

<p style="text-align: right;">Page 89</p> <p>1 that's why they're here, right?</p> <p>2 CHAIRMAN AIZENSTAT: What Board would it</p> <p>3 be?</p> <p>4 MR. WITHERS: I don't know. Do we have a</p> <p>5 City Beauty --</p> <p>6 MS. BELL-LLEWELLYN: The Landscape</p> <p>7 Beautification Advisory Board --</p> <p>8 MR. WITHERS: Yeah.</p> <p>9 MS. BELL-LLEWELLYN: -- could weigh in.</p> <p>10 MR. WITHERS: I'm sorry?</p> <p>11 MS. BELL-LLEWELLYN: We could have the</p> <p>12 Landscape Beautification Advisory Board weigh</p> <p>13 in.</p> <p>14 MR. WITHERS: Why not use them, too? I</p> <p>15 mean, that's just another set of eyes.</p> <p>16 MS. MIRO: Okay. So I'll go ahead and make</p> <p>17 a motion, and the motion would be to defer it</p> <p>18 back to Staff to capture the comments that</p> <p>19 we've made here in the conversation, to make</p> <p>20 sure that we talk about things like</p> <p>21 compatibility, and just the concerns of the</p> <p>22 streets, and, again, like she said, would be</p> <p>23 changing the language and also to incorporate</p> <p>24 the Landscape Beautification and also bring</p> <p>25 back some visuals for us to look at, some</p>	<p style="text-align: right;">Page 90</p> <p>1 examples, and bring it back to us then.</p> <p>2 CHAIRMAN AIZENSTAT: And incorporate what</p> <p>3 that Beautification Committee -- to take a look</p> <p>4 at it, before it comes to us?</p> <p>5 MS. MIRO: Yeah.</p> <p>6 MR. WITHERS: I'll second that.</p> <p>7 CHAIRMAN AIZENSTAT: We have a second. Any</p> <p>8 discussion? No?</p> <p>9 Call the roll, please.</p> <p>10 THE SECRETARY: Venny Torre?</p> <p>11 MR. TORRE: Yes.</p> <p>12 THE SECRETARY: Chip Withers?</p> <p>13 MR. WITHERS: Yes.</p> <p>14 THE SECRETARY: Claudia Miro?</p> <p>15 MS. MIRO: Yes.</p> <p>16 THE SECRETARY: Julio Grabiell?</p> <p>17 MR. GRABIEL: Yes.</p> <p>18 THE SECRETARY: Luis Revuelta?</p> <p>19 MR. REVUELTA: Yes.</p> <p>20 THE SECRETARY: Eibi Aizenstat?</p> <p>21 CHAIRMAN AIZENSTAT: Yes.</p> <p>22 MR. WITHERS: Well, you bit off some gritty</p> <p>23 thing here, didn't you? You thought you were</p> <p>24 just going to glide through. You thought you</p> <p>25 were going to get out of here in five minutes.</p>
<p style="text-align: right;">Page 91</p> <p>1 MS. BELL-LLEWELLYN: I thought this was the</p> <p>2 simplest thing in the world; why are they even</p> <p>3 inviting me here?</p> <p>4 CHAIRMAN AIZENSTAT: Deena, thank you very</p> <p>5 much for coming.</p> <p>6 MS. BELL-LLEWELLYN: You're very welcome.</p> <p>7 Thank you, everyone. We'll see you soon.</p> <p>8 MR. WITHERS: Thank you.</p> <p>9 Okay. The next item on the agenda is E-4.</p> <p>10 MR. CEBALLOS: This is File ID 22-4482, an</p> <p>11 Ordinance of the City Commission providing for</p> <p>12 text amendments to the City of Coral Gables</p> <p>13 Official Zoning Code, Article 5,</p> <p>14 "Architecture," Section 5-505, "Pitched roofs,</p> <p>15 material;" to expand the allowed roof materials</p> <p>16 for pitched roofs to include metal roofs, and</p> <p>17 Article 16, providing for a definition of</p> <p>18 "Standing seam metal roof;" providing for</p> <p>19 severability clause, repeater provision,</p> <p>20 codification, and providing for an effective</p> <p>21 date.</p> <p>22 CHAIRMAN AIZENSTAT: Thank you.</p> <p>23 MS. GARCIA: So it's a proposed text</p> <p>24 amendment coming to you straight from the</p> <p>25 Commission. And just to summarize, if you go</p>	<p style="text-align: right;">Page 92</p> <p>1 to Page 4 on your Staff report, there are six</p> <p>2 bullet points, right. This will be allowing</p> <p>3 metal roofs -- let me go back, allowing metal</p> <p>4 roofs -- allowing seam metal roofs throughout</p> <p>5 all of Coral Gables, but there are six points</p> <p>6 that you should take into consideration.</p> <p>7 The first one is to be prohibited in</p> <p>8 designated Historic Districts. So if you're a</p> <p>9 Historic District, whether you're contributing</p> <p>10 or non-contributing, you would not be allowed</p> <p>11 to request a metal roof for your house. Again,</p> <p>12 sorry, going back, metal roofs (Unintelligible)</p> <p>13 and Single-Family houses, okay.</p> <p>14 The second bullet point is requiring</p> <p>15 Historic Preservation Board approval for any</p> <p>16 locally historic designated property or</p> <p>17 historic based significant homes. So if you</p> <p>18 have a designated property, you're not within a</p> <p>19 Historic District, you could be required to go</p> <p>20 to the Historic Preservation Board for</p> <p>21 approval, and that's already captured in the</p> <p>22 Zoning Code, but that's just clarifying for</p> <p>23 this Text Amendment.</p> <p>24 The third one is limiting the seam, like I</p> <p>25 said.</p>

