

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
WEDNESDAY, FEBRUARY 8, 2023, COMMENCING AT 6:00 P.M.

Board Members Present:
Eibi Aizenstat, Chairman
Robert Behar
Luis Revuelta
Wayne "Chip" Withers
Claudia Miro
Julio Grabiél

City Staff and Consultants:
Peter J. Iglesias, City Manager
Suramy Cabrera, Development Services Director
Douglas Ramirez, Deputy Development Services Director
Jill Menendez, Administrative Assistant, Board Secretary
Jennifer Garcia, Principal Planner
Cristina M. Suarez, City Attorney
Arceli Redila, Zoning Administrator
Zeida Sardinás, Assets Manager/CM's Ofc.
Emilee Aguerberere, Principal Planner

Also Participating:

Zeke Guilford, Esq.
Jeffrey Flanagan, Esq., via Zoom

1 (Thereupon, the following proceedings were
2 held.)

3 CHAIRMAN AIZENSTAT: I'd like to call the
4 meeting to order. I'd like to ask everybody to
5 please silence all phones. And those that have
6 beepers, to do so, also.

7 Good evening. This Board is comprised to
8 seven members. Four Members of the Board shall
9 constitute a quorum and the affirmative vote of
10 four members shall be necessary for the
11 adoption of any motion. If only four Members
12 of the Board are present, an applicant may
13 request and be entitled to a continuance to the
14 next regularly scheduled meeting of the Board.

15 If a matter is continued due to a lack of
16 quorum, the Chairperson or Secretary of the
17 Board may set a special meeting to consider
18 such matter. In the event that four votes are
19 not obtained, an applicant, except in the case
20 of a Comprehensive Plan Amendment, may request
21 a continuance or allow the application to
22 proceed to the City Commission without a
23 recommendation.

24 Pursuant to Resolution Number 2021-118, the
25 City of Coral Gables has return to traditional

1 in-person meetings; however, the Planning and
2 Zoning Board has established the ability for
3 the public to provide comments virtually.

4 For those members of the public who are
5 appearing on Zoom and wish to testify, you must
6 be visible to the court reporter to be sworn
7 in. Otherwise, if you speak, without being
8 sworn in, your comments may not have
9 evidentiary value.

10 Lobbyist Registration and Disclosure, any
11 person who acts as a lobbyist must register
12 with the City Clerk as required pursuant to the
13 City Code.

14 As Chair, I now officially call the City of
15 Coral Gables Planning and Zoning Board Meeting
16 of February 8th, 2023 to order. The time is
17 six o'clock.

18 Jill, please call the roll.

19 THE SECRETARY: Robert Behar?

20 MR. BEHAR: Present.

21 THE SECRETARY: Claudia Miro?

22 MS. MIRO: Here.

23 THE SECRETARY: Julio Grabiél?

24 MR. GRABIEL: Here.

25 THE SECRETARY: Luis Revuelta?

1 MR. REVUELTA: Here on time.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Here.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Here.

6 Notice Regarding Ex Parte Communications,
7 please be advised that this Board is a
8 quasi-judicial board, which requires Board
9 Members to disclose all ex parte communications
10 and site visits. An ex parte communication is
11 defined as any contact, communication,
12 conversation, correspondence, memorandum or
13 other written or verbal communication, that
14 takes place outside of a public hearing,
15 between a member of the public and a member of
16 the quasi-judicial board, regarding matters to
17 be heard by the Board. In anyone made any
18 contact with a Board Member regarding an issue
19 before the Board, the Board Member must state,
20 on the record, the existence of the ex parte
21 communication and the party who originated the
22 communication.

23 Also, if a Board Member conducted a site
24 visit specifically related to the case before
25 the Board, the Board Member must also disclose

1 such visit. In either case, the Board Member
2 must state, on the record, whether the ex parte
3 communication and/or site visit will affect the
4 Board Member's ability to impartially consider
5 the evidence to be presented regarding the
6 matter. The Board Member also shall state that
7 his or her decision will be based on
8 substantial competent evidence and testimony
9 presented on the record today.

10 Does any member of the Board have such a
11 communication or site visit to disclose at this
12 time?

13 MR. BEHAR: No.

14 MR. GRABIEL: No.

15 CHAIRMAN AIZENSTAT: No?

16 At this time, swearing in, I'd like to ask,
17 everyone who speaks this evening must complete
18 the roster on the podium. We ask that you
19 print clearly so the official records of your
20 name and address will be correct.

21 Now, with the exception of attorneys, all
22 persons physically in the Commission Chambers,
23 who will speak on an agenda item before us this
24 evening, please rise to be sworn.

25 (Thereupon, participants were sworn.)

1 CHAIRMAN AIZENSTAT: Thank you.
2 Zoom platform participants, I will ask any
3 person wishing to speak on tonight agenda items
4 to please open your chat and send a direct
5 message to Jill Menendez, stating you would
6 like speak before the Board and include your
7 full name. Jill will call you when it's your
8 turn. I ask you to be concise for the interest
9 of time.

10 Phone platform participants, after Zoom
11 platform participants are done, I will ask
12 phone platform participants to comment on
13 tonight's agenda items. I will also ask you to
14 be concise for the interest of time.

15 First we have the approval of the minutes
16 of December 14, 2022. Has everybody had a
17 chance to take a look at those?

18 MR. GRABIEL: Yes.

19 CHAIRMAN AIZENSTAT: Is there a motion?

20 MR. BEHAR: I'll make a motion to approve.

21 MR. GRABIEL: Second.

22 CHAIRMAN AIZENSTAT: We have a motion. We
23 have a second. Any discussion? No?

24 Call the roll, please.

25 THE SECRETARY: Claudia Miro?

1 MS. MIRO: Here. Yes, sorry.

2 THE SECRETARY: Julio Grabiell?

3 MR. GRABIEL: Yes.

4 THE SECRETARY: Luis Revuelta?

5 MR. REVUELTA: Yes.

6 THE SECRETARY: I'm sorry, I forgot to
7 indicate that Mr. Torre said -- requested to be
8 excused from this meeting.

9 Chip Withers?

10 MR. WITHERS: Yes.

11 THE SECRETARY: Eibi Aizenstat?

12 CHAIRMAN AIZENSTAT: Yes.

13 MR. BEHAR: How about Robert Behar?

14 THE SECRETARY: Robert Behar?

15 MR. BEHAR: Yes.

16 CHAIRMAN AIZENSTAT: The procedure we will
17 use for tonight, first we'll have the
18 identification of the agenda item by the City
19 Attorney, then the presentation by the
20 applicant or agent, then the presentation by
21 the Staff. I'll go ahead and open the public
22 comment, first in Chambers, then Zoom platform,
23 and then the phone line platform. We'll go
24 ahead and close the public comment, have Board
25 discuss, motion, discussion, and second of the

1 motion, then Board's final comments and a vote,
2 if necessary or required.

3 Before we proceed, I'd first like to
4 welcome Cristina Suarez, the new City Attorney,
5 to the Board. Congratulations.

6 MS. SUAREZ: Thank you.

7 MR. BEHAR: Welcome.

8 CHAIRMAN AIZENSTAT: And we wish you all of
9 the best and luck. We're honored for you to be
10 here with us tonight.

11 MS. SUAREZ: Thank you. I'm honored to be

12 here with you.

13 CHAIRMAN AIZENSTAT: Thank you.

14 I'd also like to acknowledge that Mr. City
15 Manager is here with us. Thank you, sir, for
16 coming tonight.

17 MR. IGLESIAS: Thank you very much.

18 CHAIRMAN AIZENSTAT: The first item on the
19 agenda, please. Cristina, if you'd go ahead
20 and read that into the --

21 MS. SUAREZ: Certainly.

22 Item E-1 and E-2 are related. E-1 is an
23 Ordinance of the City Commission of Coral
24 Gables, Florida amending the Future Land Use
25 Map of the City of Coral Gables Comprehensive

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1 Plan pursuant to Zoning Code Article 14,
 2 "Process," Section 14-213, "Comprehensive Plan
 3 Text and Map Amendments," and Small Scale
 4 amendment procedures, from "Commercial Mid-Rise
 5 Intensity" to "Commercial High-Rise Intensity"
 6 for Lots 5 through 24, Block 36, Section "K,"
 7 Coral Gables, Florida; providing for a repeater
 8 provision, severability clause and providing
 9 for an effective date.

10 E-2 is an Ordinance of the City Commission
 11 of Coral Gables, Florida making zoning district
 12 boundary changes pursuant to Zoning Code
 13 Article 14, "Process," Section 14-212, "Zoning
 14 Code Text and Map Amendments," for Lots 5
 15 through 24, Block 36, Section "K," from
 16 Mixed-Use 2 District to Mixed-Use 3 District,
 17 providing for a repeater provision,
 18 severability clause and providing for an
 19 effective date.

20 CHAIRMAN AIZENSTAT: Okay. And just to be
 21 clear, we read both of these in at the same
 22 time. We'll vote separately on them, because
 23 they're part of the same land.

24 MS. SUAREZ: You'll vote separately on
 25 them, correct, but we can consolidate for

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1 little tiny building in the middle, which was
 2 the New York Company, a decorating company, I
 3 believe, and on the very corner, there was a
 4 small Commercial building that was used later
 5 on for the bus stop across the street.

6 In the 1950s, you can see that the most
 7 western part of it was even formalized as
 8 surface parking, with a middle building, where
 9 they built the New York Decorating Company, and
 10 then some informal parking on the other side of
 11 that.

12 Then, later, in the '60s, that building was
 13 demolished and the whole thing was paved as
 14 surface parking. And, also, the three-story
 15 existing building right now was built around
 16 the '60s, as well.

17 So, in the '90s, you can see it's the same
 18 condition as kind of it is right now, mostly a
 19 surface parking lot, with some Commercial uses
 20 built on the corner, on the east side.

21 So, in the early 2000s, the City Commission
 22 directed Staff to conduct a Charrette, which is
 23 an intensive design planning initiative,
 24 basically, for both, Downtown and the North
 25 Ponce area, and part of that Charrette was a

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1 purposes of the public hearing and
 2 presentation.

3 MS. GARCIA: Okay. Good evening, Jennifer
 4 Garcia, City Planner. I have a very brief
 5 presentation, if Coral Gables IT could bring it
 6 up. Thank you.

7 So we're talking about the 300 Block of
 8 Aragon, which is between Salzedo and Le Jeune.
 9 It is on the south side of Aragon.

10 As you can see here in the aerial, it
 11 consists mostly of a parking lot, a surface
 12 parking lot, as well as the Cafe Abbracci, and
 13 a three-story commercial building on the corner
 14 of Salzedo and Aragon. You could see that,
 15 with this aerial here, the surface parking lot,
 16 as well as the buildings closest to the east
 17 side, next to Salzedo.

18 So, looking at the history of this
 19 project -- the history of this site, it was
 20 platted back in 1922 as Section K, and, then,
 21 later, in 1930, you can see it was always
 22 designated as a Commercial use.

23 So these are some aerials looking through
 24 the history of it. So, back in 1940, it's
 25 shown as an undeveloped parcel, with just a

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1 lot of recommendations. One recommendation was
 2 to limit the height on Miracle Mile in exchange
 3 for having higher heights on the back, which,
 4 for this case, would be Aragon and Andalusia.

5 So the Commission went forward with that
 6 idea, and they created the Overlay -- Downtown
 7 Overlay District, and that was later renamed
 8 the Zain-Friedman Overlay District.

9 So this is the boundary of the district, is
 10 that dark -- black dashed line around the whole
 11 eight blocks, and we're looking at the subject
 12 site right now. It's MX2 zoned. That's right
 13 on the northwest corner of the district.

14 So you can see that this district keeps the
 15 Low-Rise on the Miracle Mile and the intent is
 16 to have the higher intensity on the back
 17 streets, the Aragon and Andalusia, and you can
 18 see that some of that has been implemented
 19 through time in the past 20 years. So, you can
 20 see, on the very south part, where Andalusia
 21 is, that's MX2 -- I'm sorry, MX3, and the same
 22 thing as you continue down going east on
 23 Andalusia, but it hasn't really been realized
 24 on the north side.

25 So, even though the Commission did adopt

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1 this Overlay, they didn't actually change the
 2 Zoning and the Land Use to really implement it.
 3 So, most recently, in 2022, the Commission
 4 actually further lowered the height to four
 5 stories, 50 feet, on Miracle Mile. The
 6 intention is to have that -- and also to
 7 require parking, which I think we talked about
 8 in previous meetings, and so the intent was to
 9 have more parking and more height on the back
 10 streets, the Aragon and Andalusia streets.
 11 So this is the site that we're looking at.
 12 The subject site is, again, four blocks in
 13 from -- sorry, four platted lots or 100 feet
 14 from Le Jeune, and the rest of that remaining
 15 block, which right now is the parking lot, as
 16 well as a couple of Commercial buildings. So
 17 the Land Use right now is Mid-Rise Intensity,
 18 and the Zoning is Mixed-Use 2.
 19 The request is to change the Comprehensive
 20 Plan Map from Mid-Rise to High-Rise and also to
 21 change the Zoning.
 22 So, right now, on the left, you'll see that
 23 the current Land Use is Mid-Rise, Commercial
 24 Mid-Rise, which is that lighter more colorful
 25 red, and the proposal is to change it to

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1 High-Rise, which is on the right side. Again,
 2 with the Zoning, from MX2 to MX3. Again, four
 3 lots in from Le Jeune, and keeping that
 4 Low-Rise on Le Jeune -- kind of the planning
 5 along Le Jeune is to keep it Low-Rise, next to
 6 Single-Family.
 7 So we had a Neighborhood Meeting mid
 8 January. We're here for Planning and Zoning.
 9 We're planning to go to the City Commission
 10 later this month, February 28. We sent out
 11 notices to the neighbors within 600 feet, as
 12 required by Code, two times for letters, the
 13 property was posted, the website posting, as
 14 well as newspaper advertisement.
 15 So Staff has found this to be consistent
 16 with the Comp Plan. The Comp Plan is the one
 17 that like lays out that Overlay District,
 18 Downtown Overlay District, and we recommend
 19 approval, as it complies with the findings of
 20 facts, because of the original vision of
 21 Miracle Mile.
 22 And that's all I have.
 23 CHAIRMAN AIZENSTAT: Thank you.
 24 Now, if I may, before we continue, who's
 25 the applicant for --

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1 MS. GARCIA: The City is.
 2 CHAIRMAN AIZENSTAT: So the City is the
 3 applicant?
 4 MS. GARCIA: Right.
 5 CHAIRMAN AIZENSTAT: Okay.
 6 MS. GARCIA: Yeah. This includes multiple
 7 properties.
 8 CHAIRMAN AIZENSTAT: And what about --
 9 MS. GARCIA: Multiple property owners, too.
 10 Some of them, the City, and some of them,
 11 property owners.
 12 CHAIRMAN AIZENSTAT: Okay. I ask, because
 13 it's unusual for us to get something like this
 14 without a Site Plan. It's the first time
 15 that -- in my tenure, that I've gone ahead and
 16 seen something like this.
 17 MS. GARCIA: So the other parking lots that
 18 are on the south side -- like if I can have the
 19 map again -- Parking Garage 4 and Parking
 20 Garage 1, they were also -- changed the Land
 21 Use and changed the Zoning without a Site Plan,
 22 and there's a few others in the Downtown that
 23 were changed without a Site Plan.
 24 MR. BEHAR: Do we know -- because along
 25 that line, do we know what is being considered

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1 for this site?
 2 MR. IGLESIAS: Mr. Behar, just to clarify
 3 what's going on --
 4 CHAIRMAN AIZENSTAT: Mr. Manager, if I may
 5 just ask, for the record, if you would say --
 6 MR. IGLESIAS: Oh, yes. Peter Iglesias,
 7 City Manager, thank you very much and thank
 8 you, Chair.
 9 Just to clarify, the City Commission has
 10 allowed me to look at these properties and look
 11 for a better use for these properties, and they
 12 have allowed me to negotiate with the Davidson
 13 Group for this particular site. We own certain
 14 properties, but it's a checkerboard pattern, so
 15 we either work together or we don't. We feel
 16 that the best use for this property is not a
 17 surface parking lot.
 18 So having had Commission approval to look
 19 at the best use for this site and negotiate
 20 with the Davidson Group, then we saw that
 21 the -- most of that area is MX3 already, right.
 22 We've kept MX1 on the Le Jeune side, even
 23 though it's not abutting Residential, it's
 24 abutting the circular building, but the reason
 25 we kept MX1 there is because of City Hall. We

1 want to have a lower building for the first
2 hundred feet of this site, and then we went --
3 we're asking for the MX3 for the remainder of
4 that block, similar to what's happening on the
5 other side of Miracle Mile, which is where
6 Parking Garage 4 is, which is MX3.

