, any comments?

Commissioner Keon: I have some questions for Ramon. Ramon, could you stand up, please? Could you maybe answer these questions for me? And it's more -- as much as to help me, I'd like to be able to help the residents who are listening or that are here to fully understand what -- how this will affect what is built in Hammock Lakes. I certainly understand that -- and I do appreciate that Hammock Lakes has an aesthetic that is all its own. It doesn't have the same aesthetic as, you know, the other -- certainly, you know, this area and the north part of the Gables or generally the southern part of the City or whatever, just as Journey's End has a very particular, you know, aesthetic as does Snapper Creek, as does Gables Estates and all of them. And I know that there is a great desire for them to maintain that aesthetic. People have bought homes there because they like how it looks. They like how it works for them. So, I don't want to -- I really don't want to do things that change that aesthetic without their input or their buy-in. Now, I

know that -- and I do understand the issue raised by the architects with the -- about the ability to build a different home, if you get a little bit more lot coverage and to have loggias and breezeways and porches and, you know, the things that they are addressing that makes a home unique in that area. What I want to make sure doesn't happen is to talk to the issue of the FAR that is allowed on the -- is -- these are all at least one-acre lots, you said?

Planning and Zoning Director Trias: Yes. A few are a little bit smaller than that, but yet, they are one-acre lots.

Commissioner Keon: Okay, so, in general, Hammock Lakes is -- they're one-acre home sites.

Planning and Zoning Director Trias: Yes.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: And that was the zoning requirement of the County at the time of annexation.

Commissioner Keon: Okay. So, on those one-acre home sites, what is the allowable FAR now?

Planning and Zoning Director Trias: Well, the same that applies to the whole city. I mean, the issue...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Yeah, and that is the interplay that takes place is that the only site specific has to do with the lot coverage.

Commissioner Keon: Amount of lot that's covered.

Planning and Zoning Director Trias: Which makes some things that are counted on FAR, which is a very good point, such as, for example, porches and terraces, that wouldn't be a big deal in the typical single-family house because of the 35 percent. It is a big deal in the 15 percent.

Commissioner Keon: Right. I mean, I heard the gentleman speak that it took him over a year to have an additional 100 feet on his property, which is -- seems absurd. So, you wouldn't like for someone to go through that. But I would like to assure the community that lives there that you -- that you're not going to have bigger homes because you're going to have two stories on -- you know, big boxes on those lots that cover 25 percent of the lot. So, how do you explain that to them? How do you help them understand that that's -- that this will not do that?

Planning and Zoning Director Trias: Yeah. The problem is that -- I think it will do that a little bit because what happens right now is that most of the -- yeah, that's the real challenge. The challenge is because the houses do not maximize the FAR right now. There's still some room to make a larger house once you expand at that ground level. I think that we probably should go the more sophisticated way of dealing with the site specifics, meaning having different regulations for the first floor and then the second floor, as has been mentioned. We probably need to discuss that with the neighbors a bit further to understand the goals because the goals are reasonable, from my point of view. And the discussions that I've had with some of the neighbors, there's some openness to discussing the lot coverage within an overall vision that does not contradict the character of the neighborhood. I think if we only change FAR, we'll probably -- I'm sorry, if we only change lot coverage, we're probably not doing a good job completely. We probably need to think of a better -- yeah.

Commissioner Keon: I -- see, I have a real concern that if we only change the lot coverage and we don't regulate what is first and second story -- although, maybe the architects that spoke today, and possibly, Jorge Hernandez, you know, that are designing -- building some homes for people that have purchased their land and intend to live there or residents that are already

residents of Hammock Lakes can abide by. But we know and we have seen throughout this city the number of spec homes that have gone up because it is a very desirable place to live. And a lot of the issues that were addressed in these changes were to address the max -- how they have maximized the square footage and different things...

Commissioner Lago: Yeah.

Commissioner Keon: That have made those homes that are being built as spec homes very profitable to whoever is building them, but really affects the aesthetics of a neighborhood. So, I'm very happy to increase this lot size, but I would ask that we would be careful when we do this that we really need to look at, you know, the -- how that is distributed between a first floor and a second floor. And then if you want to pass this today and say that it is solely limited to one-story buildings, I think you really haven't change a lot other than to allow them to use more of the coverage. But when you say that it would, you know, allow, with a new home to be built that would make it even larger and bigger and whatever and a bigger box...

Vice Mayor Quesada: Yeah, but doesn't...

Commissioner Keon: You're dealing with people who don't want a big box.

Mayor Valdes-Fauli: That doesn't work.

Commissioner Keon: But that's what you're going to get.

Vice Mayor Quesada: I just want to understand something in your statement. My understanding is other aspects of the Code will not allow sort of the conversation I was having with Mr. Molina. And for the articulation conversation -- and someone can correct me if I'm wrong...

