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1 CHAIRMAN AIZENSTAT: So you do have --
 2 okay.
 3 MR. ADAMS: And as a part of approval of
 4 the maintenance plan, which is required of the
 5 Board, has been asking to go once a year just
 6 to check that these properties are maintained.
 7 CHAIRMAN AIZENSTAT: Before we continue, a
 8 second, we are close. Is there a motion --
 9 MR. BEHAR: No, we're going to finish this.
 10 MR. WITHERS: We're going to be finished.
 11 CHAIRMAN AIZENSTAT: We have two more
 12 items.
 13 MR. BEHAR: We made a motion.
 14 MR. WITHERS: I second your motion.
 15 CHAIRMAN AIZENSTAT: Okay. We have a
 16 motion.
 17 MR. COLLER: Is the motion to approve?
 18 MR. BEHAR: Yes.
 19 MR. COLLER: Okay.
 20 CHAIRMAN AIZENSTAT: Robert made a motion
 21 to approve.
 22 Hold on. Jill, do we have anybody else?
 23 THE SECRETARY: No.
 24 CHAIRMAN AIZENSTAT: Anybody on Zoom?
 25 THE SECRETARY: No.

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1 G-5. Mr. Coller.
 2 MR. COLLER: Item G-5, an Ordinance of the
 3 City Commission of Coral Gables, Florida
 4 providing for a text amendment to the City of
 5 Coral Gables Official Zoning Code by amending
 6 Article 15, "Notices" to include mailed notice
 7 to all properties within the applicable mailing
 8 distance, providing for severability clause,
 9 repeater provision, codification, and providing
 10 for an effective date.
 11 Item G-5, public hearing.
 12 MS. GARCIA: So this is another Commission
 13 sponsored --
 14 CHAIRMAN AIZENSTAT: Can you state your
 15 name and position, please?
 16 MS. GARCIA: Yes. Jennifer Garcia, City
 17 Planner. This is another text amendment
 18 sponsored by the Commission. It's adding in
 19 two sentences into Article 15, Notices. It's
 20 saying, "All required mail notice will be sent
 21 to the property address and the mailing address
 22 per the Miami-Dade County property Appraiser's
 23 website. If the address is the same for both,
 24 then only one notice must be sent."
 25 So, right now, property owners get the

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1 CHAIRMAN AIZENSTAT: Anybody on the phone
 2 platform?
 3 THE SECRETARY: No.
 4 CHAIRMAN AIZENSTAT: No? At this time,
 5 we'll go ahead and close it for public comment.
 6 THE SECRETARY: I need to know who made the
 7 motion and who seconded it.
 8 MR. BEHAR: I made the motion.
 9 CHAIRMAN AIZENSTAT: The motion was made by
 10 Mr. Behar and second by Mr. Withers.
 11 THE SECRETARY: Thank you.
 12 CHAIRMAN AIZENSTAT: Any discussion? No?
 13 Call the roll, please.
 14 THE SECRETARY: Venny Torre?
 15 MR. TORRE: Yes.
 16 THE SECRETARY: Chip Withers?
 17 MR. WITHERS: Yes.
 18 THE SECRETARY: Robert Behar?
 19 MR. BEHAR: Yes.
 20 THE SECRETARY: Eibi Aizenstat?
 21 CHAIRMAN AIZENSTAT: Yes.
 22 MR. BEHAR: Is that it?
 23 CHAIRMAN AIZENSTAT: Jennifer --
 24 MR. COLLER: Okay. G-5.
 25 CHAIRMAN AIZENSTAT: We've got, I'm sorry,