7 So we don't feel that the highest and best
8 use for this property is a surface parking lot,
9 all right, and so we will -- we're looking at
10 also incorporating parking available to the
11 public within that property. So whether we
12 look for a sale or look for P-3, we would like
13 to really come up with what is the best plan
14 for the Mile, to get basically a development,
15 in lieu of a surface parking lot, at that
16 point.

17 MR. WITHERS: So can I ask the City Manager
18 a question?

19 CHAIRMAN AIZENSTAT: Yes.

20 MR. WITHERS: Thank you for being here.

21 MR. IGLESIAS: Yes, sir.

22 MR. WITHERS: So, I guess my question is,
23 you're saying you're considering parking for
24 that building. Is that a strong consideration?
25

MR. IGLESIAS: No. We are considering

1 having -- we have, I believe, about a hundred
2 cars here, 96 cars. We are looking at
3 providing those 96 cars to the public, by
4 having a public accessible parking within that
5 building, that we would be within the proposed
6 development.

7 MR. WITHERS: So there will be a parking
8 garage on the first, second, third floor,
9 whatever?

10 MR. IGLESIAS: Correct.

11 MR. WITHERS: And is there going to be
12 access to Miracle Mile through the back of the
13 building, that faces the alley, or are the
14 people going to have to come all of the way
15 around the block to get there?

16 MR. IGLESIAS: We are looking at creating
17 some -- a type of paseo there, to align with
18 the current paseo that's very close to Seasons
19 52.

20 MR. WITHERS: Okay. I have other
21 questions, but that's fine.

22 MR. IGLESIAS: There is a current paseo
23 there, and we would certainly align something
24 to that. There's been various proposals.
25 We're looking at different proposals.

1 One of the issues is to activate the alley
2 more, if possible, create a paseo, so that it
3 aligns with the paseo going to the Mile, and in
4 addition to that, provide proposed parking for
5 the replacement of the surface parking lot.

6 MR. WITHERS: How about burying the
7 telephone and electrical cables and building
8 maybe a centralized dumpster area to clean up
9 some of the dumpsters in the alley?

10 MR. IGLESIAS: I think we need to look at
11 that, 'cause that is a fantastic idea. On the
12 mobility hub, we're burying everything and
13 we're trying to activate that particular alley.
14 So that's something that we really should be
15 looking at.

16 One of the good things about having just
17 one -- as you know, we deal with Waste
18 Management, just one company, which means we
19 can control access to the alley, have it come
20 at 6:00 in the morning, 7:00 in the morning, so
21 we have a lot of potential of activating our
22 alleys. We're looking at that as part of the
23 mobility hub. So I think that would be
24 something that we would certainly look at, and
25 we're actually doing that right now as part of

1 that mobility hub project.

2 CHAIRMAN AIZENSTAT: What I'd like to do,
3 if we're done with the presentation itself, I'd
4 like to see if there's -- I would like to open
5 it for public comment first, before the Board
6 goes ahead into depth --

7 MR. IGLESIAS: So, the reason, Chair, we
8 don't have a Site Plan is, we are developing
9 that plan now, but we do feel that having the
10 MX1 for the first hundred feet and MX3, really
11 is aligned with what the Mile is right now and
12 really is something that I think would provide
13 the highest and best use for that property.

14 CHAIRMAN AIZENSTAT: Thank you.

15 MR. IGLESIAS: And by the way, the City
16 cannot use the property by itself, because we
17 own certain properties. It's kind of a
18 checkerboard pattern there. So we either work
19 together or it stays a surface parking lot.

20 CHAIRMAN AIZENSTAT: Thank you.

21 Jill, do we have anybody from the Chambers
22 for public comment here?

23 THE SECRETARY: Yeah. Zeke Guilford,
24 please.

25 MR. GUILFORD: Good evening, Mr. Chairman,

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1 Members of the Board. For the record, my name
 2 is Zeke Guilford. I'm here as the property
 3 owner of 321 Miracle Mile, and I'm here,
 4 actually, for two reasons; Number One, to talk
 5 about planning, which the architects clearly
 6 know, but then I'm going to talk about a
 7 selfish reason.

8 So, first, let's start with Planning 101,
 9 and it goes all of the way back to the early
 10 Merrick's Zoning Codes. Basically, on narrow
 11 streets, you put smaller buildings. On wider
 12 streets, you build bigger buildings. That's
 13 the reason, if you look at our Comprehensive
 14 Master Plan, basically the streets where they
 15 say High-Rise is Ponce, Alhambra and actually
 16 Miracle Mile, which obviously the Overlay has
 17 shrunk that.

18 So, basically, I believe we have probably a
 19 60-foot right-of-way here. So, that, plus the
 20 Mediterranean Bonus, gets you up to eight
 21 stories. So if you put a 16-story building on
 22 Aragon, you're going to basically create a
 23 canyon along that right-of-way and it's going
 24 to overpower that street.

25 Now, let's talk about selfish, because, you

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1 how many of those public parking spaces, One,
 2 are being used, versus the number that is out
 3 there. So I think we need to get our hands
 4 around a little bit better of, when you build a
 5 building -- let's just say, an apartment
 6 building, which I assume this would probably
 7 be, or an office building, how many of those
 8 dedicated public parking spaces are actually
 9 being used, because you're saying, "Oh, this is
 10 an apartment building" or "This is an office
 11 building." Even though it has the little
 12 public sign there, do you really enter it?

13 So, for both reasons, both, from a planning
 14 standpoint, and Julio and Luis, you guys, and
 15 obviously Robert knows, I think it's wrong, but
 16 from a selfish reason, obviously I've given you
 17 my answer.

18 So thank you very much for hearing me out,
 19 and I appreciate it. Thank you.

20 CHAIRMAN AIZENSTAT: Thank you,
 21 Mr. Guilford.

22 Jill, anybody else?

23 THE SECRETARY: No.

24 CHAIRMAN AIZENSTAT: Do we have anybody
 25 from Zoom?

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1 know, I am selfish, as we all are, and that is,
 2 as the owner of Seasons 52, the only reason
 3 they signed that lease was that parking lot,
 4 and I understand it could be built eight
 5 stories, but, right now, it's a parking lot.
 6 You will kill Seasons 52, you will kill
 7 Abbracci, you will kill Doc B's, because they
 8 all count on that parking, and if you've ever
 9 been to that parking lot at one o'clock in the
 10 afternoon, any day, it is totally packed.

11 Now, I fully understand what the City
 12 Manager's position is, the Davidsons own the
 13 middle, and they own the old LaSalle Dry
 14 Cleaning site, so it doesn't -- if the
 15 Davidsons wanted to revoke that parking, it
 16 would reduce the number of parking, but it's
 17 important that there is parking on the 300
 18 Block.

19 Now, as many of you all know, if you build
 20 a parking structure -- and to be honest here, I
 21 would like to know what this answer is, is
 22 women do not like to go into parking
 23 structures, they do not feel safe, but on top
 24 of that, if right across the street we have
 25 the -- I call it the old bus terminal, I wonder

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1 THE SECRETARY: No.

2 CHAIRMAN AIZENSTAT: Anybody on the phone
 3 platform?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: At this time, I'd like
 6 to go ahead and close the public comment, and
 7 open it up for Board discussion.

8 Chip, it looks like you were going to say
 9 something.

10 MR. WITHERS: Well, I was going to echo
 11 what Mr. Guilford said and ask -- I always
 12 thought, at least when I was -- I was told,
 13 when I was disappointed with some projects
 14 because they were too tall, I was told, "Well,
 15 they're on a wide boulevard and the City
 16 supports taller buildings on wider boulevards."
 17 So what is the explanation for a narrow street
 18 and a taller building?

19 MS. GARCIA: To keep Low-Rise on Miracle
 20 Mile.

21 MR. WITHERS: I'm sorry, what?

22 MS. GARCIA: It's the vision of that Overlay
 23 District, the Zain-Friedman Miracle Mile
 24 Overlay District, is to have the lower rise --
 25 to keep the Low-Rise on Miracle Mile, even

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1 though George Merrick wanted higher rise on
 2 Miracle Mile, but to keep it low on Miracle
 3 Mile and to have the height on the back.
 4 MR. WITHERS: But a lot of that was to
 5 protect historic buildings on Miracle Mile,
 6 when that was passed. It was to be able to
 7 take the air rights from Miracle Mile and apply
 8 them and use them, at least I think it was.
 9 Maybe I'm incorrect, but a lot of that was to
 10 preserve, not necessarily the height in Miracle
 11 Mile, but a lot of the historical buildings
 12 that were along Miracle Mile. Maybe. I mean,
 13 I could be wrong, but I kind of thought that
 14 was in there somewhere at the time.
 15 But, more importantly, I'm talking about --
 16 I'm not talking about Miracle Mile. I'm
 17 talking about the building that this 15 or
 18 16 -- story building is going to be built on.
 19 Does the City feel that that road is wide
 20 enough to support a 16-story building? Is that
 21 in our Code, like Mr. Guilford said? Is that
 22 George Merrick's vision?
 23 MS. GARCIA: It's in our Code, based on the
 24 Zain-Friedman Overlay District. I mean, that's
 25 what it's trying to encourage.

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1 gone, and, eventually, the highest and best use
 2 for that property is not a surface parking lot.
 3 It is not. And so most of the area is already
 4 -- the area is -- the block just east of that
 5 is still MX2. That area there, that's where we
 6 have our Museum Garage. So I don't think that
 7 area is going to be built for awhile, but that
 8 particular area, if we do go with our Coral
 9 Gables Parking Authority, and in a number of
 10 years, we don't need as much parking, then that
 11 will be -- that will be a parking garage that
 12 would be torn down. The parking garages pay
 13 for themselves in eight -- nine to ten years,
 14 and then we would have more Mixed-Use buildings
 15 and so forth inside our Downtown District.
 16 So I don't really feel that it's within the
 17 scope of what has been planned, and I believe
 18 that -- I don't think we're going to create a
 19 truly canyon effect there any more so than a
 20 building that's over a hundred feet.
 21 MR. WITHERS: So you're saying you don't
 22 think it's going to be a building over a
 23 hundred feet --
 24 MR. IGLESIAS: No. No. I'm just saying
 25 that I don't feel it's going to be an issue.

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1 MR. WITHERS: The vision -- the vision --
 2 MS. GARCIA: Right. Right. Which is the
 3 reason why a lot of those blocks in the south
 4 and on the north, on Aragon and Andalusia,
 5 haven't changed to High-Rise, to allow lower
 6 heights and have that mass and, really, the
 7 parking, to be on the back.
 8 MR. IGLESIAS: Commissioner, I think that
 9 whether you get to a hundred feet or a hundred
 10 and twenty feet, a hundred fifty feet or a
 11 hundred ninety feet, I'm not sure if you can
 12 tell the difference, honestly. And if you can
 13 put back the Zoning Map, most of the areas on
 14 either side of Miracle Mile are already MX3.
 15 Parking Garage 1 is MX3. Parking Garage 4 is
 16 MX3 -- if we can look at that -- almost
 17 everything is MX3.
 18 This particular area here, we've kept the
 19 MX1, lower, because of City Hall, even though
 20 it's across from a -- from the circular
 21 building across the street here, and we don't
 22 really feel it's going to be -- it's going to
 23 be an issue now.
 24 As far as parking is concerned, whether you
 25 build an MX2 or you build an MX3, parking's

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1 CHAIRMAN AIZENSTAT: If I may just ask
 2 something, to be clear. Is the idea for the
 3 City to only do a parking garage there and
 4 nothing there?
 5 MR. IGLESIAS: No. We would not do a
 6 parking garage there. It doesn't make sense to
 7 do a parking garage there.
 8 CHAIRMAN AIZENSTAT: Okay.
 9 MR. IGLESIAS: We're doing a parking
 10 garage, which is 626 cars, which is the
 11 mobility hub, which is where Parking Garage 1
 12 is now, which is adjacent to -- just behind the
 13 Miracle Theater. That's where the mobility hub
 14 is.
 15 We do have a current parking garage across
 16 the street, which is Parking Garage 4, which is
 17 MX3 already. So that's already --
 18 MR. WITHERS: Okay. And I mean this very
 19 sincerely when I ask you this question, if you
 20 do not feel comfortable answering a question,
 21 because you are in negotiations, I certainly
 22 understand that, as an answer. So you have a
 23 partner in this, Mr. Davidson. Are we worried
 24 that if we don't get this height, that he's
 25 going to walk from the deal and the City won't

1 be able to join the park? Is there a concern
 2 there? I mean, you don't have to answer it, if
 3 that's an issue.
 4 MR. IGLESIAS: My concern is that I feel
 5 that, really, because of the MX3 throughout
 6 that whole site, that this really should be an
 7 MX3 site. So whether we can work something out
 8 at MX2 or not, we're really getting into that
 9 now, because we've been authorized now by the
 10 Commission to do so. I don't work with any
 11 potential developer without authorization from
 12 the City Commission, but I do think that the
 13 MX3 concept, with the MX1 for the first hundred
 14 feet, works very well in that site.
 15 MR. WITHERS: So, is the south property
 16 going to be just a -- because I know, down the
 17 road, on the other side of Publix, the first
 18 50, 75 feet, I'm guessing, is less than three
 19 stories or it's surface level. Is the LaSalle
 20 then limited to three stories? Is that --
 21 MR. IGLESIAS: We're limiting the first
 22 hundred feet --
 23 MR. WITHERS: So that's even past the
 24 LaSalle, into the property -- the first lot?
 25 MR. IGLESIAS: Right. And that would be

1 building on Le Jeune is privately owned. It's
 2 not a plaza. It's privately owned. That used
 3 to be that cleaners.
 4 MR. WITHERS: Right.
 5 MR. BEHAR: So that would stay. What is
 6 going to happen, for the first hundred feet
 7 from Le Jeune, it will stay 45 feet.
 8 MR. IGLESIAS: Correct. It will be MX1.
 9 MR. WITHERS: I think it would be at least
 10 25 feet, 50 feet of nothing.
 11 MR. IGLESIAS: And that's something --
 12 MR. WITHERS: If you really want to --
 13 MR. BEHAR: Yeah. But off of Le Jeune,
 14 that's a private property. You're asking a
 15 private, you know, corner, to dedicate to do a
 16 plaza. The corner is not involved in this
 17 application.
 18 MS. GARCIA: Correct.
 19 MR. BEHAR: It's not part of this
 20 application.
 21 MR. WITHERS: It is.
 22 MR. IGLESIAS: Yes, it is. The south --
 23 yes. That is the part that is MX1.
 24 MR. BEHAR: Okay. So can you put up --
 25 MS. GARCIA: But all we're doing today is