Commissioner Keon: Right.

Vice Mayor Quesada: But my understanding is if they're going to build a bigger house and they're really going to maximize the maximum allowed under the FAR, under what's being proposed, you wouldn't be building a box. You'd have the articulation. You'd have the design...

Commissioner Keon: I'm listening to what Ramon has to say. That's all.

Commissioner Lago: What you would be...

Commissioner Keon: I'm asking Ramon...

Vice Mayor Quesada: I want to make sure that...

Commissioner Keon: For that. Right.

Vice Mayor Quesada: That's my understanding.

Commissioner Keon: So, I want to make sure -- okay.

Vice Mayor Quesada: I don't know if that's correct or not.

Commissioner Keon: Then I'd like -- that's not what I'm hearing, so I would ask also that...

Vice Mayor Quesada: Oh, yeah, to clarify that.

Commissioner Keon: That I hear it more clearly, too.

Vice Mayor Quesada: Yeah.

Commissioner Lago: But I also wanted to make point...

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Before you speak. The purpose of this is to avoid the variances that people have to do to basically do something that's simple. And the gentleman's name who owned the property before who built it was Jeff Partel. To achieve simple features like, for example, porches which I think are a beautiful amenity for the neighborhood...

Vice Mayor Quesada: Oh, yeah. He had a porch...

Commissioner Lago: They're beautiful.

Vice Mayor Quesada: That came before us.

Commissioner Lago: You know, you -- I would love to have a porch in my home. He couldn't do it because he didn't have enough square footage. It's not like he was adding more living space. He was just adding a feature which I think makes the house, in my opinion -- some people may not like porches -- I understand -- but would make it more homey, would make it more pleasing. It would be an entrance feature. He wouldn't be able to do that unless he had a variance, so he had to fight to get a variance. Let me ask you one question, along with everything else said, Vice Mayor Quesada and Commissioner Keon said. When homes come before you, the only way to get through the process is, obviously, go through a variance, correct?

Commissioner Keon: No. They don't allow them.

Planning and Zoning Director Trias: Well...

Commissioner Lago: No, but they allowed it in this case.

Planning and Zoning Director Trias: There's a set of variances that we documented and they're in attachment, and so that has happened in the past multiple times.

Commissioner Lago: Okay. So, basically, he would say, okay, I max out and I want to add these additional amenities or features, which would make my house, obviously, more beautiful, they have to ask for a variance because, like you mentioned before, certain things that happened in Hammock Lakes do not happen in the other parts of the City. For example, porches count against FAR, correct?

Planning and Zoning Director Trias: And that's the issue. The issue is that they count as lot coverage.

Commissioner Lago: Yes.

Planning and Zoning Director Trias: So, when you have...

Commissioner Lago: Excuse me. They count as lot coverage.

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: I apologize.

Planning and Zoning Director Trias: They don't count as FAR, but because you are limited with the lot coverage, basically, they're not encouraged. I mean, that's the...

Vice Mayor Quesada: So...

Planning and Zoning Director Trias: Consequence.

Vice Mayor Quesada: Let me understand.

Commissioner Keon: Yeah.

Vice Mayor Quesada: Let me -- again, from a non-architect standpoint, let me under -- let me make sure I understand that correctly. So, I could build a house, hypothetically, up to 12,000 square feet currently. A pool or a pool house or a porch or a gazebo -- is that what we're talking about when we say accessory uses?

Commissioner Keon: No.

Vice Mayor Quesada: Those are included in the FAR or they are not?

Commissioner Lago: They're included in the ground -- they're included...

Commissioner Keon: But there's an additional -- isn't there an additional 5 percent for that?

Vice Mayor Quesada: Does that come out of my 12,000 or not, or it's in addition to?

Commissioner Keon: There's an additional 5 percent that is...

Planning and Zoning Director Trias: Right.

Commissioner Keon: No?

Planning and Zoning Director Trias: It comes out of the 12,000. And also...

Commissioner Lago: Yeah.

Planning and Zoning Director Trias: There's an additional 5 percent. So, it's a little bit complicated. You have 15 percent, but you also have an additional 5 percent in the backyard, and it's a little ambiguous the way that the Code is written, so -- this was done when the City annexed the properties in the early '90s. We provided all that documentation for you. It probably is not done in a way to achieve excellence. I think that achieving excellence requires Mr. Portuondo or Mr. Molina designing the house. But clearly, the Zoning Code is not assuming that we're going to have a house...

Vice Mayor Quesada: But then again, that's the point of our Board of Architects.

Planning and Zoning Director Trias: Yes, yes. That's another...

Unidentified Speaker: Right.