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1 notice. This is going to increase that go to
 2 the property itself.
 3 MR. BEHAR: And whoever -- if there's a
 4 tenant on the property, they will get it, as
 5 well?
 6 MS. GARCIA: Correct. Yes.
 7 MR. BEHAR: We may -- I'm going to make a
 8 motion to extend the meeting for 15 minutes in
 9 case we need it.
 10 MR. WITHERS: 14 minutes.
 11 MR. BEHAR: 14 minutes, in case we need it.
 12 CHAIRMAN AIZENSTAT: We have a motion to
 13 extend for 14 minutes. Is there a second?
 14 MR. TORRE: I'll second it.
 15 CHAIRMAN AIZENSTAT: Venny seconds.
 16 MR. COLLER: You can do a voice vote.
 17 CHAIRMAN AIZENSTAT: Everybody in favor say
 18 aye.
 19 (All Board Members voted aye.)
 20 CHAIRMAN AIZENSTAT: Go ahead, please.
 21 MS. GARCIA: Are there questions? That's
 22 the extent --
 23 CHAIRMAN AIZENSTAT: Jill, do we have
 24 anybody for this item?
 25 THE SECRETARY: No.

1 CHAIRMAN AIZENSTAT: Either in Chambers,
 2 the Zoom or phone platform?
 3 THE SECRETARY: no.
 4 CHAIRMAN AIZENSTAT: Okay. At this point,
 5 we'll go ahead and close it for public comment.
 6 Mr. Behar.
 7 MR. BEHAR: Thank you, Mr. Chairman.
 8 I'm okay, and the way it should be, where
 9 the property owner gets the notification. Why
 10 are we now involving a tenant, you know, that
 11 is leasing that property to get notification?
 12 What's the intent or, you know, the benefit of
 13 doing that?
 14 MS. GARCIA: I think the intent is to
 15 provide more notice probably for the Commercial
 16 properties, since most of those are not owner
 17 occupied, as well as probably the rental
 18 properties.
 19 CHAIRMAN AIZENSTAT: Let me go --
 20 MR. COLLER: But just to be clear, it's not
 21 notice to a tenant.
 22 MS. GARCIA: Yes.
 23 MR. COLLER: It's notice to property.
 24 Sometimes, on the Property Appraiser's list, it
 25 will show a mailing address different than the

1 I'm going to get this notice and I'm going to
 2 come here and I'm going to say, "You know, I'm
 3 not in agreement, because I rent there, I live
 4 there, and if you knock it down, I don't have
 5 where to go. Or I'm paying a thousand dollars
 6 a month, and if you knock it down, I'm going to
 7 have to go pay \$1,800 a month."
 8 MS. GARCIA: Well, currently, the affected
 9 property of any project is required to be
 10 posted.
 11 CHAIRMAN AIZENSTAT: Okay.
 12 MS. GARCIA: So they should already be
 13 notified that something is going to happen.
 14 CHAIRMAN AIZENSTAT: Posted on the
 15 property?
 16 MS. GARCIA: Uh-huh, correct.
 17 CHAIRMAN AIZENSTAT: Okay. I didn't know
 18 the process.
 19 MS. GARCIA: Yeah. This is just adding a
 20 mailing to that, to both, the affected property
 21 and the within the thousand foot radius.
 22 MR. TORRE: But here's a questions, so you
 23 said something different. So it's ABC
 24 Corporation that owns the property. You send
 25 it to ABC Corporation in Tallahassee, and then

1 property address, because the bill is going to
 2 a different place. All this requires is that
 3 the -- that a mailing be sent to that physical
 4 address. Whether the tenant gets it or doesn't
 5 get it is not a requirement. Presumably a
 6 tenant might get it.
 7 CHAIRMAN AIZENSTAT: So the mailing notice
 8 will be the owner's name at the property
 9 address?
 10 MS. GARCIA: No. It will go to the owner's
 11 name at their address, the mailing address, and
 12 the property.
 13 MR. COLLER: If it's different.
 14 MS. GARCIA: Right, only if it's different.
 15 CHAIRMAN AIZENSTAT: But the property
 16 address will also have the owner's name?
 17 MR. GARCIA: No, I think it will just say,
 18 "Current resident."
 19 CHAIRMAN AIZENSTAT: Okay. So let me give
 20 you an example.
 21 MR. WITHERS: Like junk mail.
 22 CHAIRMAN AIZENSTAT: I live in an apartment
 23 building that I'm renting. It's a Commercial
 24 property. I know it's being sold or it's been
 25 sold and I know they want to knock it down.