1 MX1, and then we go to MX3. I think it's
 2 important to do that, for City Hall, right.
 3 Even through we're not across from Residential,
 4 so we don't have to do that technically,
 5 because that step back is only when you're
 6 across Residential, but I do feel it is in the
 7 best interest of City Hall, to step that
 8 building back, create a building that would
 9 come through --
 10 MR. WITHERS: So how much of a setback from
 11 Le Jeune will there be?
 12 MR. IGLESIAS: 100 feet.
 13 MR. WITHERS: A hundred feet, there's
 14 nothing but a plaza?
 15 MR. IGLESIAS: No. No. It's MX3. We're
 16 looking now at creating a plaza there also,
 17 right. So that kind of development certainly
 18 would come through your Board, right.
 19 But what I'm saying, right now, it's MX1
 20 for the first hundred feet.
 21 MR. WITHERS: I understand that.
 22 MR. IGLESIAS: Which means you have a lower
 23 building, and then you have the MX3 after the
 24 first 100 feet.
 25 MR. BEHAR: But the one on Le Jeune -- the

1 just the MX2 to MX3.
 2 MR. REVUELTA: Can you put up the map up
 3 again?
 4 MR. IGLESIAS: Oh, I take that back. I'm
 5 sorry. Let me rephrase that. It's part of
 6 this application, in the sense that we're
 7 proposing that to stay MX1, and then go to MX3.
 8 MS. GARCIA: Right.
 9 MR. WITHERS: And that happens to be owned
 10 by the third party?
 11 MR. IGLESIAS: Correct.
 12 MR. WITHERS: Which is, I'm sure --
 13 MR. BEHAR: What is the current Zoning for
 14 that parcel?
 15 MS. GARCIA: MX1.
 16 MR. IGLESIAS: MX1. It stays MX1.
 17 MR. BEHAR: Stays MX1. Because the map
 18 that you're showing, it does not incorporate
 19 that corner piece.
 20 MS. GARCIA: Right.
 21 MR. IGLESIAS: It does not. That stays MX1.
 22 MS. GARCIA: Uh-huh, it stays.
 23 MR. IGLESIAS: And then we go to MX3. I
 24 think that creating, really, a park, green
 25 space area, is a great idea, and as a matter of

1 fact, we've seen some plans right now that do
 2 incorporate that, and it's something that, if
 3 we do have a P-3, and the City's involved,
 4 we're going to do something certainly that
 5 reflects that. That's our intention.
 6 MR. BEHAR: But how can you control the
 7 corner, if it's not City owned property?
 8 MR. WITHERS: It's part of the deal.
 9 MR. IGLESIAS: It's part of the deal.
 10 MR. WITHERS: The owner is part of this
 11 deal.
 12 MS. GARCIA: And to the Site Plan review,
 13 as well, which you'll see in the future.
 14 MR. IGLESIAS: Can you put that again, please?
 15 MS. GARCIA: Coral Gables TV?
 16 MR. IGLESIAS: Yes. Yes.
 17 The deal does not include Abbaracci, that
 18 area there, but includes the entire parking lot
 19 and the old LaSalle cleaner site, all of the
 20 way to Le Jeune Road.
 21 CHAIRMAN AIZENSTAT: Chip?
 22 MR. WITHERS: I have no more questions.
 23 CHAIRMAN AIZENSTAT: Claudia.
 24 MR. WITHERS: Thank you very much.
 25 CHAIRMAN AIZENSTAT: Thank you.

1 completed. I mean, we had a situation, if we
 2 do build, for instance, the mobility hub, we
 3 have probably our most use parking, which is
 4 Parking Garage 1, and we won't have that
 5 parking garage, but 18 months, two years later,
 6 we'll have 626 cars. So, during construction,
 7 it's something that we'll have to work with our
 8 Parking Director as much as possible.
 9 However, we do have Parking Garage 4, and
 10 the use of that garage -- that garage has a
 11 number of issues. It doesn't have an elevator.
 12 It has a number of issues, but I see more use
 13 on that garage, but when you're in construction
 14 to do something better, sometimes there is a
 15 period that you do have -- that you do have an
 16 issue, but we will work with our Parking
 17 Director to minimize that.
 18 MS. GARCIA: And those details are usually
 19 worked out per the Site Plan review, as
 20 Conditions of Approval, most likely, but we're
 21 to locate some of those sites --
 22 MS. MIRO: Which we don't have now, is what
 23 he was saying, right, that we don't have a Site
 24 Plan?
 25 MS. GARCIA: Right. That will be in the

1 MS. MIRO: Thank you.
 2 So I agree with what, you know, you said.
 3 I don't think that having a surface lot is the
 4 best use for that property. I think there's
 5 something that we could do there, but that
 6 being said, I wanted to kind of ask about the
 7 parking.
 8 So I know you said that that's probably
 9 going to be a Mixed-Use building and that
 10 you're going to have the two or three floors
 11 for parking, so that -- but in the meantime,
 12 when that is under construction, what are the
 13 parking solutions for those local businesses
 14 that currently rely heavily on that surface
 15 parking lot?
 16 MR. IGLESIAS: We would have to work that
 17 out with our Parking Director, but when you're
 18 in construction, you're in construction, right?
 19 I mean, what we have planned is to create, I
 20 believe it's 96 spaces -- please don't quote me
 21 on that -- but have those spaces as part of the
 22 public parking at the first floor of that --
 23 MS. MIRO: Once the building is completed,
 24 but I'm just curious, what is usually the --
 25 MR. IGLESIAS: Once the building is

1 future.
 2 MS. MIRO: But it will happen.
 3 Okay. So then you mentioned the mobility
 4 hub. You're planning on the mobility hub to
 5 already be finished by the time that this
 6 project starts its process?
 7 MR. IGLESIAS: We're looking now at the
 8 cost -- excuse me -- of the mobility hub.
 9 We're looking potentially to start that project
 10 some time in the second quarter of this year,
 11 depending on the cost. Costs have gone from 42
 12 million to 63 million.
 13 MS. MIRO: And completion of that project
 14 would be by when?
 15 MR. IGLESIAS: It would take about 18
 16 months to two years. We plan on moving
 17 extremely quick. We have permits already, so
 18 it's not something that we -- there's a lot of
 19 issues in Parking Garage 1. That building
 20 produces about 1.2 million dollars in revenue.
 21 It's a huge -- it's in the best location, as
 22 far as the Mile is concerned. So it's in our
 23 interest and the City's interest and our
 24 merchants' interest to finish that parking
 25 garage, get in and get out as soon as possible.

1 MS. MIRO: So is it fair to say that
 2 this -- the project in question won't start
 3 until after those 24 months, so that that would
 4 be considered a parking solution, potentially,
 5 for the business owners?
 6 MR. IGLESIAS: We would have to -- we would
 7 have to coordinate that, yes. I would have to
 8 work with the Parking Director to help the Mile
 9 as much as possible -- help those businesses as
 10 much as possible.
 11 MS. MIRO: And we don't do that -- we don't
 12 have those conversations before we do this, so
 13 that later we're like -- not have our hands
 14 tied and say, well, this is the best we can do?
 15 And then you mentioned Parking Number 4, isn't
 16 that far away? I'm just thinking --
 17 MR. IGLESIAS: It's across the street.
 18 MS. MIRO: Across the street on what side?
 19 MS. GARCIA: On Andalusia.
 20 MR. IGLESIAS: It is across the street,
 21 across from Publix.
 22 MS. MIRO: Oh, I know which one you're
 23 talking about.
 24 MR. IGLESIAS: Yeah. So that parking garage --
 25 MS. MIRO: So you have to cross all of

1 parking. That came back very quickly. Our
 2 parking garages are basically back to what they
 3 were before, and our trolley is moving over a
 4 million people.
 5 MS. MIRO: Which is great, right. The
 6 concern is, once construction starts there,
 7 that may not stay the same, and that was my
 8 concern, but thank you very much for answering
 9 my questions.
 10 MR. IGLESIAS: Thank you.
 11 CHAIRMAN AIZENSTAT: Thank you.
 12 Luis.
 13 MR. REVUELTA: Thank you.
 14 How many parking spaces are there now
 15 currently, public spaces, on the lots?
 16 MR. IGLESIAS: On that lot --
 17 MR. REVUELTA: On the existing lots there.
 18 MR. IGLESIAS: On the existing lot, I think
 19 it's either 96 -- it's about a hundred,
 20 somewhere around there.
 21 MR. REVUELTA: And would the City be
 22 negotiating --
 23 MR. IGLESIAS: On those 96, please don't
 24 quote me on that, but it's around there.
 25 MR. REVUELTA: -- to try to recoup those a

1 Miracle Mile to get to our favorite Cafe
 2 Abbracci -- okay. I think that --
 3 MR. IGLESIAS: It's very difficult to
 4 coordinate projects, coordinate parking,
 5 accomodate everything. We will do our best to
 6 do so, because I think we certainly appreciate
 7 our merchants and we want to do as much as we
 8 can.
 9 MS. MIRO: And my questions are really
 10 because of my concern of that. I mean, we saw
 11 so many businesses close on Miracle Mile, you
 12 know, during the pandemic, before that, the
 13 sidewalk project, that my concern is really,
 14 you know, keeping those businesses open and
 15 making sure that there's not a reduction in
 16 traffic and there's options for their patrons
 17 to continue to patronize those businesses.
 18 Thank you.
 19 MR. IGLESIAS: Our Downtown area has made a
 20 great come back. We're above 90 percent in all
 21 aspects of rentals there right now. Our
 22 trolleys are about where it was before, about
 23 1.25 million people moving up and down Ponce de
 24 Leon. We have our parking garage, and -- the
 25 first thing that came back was on-street

1 hundred spaces?
 2 MR. IGLESIAS: I'm sorry?
 3 MR. REVUELTA: Would the City be
 4 negotiating with the developer to try to recoup
 5 some of those hundred spaces?
 6 MS. GARCIA: I think that's the intent,
 7 once the Site Plan moves forward.
 8 MR. IGLESIAS: We're in discussion in
 9 trying to recuperate those hundred spaces
 10 within the building, yes.
 11 MR. REVUELTA: So that will be a condition?
 12 MR. IGLESIAS: Yes. That's something that
 13 we're discussing now.
 14 MR. REVUELTA: Could a condition be that at
 15 least some sort of a public space right on MX1
 16 there facing Le Jeune be also part of --
 17 MR. IGLESIAS: We are looking at that right
 18 now, yes.
 19 MR. REVUELTA: Because there's already the
 20 entrance on Miracle Mile, there's two open
 21 spaces there that basically set the Miracle
 22 Mile entrance from the west --
 23 MR. IGLESIAS: Actually, the preliminary
 24 plan has that -- that we're looking at, does
 25 have that.

1 MR. REVUELTA: If that could be part of the
 2 conditions.
 3 When I look at the map --
 4 MR. IGLESIAS: I don't mean to disagree
 5 with you at all. That would be a very nice
 6 space there and we're looking at that already.
 7 MR. REVUELTA: When I look at the map, and,
 8 again, I got this complaint -- I hope I'm not
 9 out of line, but when I look at the Land Use
 10 Map, a lot of times, in Coral Gables, and the
 11 Zoning Map, as an architect, I see a
 12 checkerboard pattern, and this is not a
 13 reflection on any of you or the current City
 14 Staff, but it drives me crazy to see sometimes
 15 that there is no rhyme or reason. Lord knows,
 16 I've been complaining about the lot in Ponce de
 17 Leon, in front of the Courthouse, that it's an
 18 MX3 and I'm saying, God, I hope, in my lifetime
 19 on this Board and when I'm on Planet Earth, I
 20 get to see that MX3 reversed to something else,
 21 because that is right on the fringe of a
 22 Single-Family neighborhood to the south and I
 23 hope --
 24 MR. IGLESIAS: That's a very good point.
 25 That's a great point.

1 (Unintelligible) after the first 50 feet, if
 2 you're a pedestrian, anything higher than 50
 3 feet, it's already -- you can debate until
 4 Armageddon whether 80, 90 is better than 120,
 5 but it's already building in a building, right,
 6 and the irony is that I understand why it was
 7 done on Miracle Mile, but Merrick saw the value
 8 of having a higher massing on Miracle Mile, and
 9 yet we all decided -- well, we all decided,
 10 I've lived here for 40 years -- that the lower
 11 scale was better on Miracle Mile. So I don't
 12 see even already the semi-pattern that exists,
 13 that there's really nothing wrong with MX3
 14 there.
 15 In terms of the parking, I will not dare
 16 enter into a legal debate with Zeke. I would
 17 lose that one. But anything you build there is
 18 going to affect the buildings and the uses on
 19 Miracle Mile for a while. Whether it's MX2 or
 20 MX3, it's going to affect that.
 21 And in terms of parking, sitting on the
 22 Board, I would argue to make sure that whatever
 23 public spaces are there now, that there be a
 24 condition to recoup them, to try to avoid any
 25 hardship to the existing businesses.

1 MR. REVUELTA: Thank you for being able to
 2 express that selfish --
 3 MR. IGLESIAS: I think that property is
 4 Zoned by the County right now.
 5 MR. REVUELTA: But when I see the map, a
 6 checkerboard pattern, and I see that a lot of
 7 the properties to the south of Miracle Mile are
 8 MX3 already, and, actually, the properties to
 9 the east of Ponce are already MX3, I frankly
 10 don't have a problem with this MX3, because
 11 once -- MX2, which allows what height right
 12 now?
 13 MS. GARCIA: 97 feet with Med Bonuses or 77
 14 without.
 15 MR. REVUELTA: What?
 16 MS. GARCIA: 97 with Med Bonus.
 17 MR. BEHAR: 97 feet.
 18 MR. REVUELTA: 97 -- once you have 97
 19 feet -- and how high is the building that like
 20 Zeke had referred to as the bus station,
 21 because I'm old and I remember the bus station?
 22 I always forget the name of that building.
 23 It's eight stories, right?
 24 So I do believe, as a pedestrian -- how
 25 many times have we heard urbanists

1 And, I think, being close to Le Jeune, just
 2 like you're close to -- on the east, I don't
 3 see anything wrong with MX3 here, and I think
 4 that the -- unfortunately, the parking --
 5 whatever happens on this lot, it's going to
 6 affect Abbracci. And by the way, does having
 7 dinner or lunch at Abbracci constitute a site
 8 visit?
 9 MS. SUAREZ: I would say, no.
 10 MR. REVUELTA: Thank you for that
 11 clarification.
 12 CHAIRMAN AIZENSTAT: That was good.
 13 MR. REVUELTA: So I frankly do not fear it.
 14 I think actually it would start making a little
 15 bit more sense, in terms of the Land Use Map.
 16 That's my, whatever you want to call it,
 17 views.
 18 CHAIRMAN AIZENSTAT: That's your lunch.
 19 Thank you.
 20 THE SECRETARY: Excuse me, we have someone
 21 on Zoom that was having technical issues
 22 connecting and they want to speak.
 23 CHAIRMAN AIZENSTAT: Is it just one person?
 24 THE SECRETARY: Just one person.
 25 CHAIRMAN AIZENSTAT: I'd like to ask the

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1 Board if they're okay. Some person had
 2 technical issues with their computer and they
 3 were on from the beginning and then had
 4 issues --
 5 MR. BEHAR: Yes.
 6 MR. GRABIEL: Yeah, they can go ahead.
 7 CHAIRMAN AIZENSTAT: Okay. Briefly, I'm
 8 going to go ahead and open it back up for
 9 public comment. Can you put that person in?
 10 Are they on Zoom or on the phone?
 11 THE SECRETARY: Zoom. Mr. Flanagan.
 12 MR. FLANAGAN: I'm here.
 13 Mr. Chairman, Members of the Board --
 14 CHAIRMAN AIZENSTAT: Welcome. If you
 15 would, please, be sworn in. If you could raise
 16 your right hand.
 17 MR. FLANAGAN: I can't hear the court
 18 reporter.
 19 (The participant was sworn.)
 20 MR. FLANAGAN: I do.
 21 CHAIRMAN AIZENSTAT: Thank you.
 22 Welcome, Mr. Flanagan.
 23 MR. FLANAGAN: Thank you. Thank you,
 24 again, Mr. Chairman and Members of the Board.
 25 Yes, I was having difficulties. The online