Planning and Zoning Director Trias: Another -- keep all of this in mind. We do preserve trees. We do have rules to preserve trees, and we do have the Board of Architects. And I think that if we understand that each of those roles is imperfect and is only a part of the process, then we can do a better job. Now, my opinion is that based on what I have heard from the neighbors, we probably would benefit from some additional discussion. That's why we recommended no action, just so everybody understands what we're talking about because it's sort of complex. And I've noticed that some -- from following up, that sometimes people misunderstand. Sometimes, you know, the rules simply overlap, and in some cases, they are in contradiction with each other. So, that's simply what we were trying to do for the past year with our committee of architects. They tried to eliminate some of that. And unfortunately, the site specifics are by themselves. So, as we were working for a long time on the general rules, then at the end, that additional issue came up with the site specifics, which need to be addressed.

Commissioner Mena: But isn't it -- did I hear correctly? I don't remember if it was Mr. Navarro or Mr. Molina. The -- and I've heard a little bit about when this area was annexed and there was a "deal" that it would stay the same. But since then, the County has increased this ratio as well, hasn't it? So, even if they had stayed in the County, it would have gone up. Pinecrest is...

Planning and Zoning Director Trias: I mean, I...

Commissioner Mena: Pinecrest is also higher than the 15 percent that they have now.

Planning and Zoning Director Trias: Yeah. What we have is exactly what the County had at the time.

Commissioner Lago: Yeah, but now...

Commissioner Mena: Right. But now...

Commissioner Lago: But the County has increased.

Planning and Zoning Director Trias: Right.

Commissioner Mena: So, whether it had stayed in the County or gone to Pinecrest, it'd be higher than what it is now.

Planning and Zoning Director Trias: Most likely, yes.

Commissioner Mena: Right. So, again, I think that's important because part of what we've discussed here is trying to do something that is fair to not only this neighborhood, but as comparison to other neighborhoods.

Commissioner Lago: That's a great point.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: And again, we have heard from...

Commissioner Lago: (INAUDIBLE) 16 months.

Commissioner Mena: Professionals. We've heard from the architects now. We've heard from a lot of people, and we've heard from a lot of the residents on it. I don't want the people who are here to think otherwise. We've heard from a lot of you over the course of the last week and two weeks, very clearly; many in support and many against. We understand that. But we've also had a professional opinion given to us that we're -- we have to rely on.

Mayor Valdes-Fauli: The public hearing has been closed. There's a Michael Lorion who gave me a card. Mr. Lorion, I'll give you one minute to address the -- one minute. Will you keep the timing? Please.

Michael Lorion: Thanks very much. As a resident of Hammock Lakes, I just want you to, number one, defer any vote today. Number two -- and I've sent everybody an email. I would hope you've all received it explaining this -- that we have some sort of workshop or forum where the residents of Hammock Lakes could be informed as to what the Code currently is, what is being proposed and we could resolve those issues in a public forum that we could talk about it. As I mentioned in the email that I sent to all of you, the first notice I heard -- the first time I heard that this was becoming an issue within my neighborhood was when the public notice was sent out April 13. Prior to then, I had no notice and I'm sure a lot of my neighbors also have not had any notice because we've had a little discussion and we do see each other walking dogs and in the neighborhood. It's that type of place. So, please consider those items and defer your vote today and allow for a public forum to inform the residents.

Mayor Valdes-Fauli: Thank you, sir.

City Attorney Ramos: Sir, can you please state your address for the record?

Mr. Lorion: 5190 Hammock Park Drive...

City Attorney Ramos: Thank you.

Mr. Lorion: 33156.

City Attorney Ramos: Thank you.

Mayor Valdes-Fauli: Thank you.

City Attorney Ramos: I'd like to...

Mayor Valdes-Fauli: Alright.

City Attorney Ramos: Speak to notice very briefly. We have complied with all legal notices. We, in fact, sent a courtesy notice in anticipation of this meeting. I'd just like to put that on the record.

Mayor Valdes-Fauli: Okay. Do I hear a motion?

Commissioner Lago: I'll make a motion...

Mayor Valdes-Fauli: That we approve?

Commissioner Lago: To proceed -- to proceed -- I make the motion to proceed as follows...

Mayor Valdes-Fauli: Is there a second?

Commissioner Lago: As described.

Commissioner Mena: Second.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Commissioner Mena: Yes.

Vice Mayor Quesada: Yes.

Commissioner Keon: You know, I would rather -- I would really rather see this deferred.

Mayor Valdes-Fauli: What?

Commissioner Keon: I'd rather see this deferred for two weeks...

Mayor Valdes-Fauli: Okay, so you vote no.

Commissioner Keon: So, it's hard to support it.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: Yeah.

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-1)

Mayor Valdes-Fauli: Thank you very much.

DRAFT