1 you're going to say, "Current resident," as
 2 opposed to ABC Corporation at Miracle Mile?
 3 MS. GARCIA: Right.
 4 MR. TORRE: It's going to say, "Current
 5 resident"? It won't say the name of the
 6 corporation, as well?
 7 MS. GARCIA: No. No. It will say --
 8 MR. TORRE: So somebody wouldn't say, "This
 9 isn't mine," and pass it up to the owner. They
 10 would say, "I've got to open the letter."
 11 MR. WITHERS: It's junk mail.
 12 CHAIRMAN AIZENSTAT: When you post, don't
 13 you post to the current owner or do you post to
 14 all residents?
 15 MS. GARCIA: When we post for an affected
 16 property, like we're not posting, you know, a
 17 thousand foot radius, we're posting the
 18 property --
 19 CHAIRMAN AIZENSTAT: No, but if you post
 20 the affected property, do you title it?
 21 MS. GARCIA: Yeah. We say what the request
 22 is, what the address is, the application number
 23 and the date of the public hearing and the
 24 website.
 25 MR. COLLER: So it's staked on the

1 property, correct?
 2 MS. GARCIA: Right, on the property.
 3 MR. COLLER: So, if somebody is on the
 4 property, presumably they will see it.
 5 MS. GARCIA: They will know, yes.
 6 MS. COLLER: This is just an additional
 7 mailed notice to, I guess, current occupant.
 8 It might not be a resident.
 9 MS. GARCIA: Okay. That's probably a
 10 better word. Yeah, that's a better word.
 11 MR. BEHAR: The owner may not want the
 12 occupant to know, but we're going to notify the
 13 occupant.
 14 MS. GARCIA: Well, it will be to that
 15 affected property and properties within the
 16 thousand foot radius. It's not just the
 17 affected property.
 18 MR. WITHERS: What's the cost of this? Has
 19 anyone calculated that?
 20 MS. GARCIA: I think the argument was that
 21 this has been done by the applicant. For most
 22 mailings, it's done by the applicant.
 23 MR. WITHERS: So it's not a City burden?
 24 MS. GARCIA: Right.
 25 MR. WITHERS: But, I mean, I really think

1 occupant at this address or whatever they want
 2 to put. It will be delivered to that address.
 3 MR. TORRE: To your point, if you put the
 4 name of the owners both times, it works when
 5 you have one tenant, one entity, but if you do
 6 have multiple, that's where you can't use the
 7 owner's name because, you're going to send the
 8 owner's name 20 times?
 9 CHAIRMAN AIZENSTAT: It will be Apartment
 10 101, Apartment 102 --
 11 MS. GARCIA: No. The way that it's
 12 drafted, it will go to the property. So one
 13 letter to the property.
 14 MR. WITHERS: To the property manager's
 15 office.
 16 MR. BEHAR: No. No. No. It goes to the
 17 mailbox for that unit, 1 through 20.
 18 CHAIRMAN AIZENSTAT: Because if there's 20
 19 units, it's going to be 20 mailings.
 20 MS. GARCIA: No. We don't have information
 21 on the Property Appraiser. It's going to
 22 the --
 23 MR. COLLER: No. You may not have the
 24 units. Well, I'll give you an example.
 25 CHAIRMAN AIZENSTAT: Isn't a post --

1 you should have a name on it, instead of just
 2 current resident.
 3 CHAIRMAN AIZENSTAT: So do I. I think it
 4 should be the property owner, in other words --
 5 MR. COLLER: Well, it is. It does have the
 6 property owner, but understand you don't have a
 7 name on the Property Appraiser's list. You
 8 don't have tenants. That's not disclosed
 9 necessarily unless it's a 99-year lease, where
 10 the Property Appraiser considers the person to
 11 be the owner.
 12 CHAIRMAN AIZENSTAT: Correct.
 13 MR. COLLER: So you will never know who is
 14 necessarily the tenant on that property,
 15 because it's not the Property Appraiser's list.
 16 MR. WITHERS: I don't want the tenant's
 17 name. I want the owner's name of the property.
 18 MR. COLLER: Yeah. Well, the owner's name,
 19 it will be mailed to the owner. If the owner
 20 is at that address, then there's only one
 21 mailing.
 22 MR. WITHERS: I understand that.
 23 MR. COLLER: If the owner lives in
 24 Tallahassee, which was the example, then you
 25 get the owner's name in Tallahassee and you get