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1 not disagree with the application, in theory,
 2 but what I don't think is appropriate is that
 3 the online material did not have an
 4 application, and as you all know, the Board
 5 always gets copies -- full copies of
 6 applications, signed by the owners. We get
 7 disclosures of interest. None of that was
 8 there.
 9 And if the concern is parking lots, I don't
 10 see the need to extend it east and west to the
 11 two existing buildings on the east and the
 12 LaSalle property on the west, and it may have
 13 been clarified earlier, but while the maps show
 14 the LaSalle property being excluded from the
 15 application, the street addresses, and I
 16 believe that legalese included, in fact,
 17 include the LaSalle property on the corner of
 18 Le Jeune. So I just would -- as a citizen and
 19 a former member, I would suggest that it might
 20 be appropriate to take a long look at this, and
 21 when some deal may get cut in the future, if it
 22 does get cut, and there's plans that can be
 23 reviewed, just like every other application
 24 that ever comes before the Board, I think that
 25 will be the time to review these requests, and

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1 agenda did not have a Zoom ID link, so I didn't
 2 get in.
 3 For the record, Jeffrey Flanagan is my
 4 name. My address is 4810 San Amaro Drive. I
 5 just wanted to make a couple of quick comments.
 6 When I saw these items on the agenda, it
 7 kind of peaked my interest, because,
 8 Mr. Chairman, as you said at the beginning, in
 9 your time on the Board, you don't recall
 10 something coming without a Site Plan, and in my
 11 nine plus years on the Board, and in the years
 12 since of watching these meetings, I don't
 13 recall items coming without a Site Plan. So I
 14 found that very unusual.
 15 When I looked at the ownership on the
 16 County Property Appraiser's website, I don't
 17 recall seeing a hopscotch of ownership. What I
 18 recall is seeing that the City owns one of the
 19 parcels that comprises the larger parking
 20 lot -- I think it's the middle parcel -- with
 21 other ownership to the east and the west of
 22 that parking lot.
 23 It just seems a bit unusual that we're here
 24 tonight talking about a better use of parking
 25 lots, and I don't disagree with that, and I may

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1 I thank you, again, for your time.
 2 CHAIRMAN AIZENSTAT: Thank you, sir.
 3 Jill, anybody else, while it's open for
 4 public comment?
 5 THE SECRETARY: No, no one else.
 6 CHAIRMAN AIZENSTAT: I'll go ahead and
 7 close it.
 8 Mr. Manager, you want to say something?
 9 MR. IGLESIAS: No, sir. Just I can answer
 10 any questions of the Board Members.
 11 CHAIRMAN AIZENSTAT: Julio.
 12 MR. GRABIEL: Yeah. Thank you.
 13 CHAIRMAN AIZENSTAT: Thank you.
 14 MR. GRABIEL: Is the idea that whatever
 15 happens with this block then dominos down the
 16 whole length of the street, on both sides of
 17 Miracle Mile, north and south?
 18 MS. GARCIA: Well, right now --
 19 MR. GRABIEL: The Zoning change that we are
 20 talking about, we're now talking only about
 21 this block. So my question is, what happened
 22 to the other blocks? Are you looking at
 23 those --
 24 MR. IGLESIAS: Those are already MX3.
 25 MR. GRABIEL: They're all MX3?

1 MS. GARCIA: Right. On the south side, all
 2 of those four blocks are MX3. On the north
 3 side, two of them are, except for the one that
 4 is directly east of -- the 200 Block of Aragon,
 5 which is where the parking garage, as well as
 6 the Colombian Consulate and a historic
 7 building, so there's not really much
 8 opportunity for re-development on that block,
 9 just because the parking garage takes up most
 10 of the block, as well as the Colombian
 11 Consulate, and then a historic building that
 12 isn't going to go anywhere.

13 MR. GRABIEL: Okay.

14 MR. REVUELTA: I have one more question.
 15 Given the fact that sometimes these decisions
 16 that we make and the Codes that are written
 17 have to basically last maybe longer than us,
 18 was there any thought about making MX3 also the
 19 block between Salzedo and Ponce, just for --
 20 given, again, my DNA, the effectiveness of
 21 random patterns and Land Use Plans and maybe --

22 MS. GARCIA: Right. So we did discuss
 23 that, and most of that block is the Museum
 24 parking garage, which is a substantial
 25 structure on that block. Next to that is the

1 Colombian Consulate, which, you know, maybe
 2 they'll redevelop it. It's a very small
 3 parcel. And then there's a historic building.
 4 The historic building can't be demolished.

5 MR. REVUELTA: But the historic building
 6 would have an Overlay, so you could not do
 7 anything with it, right?

8 MS. GARCIA: Right.

9 MR. REVUELTA: But I was just wondering if,
 10 in terms of standardizing -- to the question
 11 that Julio was asking, in terms of
 12 standardizing the Land Use and the Zoning Map,
 13 whether there was any thought of actually
 14 extending the MX3 all of the way, because,
 15 then, east of Ponce, all of the way to Merrick
 16 Place, it's MX3 already?

17 MR. IGLESIAS: Mr. Revuelta, we did
 18 consider that, but we felt that since the
 19 parking garage is there now, we are not
 20 planning on doing anything to the parking
 21 garage yet. I think, as mobility changes in
 22 the next ten to twenty years, that garage may
 23 not be necessary, and then we have plenty of
 24 time to really act on that at that time.

25 It's a parking garage that, you know, has

1 sloped floors and so forth. It cannot be --
 2 there's no adaptive reuse there. So it's
 3 something that, when we feel that we don't need
 4 that parking garage anymore, with the Coral
 5 Gables Parking Authority, and we have different
 6 mobility needs, then that block would be
 7 developed at that time. So it really -- we
 8 didn't think it was really necessary to do it
 9 now, because of the fact that it's mostly a
 10 parking garage right now.

11 MR. REVUELTA: Okay.

12 CHAIRMAN AIZENSTAT: Let's let Julio
 13 continue and then we'll --

14 MR. REVUELTA: I'm sorry?

15 CHAIRMAN AIZENSTAT: Let's let Julio
 16 continue.

17 MR. REVUELTA: I'm sorry. I had no idea
 18 you hadn't finished.

19 MR. GRABIEL: I think it's safe to say that
 20 Le Jeune is probably the most important street
 21 running north-south through Coral Gables,
 22 because Douglas returns north-south and it has
 23 a lot of traffic, but it dead ends basically at
 24 the Airport. Le Jeune goes on forever, you
 25 know, ad nauseam, and south the same way.

1 So, if you think of Miracle Mile as the
 2 most important street in Coral Gables, this
 3 intersection, not necessarily Ponce and Miracle
 4 Mile, but this intersection, because of the
 5 amount of traffic that's running through it and
 6 the visibility that it has, is probably one of
 7 the most important blocks that we have, and we
 8 should be very careful how we deal with it.

9 I don't have any problem with it being a
 10 High-Rise building, MX3, on the back of the
 11 lot, but I think we have to be very careful,
 12 (A) About the using of the parking, that
 13 whatsoever parking is there for the
 14 residents -- for the users, and residents, and
 15 visitors, maintain that open and accessible,
 16 and I don't know how you do that.

17 Is the idea that if you create a new
 18 parking garage there, that you reserve the same
 19 number of cars for the visitors, so we don't
 20 lose -- I mean, there's no net loss of cars?

21 MR. IGLESIAS: That is correct. We would
 22 have that as public parking.

23 MR. GRABIEL: Okay.

24 MR. IGLESIAS: And I completely agree with
 25 you on the Le Jeune side. That's why we kept

1 it as MX1. And we'd like to incorporate a
 2 park -- and we'd like to really do something
 3 exceptional over there.
 4 MR. GRABIEL: Yeah. I was very sorry that
 5 we lost LaSalle. Even though it's a small
 6 building and not great architecture, but it had
 7 a nice step-up of cars -- of size.
 8 I'm not sure -- you know, we talk a lot,
 9 when we're talking about planning, about
 10 creating plazas, and I don't necessarily think
 11 that plazas are the solution necessarily.
 12 There are streets that line up, that need to
 13 continue to line up, the front facade to the
 14 street and the sidewalk. So if we consider a
 15 plaza there, we've got to be very careful that
 16 it doesn't lose the sense of utility and
 17 urbanism that a street has in there.
 18 And that's it. Those are my two points.
 19 MR. IGLESIAS: One of the things that we've
 20 tried to do on these major streets is increase
 21 the sidewalk width, and, unfortunately, there
 22 are some buildings that are already done, that
 23 we can't do that, but it's something that we've
 24 already incorporated, because it's very
 25 difficult to walk -- you can't walk Le Jeune

1 process.
 2 MR. GRABIEL: Okay.
 3 MR. IGLESIAS: So it would come back to the
 4 Board.
 5 MR. GRABIEL: Okay.
 6 MS. SUAREZ: The Site Plan would come back.
 7 MR. GRABIEL: The Site Plan would come
 8 back.
 9 CHAIRMAN AIZENSTAT: Robert.
 10 MR. BEHAR: Thank you, Mr. Chair.
 11 In principle, I don't have a problem with
 12 this change of Zoning. I do have several
 13 concerns, and I agree with a couple of the
 14 comments. In the time that I've been on this
 15 Board, I do not recall ever doing an approval,
 16 like this, without seeing something, especially
 17 when I get the feeling that something is being
 18 worked on.
 19 So, for us to look at something that or
 20 hear something -- that there is something out
 21 there, and we're not even given the courtesy of
 22 looking at what is being talked about, so we
 23 have an idea, troubles me. Again, I'm in
 24 support of the Rezoning, but I think that --
 25 MR. IGLESIAS: But just to clarify, Mr.

1 with a five-foot sidewalk. So by increasing
 2 that width, US-1, Douglas Road, Le Jeune Road,
 3 our major thoroughfares, I think we need to
 4 increase the walkability and it's something
 5 that we have already provided in the Zoning
 6 Code, so that we have a wider sidewalk coming.
 7 You even have an ADA issue on Le Jeune. The
 8 problem is, what do you do, remove the turn
 9 lane and -- you know, DOT has an issue with
 10 that, but we're looking at expanding our usable
 11 sidewalks throughout all of these busy streets,
 12 US-1, as I mentioned, Le Jeune Road, Douglas
 13 and so forth.
 14 MR. GRABIEL: One more point. Referring
 15 back to the Chair's comment that we don't have
 16 a Site Plan, if we approve -- if this was to be
 17 approved today and it comes back, will it come
 18 back with a Site Plan before it goes ahead?
 19 MS. GARCIA: Yes. So anything that has
 20 20,000 square feet or more, which this is a
 21 substantial amount of square feet, will come
 22 back to you --
 23 MR. GRABIEL: So we would have to approve
 24 the new --
 25 MS. GARCIA: -- to follow the whole

1 Behar, we have not finalized anything. We
 2 haven't done anything. There have been some
 3 proposals and a number of things, that none of
 4 them we found -- we found just right, and so
 5 this is a very preliminary stage. I don't want
 6 to bring something, really, that is not going
 7 to be accurate --
 8 MR. BEHAR: Mr. Manager, I think a
 9 conceptual, something that we have, I think
 10 would have been, for some of us at least --
 11 MR. IGLESIAS: And, remember, Mr. Behar, we
 12 have control over the development of this
 13 property. So the City has control over it. If
 14 we do a P-3, we're not really looking right now
 15 at the sites at this time. So the P-3, we do
 16 have control of.
 17 MR. BEHAR: Well, and that's my next point,
 18 as a resident now -- I've been in the City of
 19 Coral Gables since '91 or whatever, what is the
 20 City getting in return? Because what we
 21 have -- and I say, "We," as the City of Coral
 22 Gables, we have a nice piece of that
 23 composition.
 24 MR. IGLESIAS: Yes, we do.
 25 MR. BEHAR: Not only -- you know, what are

1 we getting in return? That's something that I
 2 think that, Mr. Manager, you're representing
 3 the citizens, you know, obviously you want to
 4 look into our best interest, not just give the
 5 property, which really -- I think that that
 6 will be a great site for a great development,
 7 and something is coming. So I really want to
 8 make sure that that is taken into
 9 consideration. And not only the replacement of
 10 the spaces that we have, we should get more
 11 than that. I think it's a very valuable site
 12 that we have.

13 The other concern I have is, I agree with
 14 my Board Members, Ms. Miro, on -- those
 15 Commercial spaces on Miracle Mile suffered a
 16 lot, and how are we going to be able to help,
 17 you know, Mr. Guilford's Season 52 and the
 18 other space -- you know, the other Commercial
 19 spaces, in the interim? And with every good
 20 thing, we have to go through some pain and
 21 agony, so, you know, it is -- it's natural.

22 MR. IGLESIAS: Mr. Behar, you're an
 23 architect. You understand that.

24 MR. BEHAR: We live that every day. We
 25 live that. But how are we going to be able to

1 help, because -- you know, the Abbracci and the
 2 other spaces along Miracle Mile do use that
 3 lot, and we really need to have something in
 4 place that will help those establishments?

5 MR. IGLESIAS: To answer all of your
 6 questions, we're looking to work with our
 7 Parking Director to see what we can do to
 8 maximize -- or minimize the effect of that.
 9 Can we completely -- can you completely negate
 10 something? It's very difficult, as you know,
 11 as an architect. We are looking at replacing
 12 those particular 96 vehicles, I believe, there.
 13 We have to look at whether more -- I'm not sure
 14 if -- we have to look at whether we want more,
 15 because if we go into a P-3, then the City
 16 would be part of that deal, but we're looking
 17 at replacing what we have now.

18 Also, as part of the deal for the City, I
 19 worked 27 years in the private sector. We have
 20 no low hanging fruit here. This has got to be
 21 a good deal for the City. If it's not, it's
 22 not going to happen. If it's not -- it has to
 23 be a good deal for both parties. If not, it
 24 doesn't happen. So, from that perspective, I
 25 look at the City's interest like if they were

1 my own, because it has to be a good deal for
 2 the City, it has to be -- it's got to be a deal
 3 for them, because they have to also be able to
 4 live with it, but we have no low hanging fruit
 5 here. Deals that we do have got to be good for
 6 our City, for our residents. And that's the
 7 way that I view any potential P-3 here.

8 MR. BEHAR: That's all for now, Mr. Chair.

9 CHAIRMAN AIZENSTAT: Thank you.

10 When I first looked at these two items, I
 11 had a large concern in setting a precedent,
 12 because, in my tenure, as I stated, for the
 13 time that I've been here, I have never seen a
 14 project come before us without an application
 15 and without a Site Plan for approval. As a
 16 matter of fact, I recall many projects we sent
 17 back stating you have to bring us a Site Plan
 18 for approval.

19 An issue that I see -- the parking,
 20 everything is great. The issue that I see --
 21 well, let me back up. At first, I started
 22 thinking that you're going to do a parking
 23 structure and that's why it was coming this
 24 way. When I go ahead and see that there is a
 25 development that's part of it, I start to have

1 an issue internally, myself, because I think,
 2 what about if a developer or somebody else
 3 comes to us and says, you know what, I want to
 4 present to you a change of use, without a Site
 5 Plan, and the Board says, "No, you can't do
 6 that." Why wouldn't they say, "Well, the City
 7 did it, why can't I do it?" To me, that's a
 8 problem.

9 Your idea is great. It needs -- a surface
 10 parking lot is not the highest and best use. I
 11 agree a hundred percent. But by the same
 12 token, I think we should be able to see
 13 something that is going to go up there and how
 14 it will affect the neighborhood, because, I
 15 think, once you approve the use, there's
 16 ways -- or developers have ways to bring about
 17 it, that they've already gotten approval for
 18 certain things, and not necessarily everything
 19 else that's there.