1 MR. COLLER: Let's say you have a
 2 condominium --
 3 MS. GARCIA: For the affected property,
 4 it's a post --
 5 MS. COLLER: If you have a condominium,
 6 every unit is owned and there's an address for
 7 the property. That address may not be at the
 8 unit. They may --
 9 MR. WITHERS: Understood.
 10 MR. COLLER: So you have a mailing to the
 11 owner at a completely different address and you
 12 have, because the Property Appraiser's Office
 13 shows a unit number and an address, the mailing
 14 would go there, as I understand it.
 15 But you do have situations where it's not a
 16 condominium and you don't know who's in the
 17 building. It's just going to go to the
 18 building.
 19 MR. BEHAR: And then the property that is
 20 200 feet away is getting notification, too,
 21 those properties because you're within a
 22 thousand, right?
 23 MS. GARCIA: Correct.
 24 MR. BEHAR: So anybody that is not even an
 25 owner is getting notification.

1 MR. COLLER: And it's being staked on the
 2 property. So, presumably, somebody walking on
 3 the property, trips over the stake, they know
 4 that there's notice there.
 5 MR. WITHERS: It's going to either be used
 6 to wrap fish or put at the bottom of a bird
 7 cage, because I doubt very seriously the
 8 property manager getting the current
 9 residents --
 10 MR. BEHAR: Well, but the current resident
 11 may see, what is this, and you're putting
 12 the -- more burden on the property that is
 13 responsible to send out all of this mail, you
 14 know, for what reason? I don't get it. If
 15 it's --
 16 MR. WITHERS: I will move it.
 17 CHAIRMAN AIZENSTAT: We have a motion to
 18 approve as stated.
 19 MR. WITHERS: Yes. Let's see where it
 20 goes. Otherwise we're going to have to extend
 21 it for another four minutes.
 22 CHAIRMAN AIZENSTAT: We have a motion. Is
 23 there a second?
 24 MR. WITHERS: Maybe it will die because of
 25 a second.

1 CHAIRMAN AIZENSTAT: Everybody, aye?
 2 MR. BEHAR: Aye.
 3 CHAIRMAN AIZENSTAT: Aye.
 4 MR. BEHAR: See you all December 14th.
 5 (Thereupon, the meeting was concluded at 9:05
 6 p.m.)
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1 MR. TORRE: I'm thinking. Sure, I'll
 2 second it. Let's see what happens. We're
 3 getting Craig some more work.
 4 CHAIRMAN AIZENSTAT: Any comment?
 5 Call the roll, please.
 6 THE SECRETARY: Robert Behar?
 7 MR. BEHAR: No.
 8 THE SECRETARY; Venny Torre?
 9 MR. TORRE: Yes.
 10 THE SECRETARY; Chip Withers?
 11 MR. WITHERS: Yes.
 12 THE SECRETARY: Eibi Aizenstat?
 13 CHAIRMAN AIZENSTAT: No.
 14 MR. WITHERS: I don't think we're going to
 15 break this tie.
 16 MR. COLLER: I'm not going to try to work
 17 on it.
 18 MR. TORRE: This is -- we're not going to
 19 go for three for three.
 20 MR. COLLER: So a tied vote --
 21 MR. TORRE: No recommendation.
 22 MR. BEHAR: I'll make a motion to adjourn.
 23 MR. COLLER: The only motion that's in
 24 order is a motion to adjourn.
 25 MR. BEHAR: I did. Motion to adjourn.

1 C E R T I F I C A T E
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 8th day of November, 2022.
 17
 18
 19 SIGNATURE ON FILE
 20 _____
 21 NIEVES SANCHEZ
 22
 23
 24
 25