20 You know, I have a lot of respect for this
 21 property. I really do think -- I don't have an
 22 issue with the height, with the MX3. I would
 23 just like to see, for myself, as a responsible
 24 person for the City, I would just like to see a
 25 Site Plan that's attached, and, possibly, I'd

1 like to see the people that own the other
 2 properties come in here, because I think, in
 3 general, the application is the other people.
 4 And, usually, the way I've seen the
 5 applications come in is, the developer comes in
 6 and says, "We're going to do this and we're
 7 going to go ahead and give the City this many
 8 parking spaces in exchange," and that's good.
 9 To me, that's good, because I see what they're
 10 doing and I see what the outcome is.
 11 In this case, I just don't see what I'm
 12 voting on. I understand that I'm voting to
 13 change the use, but I don't see what's being
 14 developed there, and I just have a hard time
 15 with that.
 16 MS. GARCIA: So there is already precedent
 17 for approvals just to go from Mid-Rise to
 18 High-Rise in the Downtown area. Both, Parking
 19 Garage 4, which is the one that's close to Le
 20 Jeune, that was approved without a Site Plan,
 21 and it's still a parking garage today.
 22 CHAIRMAN AIZENSTAT: Okay.
 23 MS. GARCIA: And that was over 10 years
 24 ago. That was approved.
 25 The same with Parking Garage 1, which is

1 MR. IGLESIAS: -- which means that you
 2 don't know what's going in there, because that
 3 parking garage is a three-story parking garage.
 4 It's certainly not the maximum and best use for
 5 it. I think why those projects were done is
 6 because the City is in control of this project.
 7 This is not a developer in control of the
 8 project. So it's completely different. We're
 9 looking at certainly having a viable project,
 10 but we're also looking at, since the City does
 11 have control of the project, to make sure that
 12 this project is something that is very viable
 13 for the City, that the City would be proud of,
 14 and it's a project that we would want there.
 15 Similar to those two garages, if you look
 16 at Garage Number 4, which is the one across
 17 from Publix, three stories; that doesn't even
 18 have an elevator. Garage 1 is completely
 19 obsolete. So those two sites were changed
 20 without really knowing what's there, because
 21 that's not the maximum and best use for those.
 22 We are building the mobility hub on Site Number
 23 4, which was never -- that Site Plan was never
 24 provided. That building was never provided.
 25 And on Parking Garage 4, that eventually --

1 where the mobility hub is, that was changed to
 2 High-Rise many, many years ago and ironically
 3 -- not ironically, but oddly, the gas station
 4 on the corner of Andalusia and Salzedo is also
 5 High-Rise and there was no Site Plan with that,
 6 either. I'm not sure what the intent of that
 7 was.
 8 CHAIRMAN AIZENSTAT: Parking Garage 1 and
 9 4 --
 10 MS. GARCIA: Parking Garage 1, that's
 11 within this district. It's in the Overlay
 12 District.
 13 CHAIRMAN AIZENSTAT: What structure is on
 14 top of there?
 15 MS. GARCIA: What structure is on top of
 16 there?
 17 CHAIRMAN AIZENSTAT: Yeah.
 18 MS. GARCIA: It's just a parking garage.
 19 CHAIRMAN AIZENSTAT: It goes back to my
 20 point, if you come to me and you say, we're the
 21 City and we want to do a parking garage, I'm
 22 good with it, but if there's a development --
 23 MR. IGLESIAS: But Mr. Chair, the parking
 24 garage was already there when it was changed --
 25 MS. GARCIA: Right.

1 that's a parking lot that I would eventually
 2 like to go to some type of Mixed-Use building,
 3 because when the mobility needs are low -- and
 4 it's doesn't even have an elevator.
 5 So those two parking garages, when they
 6 were Rezoned, they were operationally obsolete.
 7 CHAIRMAN AIZENSTAT: I understand. Has the
 8 City looked at possibly looking at the land
 9 into a private-public partnership going in
 10 together to develop it?
 11 MR. IGLESIAS: Which one, this particular
 12 property?
 13 MS. GARCIA: The one we're talking about.
 14 Yes, that's exactly what we're looking at.
 15 We're looking at a P-3.
 16 CHAIRMAN AIZENSTAT: So, if you're looking
 17 at that, then there should be some kind of a
 18 Site Plan that has been proposed, that we can
 19 look at?
 20 MR. IGLESIAS: We have not -- we really
 21 have not developed that property. We've looked
 22 at, as the Commission has said -- we have an
 23 MX2. We're looking at the MX3 concept. We
 24 don't feel, as Mr. Revuelta said, that it's
 25 going to be an impact on the street. So when

1 we begin our negotiations, we'd like to begin
 2 our negotiations with the proper Zoning there,
 3 to see what we can do and what would be an
 4 acceptable P-3, which, of course, would have to
 5 be presented to the Planning and Zoning Board,
 6 it would have to go to the City Commission, et
 7 cetera, not only from a project perspective --
 8 not only from a Zoning perspective, but from a
 9 project perspective.
 10 CHAIRMAN AIZENSTAT: What percentage -- if
 11 I may ask, what percent of the entire property
 12 is City owned, of the entire project that you
 13 want to Rezone?
 14 MR. IGLESIAS: I don't recall. We have two
 15 separate properties. So we either work
 16 together or we don't -- or nothing happens.
 17 CHAIRMAN AIZENSTAT: Right. But what
 18 percentage does the City own? Would you say,
 19 of this project, the City owns 50 percent of
 20 the land? Would you say the City owns 20
 21 percent of the land?
 22 MR. IGLESIAS: No.
 23 MR. WITHERS: LaSalle --
 24 CHAIRMAN AIZENSTAT: Well, the LaSalle
 25 is --

1 CHAIRMAN AIZENSTAT: Thank you.
 2 MR. WITHERS: Can I ask just a follow-up
 3 question on that?
 4 CHAIRMAN AIZENSTAT: Yes, please.
 5 MR. WITHERS: So I've known you for, what,
 6 30 years, maybe longer?
 7 MR. IGLESIAS: Yes. It's been a while.
 8 MR. WITHERS: And I've said this before,
 9 you are a technician to the max. You cover all
 10 your bases and I have the utmost respect for
 11 you, so that --
 12 MR. IGLESIAS: Likewise, Commissioner.
 13 MR. WITHERS: -- you don't take offense at
 14 my next question, but I don't -- I'm kind of on
 15 the fence on the height issue, but, you know, I
 16 can push through that, and I'm kind of on the
 17 fence on only 90 or a hundred parking spots,
 18 and hopefully we have another shot at the Site
 19 Plan, but I don't really understand -- and
 20 maybe this is totally out of our scope and
 21 probably we shouldn't even be concerned about
 22 this, but I don't understand the deal behind
 23 this.
 24 Is it the City's intent to do like a
 25 99-land year lease to get a developer to do the

1 MS. GARCIA: Currently owned --
 2 MR. IGLESIAS: I hate to give you a
 3 percentage, but it's more than 20 percent.
 4 CHAIRMAN AIZENSTAT: Say that again.
 5 MR. IGLESIAS: More than 20 percent.
 6 CHAIRMAN AIZENSTAT: So the City owns about
 7 20 percent?
 8 MR. IGLESIAS: No. No. No. Much more
 9 than that. We -- I don't believe it's half.
 10 Is it 60/40? I don't recall. I don't want to
 11 give you a number.
 12 CHAIRMAN AIZENSTAT: Okay.
 13 MR. IGLESIAS: But it's not a small amount.
 14 It's not a negligible amount. It's
 15 necessary -- it's a substantial amount, where
 16 we either develop it together or it stays a
 17 surface parking lot.
 18 CHAIRMAN AIZENSTAT: Understood.
 19 MS. SUAREZ: Mr. Chair --
 20 MR. IGLESIAS: So, that, Mr. Chair, gives
 21 us a lot of latitude, a lot of power on how
 22 this project gets developed, and I believe
 23 that's why Garage 1 and Garage 4 were -- the
 24 Zoning was changed on those two, without a Site
 25 Plan, on two operationally obsolete garages.

1 whole building? Is the City going to
 2 participate in rents? I mean, what's the --
 3 you know, you brought that up a minute ago,
 4 about what's the deal behind this. I mean,
 5 what is the vision for the City? Are we going
 6 to develop together and have at lease property
 7 or are we going to turn the whole thing over to
 8 one developer and give him a land lease for 99
 9 years? What's your vision of this?
 10 MR. IGLESIAS: Commissioner, one of the
 11 problems that we have is that we cannot --
 12 MS. SUAREZ: Mr. Chair, if I may --
 13 CHAIRMAN AIZENSTAT: I'm sorry, what?
 14 MS. SUAREZ: I just want to chime in, that
 15 I think this is going beyond what's before you
 16 today.
 17 MR. WITHERS: Okay.
 18 MS. SUAREZ: And I know there's been some
 19 discussion that I think it may be helpful for
 20 you to understand and frame it, but I
 21 understand it's unusual for you all to not have
 22 an accompanying Site Plan review, but, really,
 23 what is before you today are the change to the
 24 Land Use and the Zoning change.
 25 MR. WITHERS: I respect that. Thank you.

1 MS. SUAREZ: You know, as it has been said,
2 if and when there is a Site Plan, that will
3 come before you, but your consideration should
4 be of these two items that are before you
5 today.

6 MR. WITHERS: I got it.

7 MR. IGLESIAS: Madam City Attorney, any
8 issues if I answer the Commissioner's question?

9 MR. WITHERS: You don't have to.

10 MR. IGLESIAS: I'm happy to answer you,
11 because I've known you for 30 years or more.
12 We are looking for a P-3. I've been troubled
13 by that property just being a parking -- a
14 surface parking lot. It's really not the best
15 use for it.

16 MR. WITHERS: Yeah, we agree.

17 MR. IGLESIAS: And so the fact that we --
18 either we develop it jointly or it doesn't get
19 developed, that's the impetus for this, right,
20 and so the fact that we can do a public-private
21 partnership -- and we have to work out the
22 deals. I believe that whatever deal we work
23 out has to be in the City's best interest. If
24 it's not in the City's best interest, I will
25 not do the deal, but I would like to start with

1 knowing what we can do and what we can develop,
2 so we can formulate a deal. And if it doesn't
3 work, it doesn't work. I don't have to have
4 that deal. I think it's -- whatever we do
5 now -- whatever we do now has to be -- has to
6 be based on what is good for the City.

7 And so we're looking at a P-3 right now, a
8 private-public partnership. We have to work
9 out the deal, and we have to see what the
10 City -- we have a valuable property, much more
11 valuable, in my opinion, because you can't
12 build without us. So it's not just a matter of
13 the square footage for me. It's a matter of
14 the project, right. It's a matter of being
15 able to do a project versus not being able to
16 do a project.

17 So I do think that we're in a good position
18 to negotiate on the City's behalf and have a
19 property that we can, actually, not only remove
20 the actual parking lot, but also to get a tax
21 base off of that property, and bring more
22 people into the Downtown area, into our very
23 important area, which provides almost 20
24 percent -- 27 percent of our tax base and
25 increasing. And so that's -- so that's

1 basically what we're trying to do.

2 Now, do I have -- I have to look -- I'm
3 working with our Asset Manager to see what --
4 to formulate a deal. We look at those deals
5 very, very carefully, and I can assure you,
6 Commissioner, if it's not in the interest of
7 the City, we won't be doing that deal. That's
8 got to be in their interest also or they won't
9 do the deal. But this is a mutually beneficial
10 deal, it's got to be, and everything that we do
11 now or leases -- everything we do now is always
12 in the best interest of our City.

13 And I worked 27 years in the private
14 practice sector. These are the kind of deals
15 that have to be mutually beneficial. I don't
16 know if that answers --

17 MR. BEHAR: And to answer your question --

18 MR. WITHERS: Kind of. I guess, does the
19 Commission have the right to explore that, when
20 it gets to their decision or do they stick
21 strictly on what we have to look at?

22 MS. SUAREZ: When the Commission is making
23 the determination -- or their decision on these
24 two items?

25 MR. WITHERS: Yeah. Do they get to go into

1 the business deal aspect of this?

2 MS. SUAREZ: No. They're limited also to
3 consider these two items.

4 MR. IGLESIAS: The business deal would be
5 approved -- the project would come to Planning
6 and Zoning and the business deal would be
7 approved by the City Commission.

8 MS. SUAREZ: Correct. Those would be
9 separate items that would be presented and
10 considered by the Commission.

11 MR. IGLESIAS: But if it's not a business
12 deal, it won't come to the Commission.

13 MR. WITHERS: Got it.

14 MR. BEHAR: Mr. Withers, just to answer
15 your question, the City owns about 20,000
16 square feet of the 57,000. So it's about 35
17 percent of that block.

18 MR. REVUELTA: And I have one question.

19 MR. IGLESIAS: Thank you, Mr. Behar.

20 MR. REVUELTA: Would the City have more
21 leverage if this was MX3 in dealing with a
22 developer than if it was MX2?

23 MR. IGLESIAS: Well, I think we could do a
24 larger project and better project there, and so
25 if we start off knowing what the Zoning is,

1 then we can start negotiating off of that,
 2 right.
 3 MS. SUAREZ: And then I would remind you
 4 that that shouldn't be a consideration you make
 5 in determining your recommendations on these
 6 items.
 7 MR. REVUELTA: I think -- noted, but --
 8 MR. IGLESIAS: For the City Attorney, I'm
 9 just answering questions.
 10 MR. REVUELTA: Thank you for the technical
 11 clarification, but if I'm the City, I own 34
 12 percent -- there's an old joke, that I'm not
 13 going to mention here, but parts of the body
 14 decided who was the most important one, the
 15 most important one was whoever felt that it was
 16 the least important one, because the part of
 17 the body that decided to close itself off,
 18 basically turns the heart, the lungs and the
 19 brain into -- until they said I am the most
 20 important one, because you guys don't function
 21 if I don't open up -- and I think the City
 22 owning 34 percent, and being the City of Coral
 23 Gables, has already leverage in itself, in my
 24 opinion, and I think if it's MX3, you probably
 25 would have a little bit more leverage in

1 those got approved without a Site Plan.
 2 And, then, going further, the former
 3 Mercedes Benz parking lot was also changed with
 4 a conceptual Site Plan, but not at the same
 5 time as the consideration.
 6 CHAIRMAN AIZENSTAT: I think we asked them
 7 to come back with a conceptual Site Plan.
 8 MS. GARCIA: Maybe, yeah. And, then, also,
 9 now -- the Public Safety Building before was
 10 owned by the City. That was changed to
 11 High-Rise without a Site Plan, as well.
 12 MR. BEHAR: But those, if I remember
 13 correctly, they were going to be with an RFP to
 14 follow.
 15 MS. GARCIA: Maybe. Maybe. It was not
 16 mentioned in the Staff report that I was
 17 reading.
 18 MR. BEHAR: The two garages, because those
 19 went out for RFPs.
 20 MR. IGLESIAS: No, but that was Zoned
 21 before that. It was Zoned before that.
 22 MS. GARCIA: Right.
 23 MR. IGLESIAS: The RFPs were much after --
 24 years after those garages were actually Rezoned
 25 and that was not -- the RFP was not part of the

1 dealing with a developer, but --
 2 MR. IGLESIAS: And Mr. Revuelta, the way
 3 the property is situated, we either work
 4 together or we don't.
 5 MR. REVUELTA: Yes, absolutely, either
 6 these are our terms, or you walk.
 7 I was thinking about what the Chairman was
 8 saying. I have seen -- for years, I've seen in
 9 other municipalities -- I am probably the
 10 youngest in tenure in this Board, but I'm the
 11 oldest probably in the age, but I've seen
 12 cities coming with Zoning and Land Use Maps and
 13 clarifications in the past, just because
 14 they're correcting it, and that has been
 15 typical, but it has not been the experience of
 16 the Chairman, I guess, and other people on the
 17 Board.
 18 Are there any examples? I think you
 19 mentioned two examples.
 20 MS. GARCIA: Yes. I mentioned Parking
 21 Garage 4, which is the parking garage directly
 22 across the street from Publix, as well as the
 23 gas station on the corner of Andalusia and
 24 Salzedo, and then Parking Garage 1, which is
 25 the future mobility hub, that also -- all of

1 Rezoning.
 2 MR. BEHAR: That was done before.
 3 MR. IGLESIAS: And if you can see, and Mr.
 4 Revuelta makes a very good point, that most of
 5 these areas were already MX3. It's something
 6 that we truly did not have an issue with. One,
 7 is because we feel it should be MX3, and, Two,
 8 is because we're in control of the project.
 9 MR. BEHAR: There's a question in my mind,
 10 from the planning perspective, both sides of
 11 Miracle Mile, the north and south, should be
 12 MX3, because that's going to be -- and I agree
 13 with Mr. Revuelta, what we should have done is
 14 taken into consideration the whole, so it is
 15 consistent.
 16 Because the problem we had -- and to answer
 17 with -- we've been here, you know, I forget how
 18 many years, but we went back a couple of times
 19 and tried to organize the Zoning of the area to
 20 be consistent, so you don't have, you know, a
 21 missing tooth somewhere. I know that you have
 22 the Museum garage, but on either side of those,
 23 it would have been, I think, appropriate, at
 24 this time, to take in the slot around the whole
 25 thing, on both sides, and let's go in and do

1 it.
 2 The historical building, even though it may
 3 be Zoned MX3 in the future, you can't do
 4 anything about it --
 5 MR. GARCIA: Right.
 6 MR. BEHAR: -- you know. So if we're going
 7 to do it, we should do it consistently
 8 throughout.
 9 MR. IGLESIAS: Mr. Behar, we did look at
 10 that and we thought that since we do have the
 11 parking garage there, and because of the
 12 smaller sites, that that really was not going
 13 to be an issue for quite a number of years,
 14 whereas this is an issue now, and we just
 15 wanted to take care of this now, but I don't
 16 disagree with you at all. We really --
 17 MR. BEHAR: Again, Mr. Iglesias -- Mr.
 18 Manager, I'm in favor of doing it. My only --
 19 is that we are not seeing something. I am
 20 going to support, you know, when something
 21 comes, yes, because I think it's the right
 22 thing to do in this area. I'm concerned a
 23 little bit, but you know what, we live -- this
 24 is Downtown Coral Gables. This is where we
 25 should have the height. Whether it's a

1 there. So that's One. Two is, the City is in
 2 control of this project, similar to Garage 1
 3 and 4. So we feel it's different than just
 4 having a developer come in and bring nothing,
 5 right.
 6 MR. BEHAR: Well, I certainly hope that you
 7 would -- you know, when that happens, you
 8 would -- you know that we have a substantial
 9 piece of this block that -- you know, because
 10 the corner, it's not as valuable, because
 11 you're limited to 45 feet. Yeah, it's great,
 12 but it's not as valuable. You know, so,
 13 really, in reality, of the 57 -- out of the
 14 47,000 square feet that you could do High-Rise,
 15 you know, we control 20,000 of that. So it's
 16 almost 40 percent -- 40 something percent.
 17 MR. IGLESIAS: That's why I was -- I didn't
 18 want to give a percentage, but I knew it was
 19 much higher than 20. It's a substantial
 20 amount. Either we're in or nothing happens. I
 21 mean -- and it's similar to what happened in
 22 Garage 1 and 4, in the sense that those are
 23 City properties. So we have control over what
 24 happens to them, unlike this is -- although we
 25 are looking at a P-3, the City does have

1 Residential or an office building, to me, it's
 2 appropriate to do it in this location.
 3 So the only thing that I'm struggling with,
 4 as well as the Chairman, is that I'm used to
 5 seeing something, even though it's a
 6 conception, and we don't have one.
 7 MR. IGLESIAS: No, and let me just say, one
 8 of the reasons you're used to seeing it is
 9 because this doesn't happen in the City
 10 property very often. When it happened in
 11 Garage 1, it was done. When it happened in
 12 Garage 4, it was done. And the fact that we
 13 are in control of this project, the fact that
 14 whether this project gets built or not is under
 15 City control, is similar in concept to Garage 1
 16 and 4. Even though those two garages are
 17 completely obsolete, operation obsolete,
 18 nothing gets done on those two parking garages
 19 unless the City decides to do something there,
 20 right.
 21 And we looked at that RFP, which is a
 22 potential P-3 also there, and it didn't happen,
 23 but since the City's in control -- One is, I
 24 agree with you that the other property should
 25 be done, so, really, it's in line with what's

1 control of its destiny, as far as this property
 2 is concerned, just like we're doing in Garage
 3 1, just like we're doing in Garage 4.
 4 MR. WITHERS: Who owns Abbracci and towards
 5 Salzedo, who owns that? Is that a third owner?
 6 MS. GARCIA: Third owner -- third or
 7 fourth.
 8 MR. BEHAR: It seems like it. I'm looking
 9 at the property, for instance, and there's
 10 different owners.
 11 MR. IGLESIAS: I believe there's two
 12 different owners, is that correct?
 13 MR. BEHAR: One is from Stuart, Florida,
 14 Abbracci, and the other is a local, a Gables,
 15 but it's at least a different entity.
 16 MR. WITHERS: Okay. So can you walk me
 17 through who owns what? And I know we're not
 18 supposed to talk about the business side of
 19 this, but, you know, I can just see us upzoning
 20 this, and the City's left out in the cold. And
 21 the other folks get together now that they've
 22 enjoyed a nice upzoning on behalf of the City
 23 thinking they're going to be part of it --
 24 MR. IGLESIAS: Do we have a slide showing
 25 the --

1 MS. GARCIA: Yeah. If I could have Coral
 2 Gables TV pull up a slide --
 3 CHAIRMAN AIZENSTAT: Actually, going
 4 into -- if I may, Chip, going into your
 5 thought, as opposed to who owns it, Robert,
 6 when you did your numbers, are any of these
 7 properties larger than 20,000 square feet?
 8 MR. WITHERS: That's what I want to find
 9 out, if the one on the corner is adjacent to --
 10 MR. BEHAR: No, the corner property is
 11 9,700 square feet.
 12 MR. WITHERS: Okay.
 13 MR. BEHAR: The Abbracci is 5,000. Coral
 14 Gables owns the property which is the empty
 15 lot, 10,000. Then there's a Gables -- I guess
 16 it's Davidson -- Davidson owns 12,500, Coral
 17 Gables owns 10,000 and then LaSalle Cleaners is
 18 10,000.
 19 CHAIRMAN AIZENSTAT: So they wouldn't have
 20 to come back to us --
 21 MR. BEHAR: Nobody could assemble without
 22 the Gables.
 23 MR. IGLESIAS: That is the --
 24 MR. REVUELTA: Regardless of the
 25 percentage, the City has the upper hand on this

1 square feet, they don't have to come back
 2 before the Planning and Zoning Board. And if
 3 that's the case, my question is, what --
 4 MS. GARCIA: They also can't go up that
 5 high, either, because it's a smaller site.
 6 CHAIRMAN AIZENSTAT: That's my next thing.
 7 What can they build --
 8 MS. GARCIA: They are limited to the height
 9 they have now, 97 feet with Med Bonus or 70
 10 without.
 11 CHAIRMAN AIZENSTAT: What about TDR bonuses
 12 that would --
 13 MS. GARCIA: That would just make the
 14 building fatter, with the square feet, but not
 15 taller.
 16 MR. BEHAR: But if we give them MX3 --
 17 MS. GARCIA: They're still limited, because
 18 of the size of the property.
 19 MR. BEHAR: Okay.
 20 MR. IGLESIAS: You need 200 feet and
 21 20,000. Without us, you don't have that, and
 22 that's why we feel, Commissioner, that we're in
 23 control.
 24 MR. REVUELTA: I think a lot of these
 25 concerns will be addressed when they have to

1 all of the way.
 2 MR. BEHAR: An assemblage, you control what
 3 happens on both sides.
 4 MR. REVUELTA: On top of that, they're the
 5 City, so it's -- I think they're in the
 6 driver's seat.
 7 MR. IGLESIAS: So none of us can work,
 8 unless we work together. The City has veto
 9 power over this project completely, over what
 10 happens on this block.
 11 MR. REVUELTA: If the City builds a parking
 12 garage, I'm going to start crying, with all due
 13 respect, Mr. Chair.
 14 CHAIRMAN AIZENSTAT: Just out of curiosity,
 15 if I may, please, the other properties, if
 16 those owners get together, will they have more
 17 than 20,000 square feet on either side?
 18 MS. GARCIA: I don't think so. The
 19 existing three-story Commercial building and
 20 Abbracci, I think they're just under --
 21 MR. BEHAR: No, the Abbracci and the corner
 22 property will be 14,000, almost 15,000.
 23 Davidson is 12,500 and LaSalle is 10,000. So
 24 we control --
 25 CHAIRMAN AIZENSTAT: If it's under 20,000

1 come back, whoever needs to come back, on a P-3
 2 item, right? All of this that we're talking
 3 about can be short-circuited at that time. Can
 4 it or cannot it not?
 5 MR. IGLESIAS: I'm sorry, Mr. Revuelta --
 6 MS. SUAREZ: The Site Plan review.
 7 MR. REVUELTA: The Site Plan review will
 8 open up the avenue for all of the concerns that
 9 we're expressing here?
 10 MR. IGLESIAS: That is correct, Mr.
 11 Revuelta.
 12 MR. REVUELTA: That would be the time in
 13 which you can yea or nay the project.
 14 MR. IGLESIAS: Well, if we don't feel it's
 15 a good Site Plan, we won't be bringing it to
 16 you. If it's not a good project, if it's a
 17 project that we don't feel very comfortable
 18 with it, if it's not a project that's not in
 19 the best interest of the City, we don't need to
 20 do it now, because this is a fantastic piece of
 21 property. Eventually we'll get the right
 22 person.
 23 CHAIRMAN AIZENSTAT: It is a fantastic
 24 piece of property. I don't doubt it. And in
 25 my heart, I know and I feel that you will do

1 the best for the City. I don't dispute that.
 2 I don't disagree with that. I'm just
 3 uncomfortable or concerned that there's no Site
 4 Plan that's attached to it. That's -- I can't
 5 speak and I'm not speaking for anybody else on
 6 the Board. But for me to approve the change, I
 7 would like to see something.
 8 MR. BEHAR: And if there's a way -- I mean,
 9 if there's a way that -- the process will come
 10 back to us, right? They have to come back.
 11 MS. SUAREZ: And Mr. Chair, even when you
 12 do have an accompanying Site Plan you're
 13 reviewing, your consideration of these items
 14 should always be based on these changes. And
 15 the practice has been that the Site Plan comes
 16 along with it, but you still have to consider
 17 these items separately from any proposed Site
 18 Plan.
 19 CHAIRMAN AIZENSTAT: Understood.
 20 MR. BEHAR: But Madam Attorney, most times,
 21 there's a Site Plan that's attached to the
 22 application.
 23 MS. SUAREZ: I know, but I'm saying --
 24 MR. BEHAR: And if there's a deviation,
 25 they will have to come back.

1 we're looking at, 18 months, 12 months --
 2 MR. IGLESIAS: We starting negotiations now
 3 and there's no time line. We are starting
 4 negotiations now, but I would like to start
 5 with some idea of what we can build, because
 6 that's part of our negotiation.
 7 MS. MIRO: Are there any aspirations for
 8 the City? Like I understand there's not a time
 9 limit, but would you like to see it, you know,
 10 starting in a year, two years? I mean, what do
 11 want --
 12 MR. IGLESIAS: I would like to remove --
 13 this is a surface parking lot on a very
 14 valuable piece of property and I think we can
 15 do better. So I believe -- that's why I'm
 16 moving forward with it.
 17 But we would like to move as fast as we
 18 can; however, it's not something that we need
 19 to do. If it's not in the best interest of the
 20 City, I have no problem backing away. And I
 21 believe that where our properties are situated,
 22 we're in control of the development of the
 23 site, and Mr. Chair, I think that's what gives
 24 me the comfort level of coming here to you and
 25 asking you for this. Because if we were not in

1 MS. SUAREZ: I understand, but the change
 2 to the Land Use Map and the Zoning change are
 3 matters that you need to consider independent
 4 of the Site Plan, when you make that decision.
 5 Is this a change that we recommend, making this
 6 change, or is this a change to the Zoning Code
 7 that we recommend?
 8 MR. REVUELTA: Can I ask a question? What
 9 has been the history for the Board, that when
 10 you ask for a Site Plan, is it just a Site
 11 Plan, or is it both, a Site Plan and a massing
 12 model? I'm just trying to understand what the
 13 Board has seen before. Because a Site Plan,
 14 somebody, probably, in the City, can cook up a
 15 Site Plan, right, because I don't know what
 16 we're asking the City --
 17 CHAIRMAN AIZENSTAT: But it's tied in to
 18 that Site Plan that you vote on at that point.
 19 So if they --
 20 MS. MIRO: If I may, I would like to ask a
 21 question?
 22 CHAIRMAN AIZENSTAT: Yes, please.
 23 MS. MIRO: So is there a time line for when
 24 we want this project to -- I know that you're
 25 in conversation, but is there a time line that

1 control of this site, then I would completely
 2 agree with you.
 3 MR. BEHAR: I look at this project probably
 4 more beneficial -- a project that's going to
 5 come here, whenever that happens, that's going
 6 to happen sooner than the Parking Garage Number
 7 1 and Number 4, because if this is a private
 8 sector project, it will happen. We could
 9 get -- the City could benefit more if it's done
 10 quickly, and that they provide parking --
 11 additional parking to be used for the
 12 Commercial spaces, and it could be done. I
 13 mean, I'm sure that is not going to be an
 14 issue.
 15 MR. IGLESIAS: There's a number of avenues,
 16 but I really don't want to get into that
 17 discussion here, because I don't want to get
 18 into a negotiation where it's --
 19 MR. REVUELTA: If I was the City, I would
 20 be telling that developer, "I've got all of the
 21 time in the world."
 22 MS. MIRO: So the reason I was asking the
 23 question about the time line, if I may --
 24 MR. REVUELTA: No, but I'm saying, as the
 25 City, from a negotiating standpoint --

1 MR. IGLESIAS: Mr. Revuelta, we do have all
 2 of the time in world. We're sitting on a very
 3 good piece of property. No one can build
 4 without us.
 5 (Simultaneous speaking.)
 6 MS. MIRO: I just wanted to explain. The
 7 reason I was asking that question, and I also
 8 want to say, you know, I echo what the Chair
 9 said earlier. I do feel -- I hear your
 10 argument and I see your point and where you're
 11 coming from. You know, I look at some of the
 12 considerations that we're making today and I
 13 agree wholeheartedly that we can do so much
 14 better with that piece of land. And I
 15 understand that, if it's not a good deal, then
 16 we're not going to have a deal, and I think
 17 that gives us the upper hand, right.
 18 And the reason I was asking you the
 19 question of the time line is because I wanted
 20 to know, would it set you back too badly, if we
 21 were to say, put a motion forward saying let's
 22 temporarily postpone this or bring it back at a
 23 later date with a Site Plan and application?
 24 Is that really going -- is it going to set you
 25 back terribly?

1 have a potential site, that unless we got 200
 2 feet and 20,000 feet, it can't get done.
 3 MS. MIRO: But didn't we say, no matter
 4 what, we have the upper hand? We have the
 5 upper hand no matter what, right?
 6 MR. IGLESIAS: Yes, but I would like to
 7 negotiate with --
 8 MS. MIRO: The best hand.
 9 MR. IGLESIAS: -- with the best hand and a
 10 project set, right, this is what we can do. We
 11 start looking at projects from the perspective
 12 of an MX1 and MX3.
 13 And Mr. Behar, I understand your Site Plan
 14 issue, but remember that Garage 1 and Garage 4
 15 were re-zoned without a Site plan.
 16 MR. BEHAR: I wasn't aware of that.
 17 MS. MIRO: Right, but those are garages,
 18 right? Like those were all garages. Are there
 19 any examples of a similar situation where it
 20 wasn't a garage?
 21 MS. GARCIA: Yes. So the gas station on
 22 the corner of Andalusia and Aragon, I forget
 23 the address, but the 200 Block of --
 24 MS. MIRO: It wasn't a building, is what
 25 I'm saying.

1 MR. IGLESIAS: Well, what I wanted to be
 2 able to do is negotiate with the Zoning set, so
 3 that we could understand what we can build,
 4 which would be part of our negotiations, from a
 5 financial perspective.
 6 MS. MIRO: Because I think, from what I
 7 hear from my colleague saying, I think that
 8 everybody is looking for, yeah, you know, the
 9 Zoning seems fine, but we feel more comfortable
 10 having that Site Plan before us. So if we were
 11 to temporarily postpone this or bring it back
 12 at our next meeting even, you know, would that
 13 be such a huge setback, once we have the Site
 14 Plan and we can, you know, give you what you
 15 need to move forward with that zonification?
 16 MR. IGLESIAS: You know, having one month
 17 to set that, I think we would have to look at
 18 various alternatives. We have to look at the
 19 numbers. I mean, this is not something that
 20 happens overnight. We have to look at --
 21 there's a lot of negotiation involved in
 22 getting a project like that done, and when you
 23 start with you know you can build, it just
 24 makes it easier, and, also, it puts me in a
 25 better negotiation position, right, because we

1 MS. GARCIA: It was a change of Land Use,
 2 because the Commercial Zoning was already in
 3 place. They didn't have a Site Plan. It was
 4 just a request to change it. My assumption is,
 5 because the Staff went around looking at these
 6 parking lots, gas stations, and trying to
 7 figure out what's the best way to use that
 8 land, I'm assuming. Looking at the parking
 9 lots, looking at the gas station, looking at
 10 parking lots up north, where the current --
 11 MR. IGLESIAS: Mr. Behar, if we look at --
 12 and Ms. Miro, if you look at Garage 1, three
 13 stories, not even an elevator. Garage 4 is
 14 completely -- these two parking garages are
 15 completely obsolete, operationally obsolete.
 16 So, essentially, there's no Site Plan, because
 17 that's not what could be built there.
 18 MR. BEHAR: I go back to fifteen years ago,
 19 whenever we did the first Code change
 20 modification, that we had a consultant -- and I
 21 forget his -- Charlie --
 22 CHAIRMAN AIZENSTAT: Charlie Seaman.
 23 MR. BEHAR: -- that came in with a
 24 proposed -- you know, what you're asking for,
 25 to Re-zone, you know, a lot of the blocks. Had

1 that been done back then, we would not be
 2 having, you know, any issues today. And it's
 3 the same thing, it should have been done,
 4 and -- do I like to have a Site Plan? Yes. Is
 5 it a must? No.
 6 MR. GRABIEL: Don't we make decisions all
 7 of the time and changes in Zoning for the
 8 benefit of the City without having Site Plans?
 9 MR. REVUELTA: The Site Plan is going to
 10 show you setbacks.
 11 MR. IGLESIAS: We do it all of the time.
 12 MR. REVUELTA: The Site plan --
 13 MR. GRABIEL: And I'm telling you, I said
 14 that this is an important site. I would be
 15 willing to say, this is the most important site
 16 that we have in Downtown Coral Gables, because
 17 of the size, because what can be built in there
 18 and its location, in relationship to Le June
 19 and in relationship to Miracle Mile.
 20 So, if anything that we can do to push --
 21 and I drive that street every day coming back
 22 home, and it pains me to be in Downtown Coral
 23 Gables and see a surface parking lot sitting
 24 right then and there, when we could have an
 25 architectural jewel in there.

1 difference is that we're a part owner. We need
 2 to be -- we need to get involved in the project
 3 or it doesn't happen, and we're looking for our
 4 best interest, whereas a developer -- I'm not
 5 saying they're bad developers or anything like
 6 that, but there's no City interest directly
 7 involved, and that's a huge issue, and that's a
 8 huge difference, right, where there is City
 9 involvement, similar to what happened in Garage
 10 1 and 4.
 11 The reason those were Re-zoned without a
 12 Site Plan, because the City is in control of
 13 them, and the City, I'm always assuming, will
 14 always do what's in the best interest of our
 15 residents, and so it just -- I think it
 16 provides -- whether it works with this
 17 developer or it doesn't. If it doesn't, then
 18 they may have to look at selling the sites and
 19 we work with somebody else, but it does empower
 20 us more, and the big difference is that the
 21 City owns a property, similar to Garage 1 and
 22 4, where we have veto power over what goes
 23 there.
 24 CHAIRMAN AIZENSTAT: If the developer says
 25 no to you, and it's already changed for the use

1 So if passing this helps pushing that site
 2 to be a developable site, I'm for it.
 3 MR. WITHERS: I mean, that's what this is,
 4 it's empowering the City to move forward to
 5 develop a site. I mean, that's --
 6 CHAIRMAN AIZENSTAT: That's the end result.
 7 MR. REVUELTA: I think it gives them
 8 greater leverage.
 9 MR. WITHERS: I mean, that's what it is.
 10 MR. REVUELTA: Yeah.
 11 CHAIRMAN AIZENSTAT: I mean, if you look at
 12 it that way --
 13 MR. WITHERS: That's what it is, a hundred
 14 percent.
 15 CHAIRMAN AIZENSTAT: But then how do you
 16 have somebody else come before you --
 17 MR. WITHERS: Well, you (Unintelligible)
 18 the rule. The City is now in the position
 19 to --
 20 MS. SUAREZ: So I want to remind you, once
 21 again, the City's position is not something
 22 that should guide your decision today.
 23 MR. WITHERS: I understand. I certainly
 24 understand.
 25 MR. IGLESIAS: Mr. Chair, I think the big

1 to High-Rise, how does the -- how do the
 2 other -- how does the developer benefit?
 3 MR. IGLESIAS: Currently, what the
 4 developer and the City is doing, we've merged
 5 the sites to create a bigger parking garage.
 6 CHAIRMAN AIZENSTAT: I understand, but
 7 let's take the City out of the equation. Let's
 8 take the parking lot -- let's take the City out
 9 of the equation. Whether you go to the left
 10 side or the right side, somebody comes and
 11 masses those properties, because the City
 12 cannot make a deal, so the City is out.
 13 MS. GARCIA: And the City still owns the
 14 middle property?
 15 CHAIRMAN AIZENSTAT: The City still owns --
 16 yes, the City still owns it, because they're
 17 not going to give up anything unless they get
 18 what's beneficial to the residents.
 19 MS. GARCIA: I think the remaining
 20 properties, just because of the way they're
 21 situated, they can't really develop past 97
 22 feet, because they don't have the square
 23 footage.
 24 CHAIRMAN AIZENSTAT: So there's no benefit
 25 to them whether it's Commercial High-Rise or

1 Mid-Rise, as it is now?
 2 MR. WITHERS: Yes, it is.
 3 MR. BEHAR: There's a benefit.
 4 CHAIRMAN AIZENSTAT: Well, I'm hearing that
 5 it's not.
 6 MR. WITHERS: They sell the property to
 7 somebody else that now is our partner.
 8 MS. MIRO: Say that again. Say it again.
 9 I didn't hear you.
 10 MR. WITHERS: They sell the property -- if
 11 Mr. -- and listen, Stanley Davidson, his dad
 12 was the gentleman of all gentlemen. I have all
 13 of the respect in the world for that guy. And
 14 many times he talked about joining with the
 15 City to develop that. We just never seized the
 16 opportunity to do that.
 17 But saying that, to answer your question --
 18 and I know we're treading on thin ice here --
 19 MS. SUAREZ: Yes.
 20 MR. WITHERS: We haven't fallen through it
 21 yet. I'm sure you'll let us know when we do,
 22 right? Okay. He can't work a deal with us,
 23 he's now got the City, you know, by the neck,
 24 saying, you want to develop it, well, now
 25 here's my new deal. And so they're guided by

1 line is, we're fortunate we're in control of
 2 this site and that gives us a lot of
 3 opportunity to control what's there and with
 4 who we do it with.
 5 MR. BEHAR: You know what puts me at ease,
 6 that we control both sides. And, yes, they
 7 could Re-zone and get some benefit. They will.
 8 And I'm sure they're going to play, but we
 9 control both sides of this. So they need the
 10 City in order to do something.
 11 MS. MIRO: I want to say something, if I
 12 can. Again, I just want to reiterate, I feel
 13 the sincerity of your words and I really do
 14 feel that you are at the forefront trying to do
 15 the best thing for the City, and I understand
 16 all of that.
 17 At the same time, I also would like -- I
 18 just still feel like, in my gut, that I would
 19 like a Site Plan, that I would like to see what
 20 one of my colleagues mentioned, I don't
 21 remember which one of you said, hey, let's get
 22 more than 96. I know we weren't holding you to
 23 that number, but let's get more than 96. This
 24 is a valuable property. Let's go for more
 25 parking for the business owners. I'd like to

1 the property --
 2 MR. IGLESIAS: I mean, I have no time line
 3 to sell this property. If they sell the
 4 property, and whoever they're going to sell it
 5 to, is going to approach the City, because if
 6 we're not involved, you can't --
 7 MS. SUAREZ: So, once again, I need to --
 8 MR. WITHERS: I think that's the case.
 9 MR. SUAREZ: So, Mr. Chair, if I say --
 10 MR. IGLESIAS: Because of the situation of
 11 these properties, Commissioner, you can't --
 12 whose going to pay MX3 prices on something you
 13 can't develop?
 14 MS. SUAREZ: But once again, these are not
 15 considerations that should play a role in your
 16 decision today.
 17 MR. BEHAR: And it's not, but we're
 18 discussing it.
 19 MS. SUAREZ: I know. I need to remind you.
 20 MR. WITHERS: This is not affecting my
 21 decision at all.
 22 MS. SUAREZ: Okay.
 23 MR. REVUELTA: This is the O.K. Corral and
 24 the City is not going to blink first.
 25 MR. IGLESIAS: Commissioner, the bottom

1 see that.
 2 You know, I heard Mr. Guilford's comments
 3 and it really does resonate with me, about
 4 making sure that those businesses are not
 5 affected. I also see -- you know, if we don't
 6 have a time line and the City has the upper
 7 hand, I don't think it can hurt for us, as a
 8 Board, to ask for that. And, then, when you're
 9 talking about precedence, you know, I don't
 10 know that it would be such a terrible precedent
 11 for us to set as a Board -- and you'll tell me,
 12 because I'm the new kid on the block here and I
 13 recognize that -- to say that, you know, our
 14 Board doesn't accept applications -- you know,
 15 that really -- you're taking a risk if you come
 16 to us without a Site Plan or an application,
 17 because we may go forward or we may not.
 18 MS. SUAREZ: So that's not a precedent that
 19 you should set, because every case should be
 20 considered on a case by case.
 21 MS. MIRO: Okay. Well, thank you. Case by
 22 case.
 23 MR. IGLESIAS: The fact that we're
 24 negotiating knowing what we can do, the fact
 25 that we have control of the property, the fact

1 that it's City property and we have control
 2 over the entire block, as Mr. Behar mentioned,
 3 that's why I came here, because I don't think
 4 it's an issue. Now, we want the best interest
 5 for the City, and as I discussed with the
 6 Commissioner, we're in control of this
 7 property, because of where our lots are
 8 located. So even if it goes to MX3 and they
 9 decide to sell, who are they going to sell to,
 10 without coming to us and saying, are you
 11 willing to do a deal here?

12 Because the highest and best use for them
 13 will not be MX3, because they don't have it,
 14 right. So it really -- this is not the norm,
 15 right. I don't feel that what the City is
 16 doing here is a normal project --

17 MS. SUAREZ: Mr. Manager --

18 MR. IGLESIAS: -- because we're in control
 19 of this. But if we weren't in control of the
 20 project -- if they could build without us, then
 21 it would be a different --

22 MR. BEHAR: It would be a different story.

23 MS. SUAREZ: Mr. Manager, once again, these
 24 are not considerations that should be taken
 25 into account by the Board.

1 CHAIRMAN AIZENSTAT: Any discussion? No?
 2 Call the roll, please.

3 THE SECRETARY: Claudia Miro?

4 MS. MIRO: No.

5 THE SECRETARY: Julio Grabiél?

6 MR. GRABIEL: Yes.

7 THE SECRETARY: Luis Revuelta?

8 MR. REVUELTA: Yes.

9 THE SECRETARY: Chip Withers?

10 MR. WITHERS: Yes.

11 THE SECRETARY: Robert Behar?

12 MR. BEHAR: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: I was very adamant on
 15 a, no, but I do feel, with the discussion that
 16 we had, that the City will do the best, and
 17 given the fact that the project will have to
 18 come back before us, then I would say, yes.

19 MR. IGLESIAS: Thank you very much. Thank
 20 you. We want a project that will --

21 MR. BEHAR: Wait. We've got the second
 22 item. Not yet.

23 MS. GARCIA: The Zoning.

24 CHAIRMAN AIZENSTAT: What I would ask, and
 25 I know you will, is that you would go ahead and

1 MR. REVUELTA: I think this is --

2 MR. BEHAR: I propose that we close --

3 MR. WITHERS: Mr. City Manager, can we
 4 consider this discussion -- I'm just kidding.

5 MR. BEHAR: Mr. Chair, can we close the
 6 Board's comments?

7 MS. MIRO: Yeah.

8 MR. REVUELTA: Yes.

9 CHAIRMAN AIZENSTAT: If there's a motion
 10 that somebody would like to make.

11 MR. BEHAR: I will make a motion to approve
 12 it.

13 MR. GRABIEL: I'll second it.

14 CHAIRMAN AIZENSTAT: We have a motion to
 15 approve. We have --

16 MR. BEHAR: With a condition

17 CHAIRMAN AIZENSTAT: You're saying, let's
 18 do the first one first, E-1.

19 MS. GARCIA: Land Use.

20 CHAIRMAN AIZENSTAT: So we have a motion on
 21 E-1 to approve. We have a second. Any
 22 discussion?

23 THE SECRETARY: Sorry, who second?

24 CHAIRMAN AIZENSTAT: Julio.

25 MR. GRABIEL: Julio.

1 take -- I urge the City to take into
 2 consideration all of the businesses that use
 3 the parking lot, because I know the City can
 4 create parameters and rules that would benefit
 5 and alleviate during construction.

6 MR. BEHAR: Excuse me, Mr. Chair, we still
 7 have to take a vote on the second.

8 CHAIRMAN AIZENSTAT: Yes. I just wanted to
 9 get that in.

10 MS. SUAREZ: So E-2 is the other item,
 11 which is the Zoning --

12 MR. BEHAR: I'll make a motion to approve.

13 MR. GRABIEL: I second again.

14 CHAIRMAN AIZENSTAT: We have a motion. Any
 15 discussion? A second. No?

16 Call the roll, please.

17 THE SECRETARY: Julio Grabiél?

18 MR. GRABIEL: Yes.

19 THE SECRETARY: Luis Revuelta?

20 MR. REVUELTA: Yes.

21 THE SECRETARY: Chip Withers?

22 MR. WITHERS: Yes.

23 THE SECRETARY: Robert Behar?

24 MR. BEHAR: Yes.

25 THE SECRETARY: Claudia Miro?

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1 MS. MIRO: Yes.

2 THE SECRETARY: Eibi Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes.

4 Thank you, sir.

5 MR. IGLESIAS: Thank you very much. Thank

6 you.

7 CHAIRMAN AIZENSTAT: And please, you know,

8 I know the City will do its best to look at the

9 parking situation during construction, if it

10 comes to that. We don't even know.

11 MR. IGLESIAS: I can tell you that we're

12 looking at certain options. I just don't want

13 to bring them up now, because of the -- we're

14 in discussion --

15 MR. BEHAR: This motion is done already.

16 Everything is voted on, right?

17 MS. SUAREZ: Yes.

18 MR. BEHAR: Let's try to do the best for

19 the City, as well.

20 MR. IGLESIAS: Of course. Thank you all

21 very much. Thank you very much.

22 CHAIRMAN AIZENSTAT: The next item is E-3.

23 Madam City Attorney.

24 MS. SUAREZ: E-3 is an Ordinance of the

25 City Commission of Coral Gables, Florida

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1 artificial turf, if you're not a single-family

2 or duplex. Right now, it's just says, all

3 other Zoning Districts, it's not allowed on the

4 ground floor. And I think the reason behind

5 that was because they're looking at Commercial

6 properties, Mixed-Use properties and

7 Multi-Family, but not necessarily schools. So

8 that's the first part of the Text Amendment.

9 The second part of the Text Amendment is

10 some best practices. We studied some

11 neighboring cities to see what they use, as far

12 as insulation, and as far as water percolation

13 and just good practices for the artificial

14 turf.

15 MR. BEHAR: Ms. Garcia --

16 MS. GARCIA: Yes.

17 MR. BEHAR: -- when this first -- and just

18 for clarification, when the first language came

19 out, on artificial turf, if I remember, it was

20 when it was just a green carpet, that it was --

21 MS. MIRO: Ugly.

22 MR. BEHAR: -- terrible, but if -- because

23 I'm going to tell you, I have seen today

24 fields -- I've been on professional fields that

25 the synthetic material looks better than the

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1 providing text amendments to the City of Coral

2 Gables Official Code by amending Article 6,

3 "Landscape," Section 6-103, "Landscape general

4 requirements," and Article 16, "Definitions,"

5 providing a definition, requirements, and

6 review processes to utilize artificial turf

7 within athletic fields in the Special Use

8 Zoning district; providing conditional use

9 review and approval when such artificial turf

10 athletic field are visible from the street,

11 clarifying minimal usage and requirements of

12 artificial turf; and providing for a repeater

13 provision, severability clause, codification,

14 and providing for an effective date.

15 MS. GARCIA: So, Jennifer Garcia, City

16 Planner. And this is a Text Amendment to the

17 Zoning Code. It has two parts to it. The

18 first part is to allow artificial turf in a

19 school, designated Special Use, and to allow it

20 only if it's not seen from the street and only

21 if it's on an athletic field. Now, if it is

22 seen from the street, then it's going to be

23 required to have Conditional Use.

24 Right now, our Zoning Code is kind of

25 silent, as far as what you can do with

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1 grass.

2 CHAIRMAN AIZENSTAT: Right.

3 MR. BEHAR: And the truth of the matter, I

4 mean, professional teams all play on fields

5 that are synthetic. It's much better. I think

6 that we should really look at it, because what

7 was good 25 years ago, is different today.

8 So have you looked at maybe going beyond

9 the athletic fields that you're proposing

10 today?

11 MS. GARCIA: And look at Multi-Family and

12 Mixed-Use?

13 MR. BEHAR: Yeah, because I'm going to tell

14 you, it's a huge change, different from what it

15 used to be to what it is today.

16 MR. GRABIEL: How do you control the

17 quality? Because there's still high end and

18 low end. If we approve it blanket, to

19 artificial turf, people could come in with

20 something that is terrible.

21 MS. GARCIA: So the Board of Architects

22 does have some kind of pre-approved materials

23 that they use, and we actually look at those

24 materials and try to incorporate that into the

25 second section, the second part of this Text

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1 Amendment, but not specifying the brand, but
 2 just what those are comprised of and how they
 3 work.
 4 CHAIRMAN AIZENSTAT: And does artificial
 5 turf work the same way, let's say, a rug or
 6 something --
 7 MR. BEHAR: No. They have drainage. I
 8 mean, it's incredible. They drain. They do
 9 everything. It's really -- you know, in
 10 today's environment, it's state-of-the-art.
 11 We're not talking about that green carpet that
 12 you used to see, you know.
 13 MR. GRABIEL: Astro turf.
 14 MR. WITHERS: So is this planned for any
 15 areas in the Downtown or the Central Business
 16 District or is it strictly backyards,
 17 Residential areas?
 18 MS. GARCIA: So backyards and Residential
 19 areas, it's already allowed. If you're in the
 20 front, then you need to have discretion, review
 21 by the Landscape --
 22 MR. WITHERS: Conditional Use, right?
 23 MS. GARCIA: Right -- no, no. I'm sorry.
 24 Right now -- as the Code reads now, you can
 25 have it in your backward, in a single-family or

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1 property, make sure it's even, add three inches
 2 of gravel to make sure it percolates correctly
 3 and have a better playing field.
 4 CHAIRMAN AIZENSTAT: Before we continue, is
 5 there anybody from the public that would like
 6 to speak on the item?
 7 THE SECRETARY: No. No one on Zoom and no
 8 one on the phone.
 9 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
 10 and close this.
 11 Sorry, Chip.
 12 MR. WITHERS: So where would this apply?
 13 Can you give me an example where, in the City,
 14 this now would benefit?
 15 MS. GARCIA: If you're a high school that's
 16 not seen from a street, it applies to you.
 17 MR. WITHERS: That's what I'm asking.
 18 Where is one? Where in Coral Gables is this
 19 applicable? I mean, I like the idea, but I'm
 20 just trying to see practically who's going to
 21 take advantage of the way this is written.
 22 MS. GARCIA: So Gulliver is a school that's
 23 kind of tucked in right south, that I think --
 24 Fairchild, Montgomery.
 25 CHAIRMAN AIZENSTAT: Gulliver.

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1 duplex. If you're in any other Zoning, you
 2 just can't have it on the ground floor at all.
 3 So the change is for athletic fields in Special
 4 Use Zones for schools.
 5 MR. BEHAR: So right now it's only schools.
 6 CHAIRMAN AIZENSTAT: Institutions.
 7 MS. GARCIA: I'm sorry, let me clarify
 8 that. It's athletic fields -- it's in Special
 9 Use -- not necessarily only for schools, but
 10 anything that's considered Special use, which
 11 are usually the schools.
 12 MR. WITHERS: So does that mean it can be
 13 in an office building, in front of an office
 14 building?
 15 MS. GARCIA: No, it can't.
 16 MR. WITHERS: Not even through Conditional
 17 Use?
 18 MS. GARCIA: Not the way this is drafted
 19 today.
 20 MR. WITHERS: So what's the big benefit
 21 here, I'm curious?
 22 MS. GARCIA: If you are a sports player,
 23 playing for a high school, or anyone, you're
 24 not having to deal with mud and uneven areas
 25 and injuries. They're going to grade the whole

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1 MR. BEHAR: South.
 2 MS. GARCIA: Gulliver, down south.
 3 Yeah, this wouldn't really apply for more
 4 urban schools, like Gables Prep, because you
 5 can really see it from the street, unless
 6 they're looking at the interior of the block,
 7 and then applying it somehow that way. But
 8 we're thinking more of the larger schools. And
 9 also to have a process -- if it's seen from the
 10 street, to have a process that they could
 11 request that, because right now it's just not
 12 allowed. There's no way -- there's no way to
 13 get a variance for it, because there's not
 14 really a hardship.
 15 CHAIRMAN AIZENSTAT: What about --
 16 MS. GARCIA: So this is creating that
 17 process, whether it's allowed by right or
 18 whether it's a Conditional Use process.
 19 CHAIRMAN AIZENSTAT: Can I give you an
 20 example? Riviera Day School, when they went
 21 and they built the second floor, I think they
 22 have an athletic area on the second floor,
 23 would they be able to go ahead and have
 24 artificial turf without even this?
 25 MS. GARCIA: They could -- no. No. No.

1 Yes, without --

2 CHAIRMAN AIZENSTAT: Without this. Let's

3 say they want to put artificial turf up

4 there --

5 MR. BEHAR: If it's visible from the

6 street, no.

7 CHAIRMAN AIZENSTAT: The turf itself would

8 not be visible, but you can see it's --

9 MS. GARCIA: Well, if it's elevated, it

10 wouldn't be prohibited with today's Code, but

11 they could have it on the ground floor.

12 MR. WITHERS: It's not really --

13 MS. GARCIA: But you can have it on the

14 ground floor. So Riviera Day School has a lot

15 of those buildings that are kind of facing the

16 street and they have that interior courtyard.

17 They could put it there. Right now, they

18 can't, because it's on the ground level.

19 MR. BEHAR: I'll make a motion --

20 CHAIRMAN AIZENSTAT: Claudia, do you have

21 comments on this?

22 MS. MIRO: No. I tend to lean towards

23 this. I think that it is a better material, I

24 think that it looks nicer, and I think it is

25 safer, especially for the schools, if there are

1 MR. REVUELTA: Yes.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Yes.

4 THE SECRETARY: Robert Behar?

5 MR. BEHAR: Yes.

6 THE SECRETARY: Claudia Miro?

7 MS. MIRO: Yes.

8 THE SECRETARY: Julio Grabiell?

9 MR. GRABIEL: Yes.

10 THE SECRETARY: Eibi Aizenstat?

11 CHAIRMAN AIZENSTAT: Yes.

12 Thank you.

13 The next item, please.

14 MS. SUAREZ: E-4 is an Ordinance of the

15 City Commission of Coral Gables, Florida

16 providing for text amendments to the City of

17 Coral Gables Official Zoning Code, Article 16,

18 "Definitions," by amending the definition of

19 carport; and providing for a repeater

20 provision, severability clause, codification

21 and an effective date.

22 MS. GARCIA: So going back in time, 2018 --

23 CHAIRMAN AIZENSTAT: Can you state your --

24 MS. GARCIA: Oh, sorry, Jennifer Garcia,

25 City Planner, still here.

1 students that are going to be playing. I think

2 it's great, you know.

3 CHAIRMAN AIZENSTAT: Julio? No comment?

4 MR. BEHAR: You know, my only comment is

5 that, for example, Coral Gables High School, we

6 see the field from the street, but it's a shame

7 that they would not be able to benefit from

8 this.

9 MS. GARCIA: They could benefit, because

10 now they have a process. They have a process

11 to actually request it. Right now there's no

12 process, you're just not allowed to have it,

13 period, end of story. But now they have a

14 process to actually request it.

15 CHAIRMAN AIZENSTAT: Luis, any comments?

16 MR. REVUELTA: No.

17 CHAIRMAN AIZENSTAT: No?

18 Anybody who like to make a motion?

19 MR. BEHAR: I'll make a motion to approve.

20 MS. MIRO: I'll second.

21 CHAIRMAN AIZENSTAT: Robert. Claudia

22 seconds.

23 Any discussion? No?

24 Call the roll, please.

25 THE SECRETARY: Luis Revuelta?

1 CHAIRMAN AIZENSTAT: Just for the record.

2 MS. GARCIA: Of course. I appreciate that.

3 Thank you.

4 Going back in time, 2018, there was a big

5 overhaul of the single-family regulations, and

6 part of that was to encourage different ways to

7 reduce the mass of single-family houses, and

8 one of those was to encourage detached garages

9 or carports and not have that count towards the

10 overall building square footage. However, the

11 Code today, the definition reads that you can't

12 have an attached carport anyway. So the intent

13 of having a detached carport or garage to

14 reduce the mass in a single-family house, you

15 can't really do it, because of the definition.

16 So this Text Amendment is striking through

17 "And attached to the main building" of the

18 definition of a carport. So now you could

19 actually have an attached carport, as intended

20 during the 2018 single-family re-write.

21 MR. WITHERS: Could you have anything on

22 top of the carport? Can you have a residence?

23 MS. GARCIA: Yes. You can have a

24 mother-in-law -- it's reduced, I believe, to

25 300 square feet -- 400 square feet. So

1 anything beyond that, then it would count
 2 against your --
 3 CHAIRMAN AIZENSTAT: FAR.
 4 MS. GARCIA: -- yeah, FAR.
 5 MR. WITHERS: You can't have like a kitchen
 6 and bathroom and all of that up there, just a
 7 room?
 8 MS. GARCIA: Right. I think you could have
 9 one heating element, but not a full kitchen,
 10 no.
 11 CHAIRMAN AIZENSTAT: In the carport?
 12 MS. GARCIA: No, above the carport.
 13 CHAIRMAN AIZENSTAT: Above the carport?
 14 MS. GARCIA: Right.
 15 CHAIRMAN AIZENSTAT: I mean, you would want
 16 to have it attached, so to the elements, when
 17 you're going into your house, some people may
 18 want to have that.
 19 MS. GARCIA: Right. The intent of having
 20 it detached is so that you have less mass --
 21 less roof massing. I'm sure the architects can
 22 nod their head and say, yeah. If you have a
 23 complex, versus one large roofed structure, you
 24 have less mass. So that was the intent.
 25 Obviously, you can attach it, if you want

1 THE SECRETARY: Julio Grabiel?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Luis Revuelta?
 4 MR. REVUELTA: Yes.
 5 THE SECRETARY: Eibi Aizenstat?
 6 CHAIRMAN AIZENSTAT: Yes.
 7 MR. BEHAR: Before we adjourn, Mr. Chair,
 8 we're back to normal, I think, regarding the
 9 Pandemic. We still have the Zoom platform.
 10 Shouldn't it be time for us to consider
 11 bringing everybody back to the Chamber and
 12 doing away with Zoom and other --
 13 CHAIRMAN AIZENSTAT: I think that's a
 14 question for Madam City Attorney.
 15 MS. SUAREZ: So, the City Commission, I
 16 think -- and the public and the residents have
 17 appreciated the opportunity to use Zoom as an
 18 additional way to participate, and so, you
 19 know, the Commission's direction has basically
 20 been, you know, let's continue with this just
 21 because --
 22 MS. MIRO: It's convenient also for the
 23 residents, I think.
 24 MS. SUAREZ: It facilitates more public
 25 participation. And so it's not being done

1 to, if that's better for the family or the
 2 resident that lives there.
 3 MR. WITHERS: I'll move it.
 4 MR. BEHAR: Second.
 5 CHAIRMAN AIZENSTAT: Let's go ahead first
 6 -- one second, please.
 7 Do we have anybody from the public?
 8 THE SECRETARY: No.
 9 CHAIRMAN AIZENSTAT: On either Zoom, phone
 10 or in Chambers?
 11 THE SECRETARY: No.
 12 CHAIRMAN AIZENSTAT: No? Let's go ahead
 13 and close it for public comment.
 14 Chip, you went ahead and moved it?
 15 MR. WITHERS: I did.
 16 MR. BEHAR: I seconded it.
 17 CHAIRMAN AIZENSTAT: Robert seconded it.
 18 Any discussion? No?
 19 Call the roll, please.
 20 THE SECRETARY: Chip Withers?
 21 MR. WITHERS: Yes.
 22 THE SECRETARY: Robert Behar?
 23 MR. BEHAR: Yes.
 24 THE SECRETARY: Claudia Miro?
 25 MS. MIRO: Yes.

1 because of the Pandemic, it's because now it's
 2 just another way for the public to participate.
 3 MS. MIRO: As we move forward, right, with
 4 technology, too.
 5 MR. BEHAR: Yeah, but -- I'm not going to
 6 agree -- I agree with technology but I'm not
 7 going to -- all right. I make a motion to
 8 adjourn.
 9 MR. GRABIEL: Second.
 10 CHAIRMAN AIZENSTAT: We have a motion to
 11 adjourn and a second. All in favor? Yes.
 12 (Board Members voted aye.)
 13 CHAIRMAN AIZENSTAT: Happy New Year,
 14 everybody.
 15 (Thereupon, the meeting was concluded at
 16 7:50 p.m.)
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CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 14th day of February, 2023.

NIEVES SANCHEZ