<p style="text-align: right;">Page 93</p> <p>1 The fourth one is, no imitation materials</p> <p>2 allowed, as in no imitation --</p> <p>3 MR. REVUELTA: I'm sorry?</p> <p>4 MS. GARCIA: No imitation materials. So</p> <p>5 you can't have a standing seam that's colored</p> <p>6 -- copper color. You can't have, you know, a</p> <p>7 clay tile that's really metal.</p> <p>8 The fifth point is, it can't been painted</p> <p>9 after installation.</p> <p>10 CHAIRMAN AIZENSTAT: You said, it cannot?</p> <p>11 MS. GARCIA: Cannot be painted after</p> <p>12 installation.</p> <p>13 CHAIRMAN AIZENSTAT: Right.</p> <p>14 MS. GARCIA: And the sixth point is very</p> <p>15 important, that this would be subject to full</p> <p>16 Board of Architects review and approval. So</p> <p>17 not panel discussions, that I'm sure that the</p> <p>18 architects here are aware of, it would be a</p> <p>19 full Board approval.</p> <p>20 CHAIRMAN AIZENSTAT: So it has to be a full</p> <p>21 Board, not just --</p> <p>22 MS. GARCIA: Not the panel, right.</p> <p>23 CHAIRMAN AIZENSTAT: Okay.</p> <p>24 MR. TORRE: I'm confused. I'm sorry, but I</p> <p>25 am confused. I understood that we could do</p>	<p style="text-align: right;">Page 94</p> <p>1 copper roofs before.</p> <p>2 MS. GARCIA: Yes.</p> <p>3 MR. TORRE: Only copper roofs.</p> <p>4 MS. GARCIA: Uh-huh.</p> <p>5 MR. TORRE: So you're saying you can't</p> <p>6 do --</p> <p>7 MS. GARCIA: Imitation copper roofs.</p> <p>8 MR. TORRE: -- imitation of copper, but</p> <p>9 that means that if you're doing an aluminum</p> <p>10 roof that's painted any other color, it's</p> <p>11 allowed?</p> <p>12 MR. WITHERS: I've heard this argument</p> <p>13 before.</p> <p>14 MR. REVUELTA: Oh, yes, you have.</p> <p>15 MR. TORRE: Okay. So you want the roofs</p> <p>16 that are painted, not painted later, but</p> <p>17 painted, a red painted roof is allowed or a</p> <p>18 slate --</p> <p>19 MS. GARCIA: The color is reviewed and</p> <p>20 approved by the Board of Architects.</p> <p>21 MR. TORRE: Understood, but it's an</p> <p>22 aluminium roof.</p> <p>23 MR. REVUELTA: It's a galvanized steel.</p> <p>24 MR. TORRE: Galvanized steel, but these are</p> <p>25 just painted --</p>
<p style="text-align: right;">Page 95</p> <p>1 MR. REVUELTA: It's a galvalume</p> <p>2 composition.</p> <p>3 MR. TORRE: Yeah. I mean, I know what they</p> <p>4 are. I just want to make sure that's what</p> <p>5 you're allowing, and then the standing seam</p> <p>6 is --</p> <p>7 MR. WITHERS: Can you paint a copper roof?</p> <p>8 I know you wouldn't do it, but you could paint</p> <p>9 a copper roof?</p> <p>10 MR. REVUELTA: I believe you can. That's</p> <p>11 an irony that's --</p> <p>12 MS. GARCIA: No, actually, I think there's</p> <p>13 language -- I have to check. I believe there's</p> <p>14 language about the natural patina, so I don't</p> <p>15 think you're allowed to.</p> <p>16 MR. TORRE: So who brought this forth at</p> <p>17 this point in time? Where is this coming --</p> <p>18 MS. GARCIA: The Commission is requesting</p> <p>19 it. It went to First Reading, the second to</p> <p>20 last meeting, of the Commission for First</p> <p>21 Reading, and now it's coming to you guys for</p> <p>22 recommendation.</p> <p>23 MR. WITHERS: I mean, before, the color</p> <p>24 pallet was very limited to three or four</p> <p>25 colors, and then the pitch on the roof was</p>	<p style="text-align: right;">Page 96</p> <p>1 restricted on the -- you know, regular, so it</p> <p>2 didn't look good. It was more flat. Is there</p> <p>3 a pitch requirement, as far as using metal</p> <p>4 roofs --</p> <p>5 MS. GARCIA: There's not, not as currently</p> <p>6 drafted.</p> <p>7 MR. WITHERS: Whatever the Board of</p> <p>8 Architects feels is --</p> <p>9 MR. TORRE: So here's a question for the</p> <p>10 architects. This, to me, means -- is that you</p> <p>11 would be bringing in homes of a style that</p> <p>12 would merit metal roofs, which would be</p> <p>13 vernacular Bermuda style or the Hayman</p> <p>14 (phonetic) style. Is that something that we</p> <p>15 could promote comfortably in the City, because</p> <p>16 that's what's going to happen, right? Who else</p> <p>17 is going to put a standing seam, if not a house</p> <p>18 that sort of merits that?</p> <p>19 This is sort of tending to say, let's open</p> <p>20 up that kind of design to happen more often, is</p> <p>21 it not?</p> <p>22 MR. REVUELTA: I have a long answer to</p> <p>23 that.</p> <p>24 MR. TORRE: Okay. I want to hear it.</p> <p>25 MR. REVUELTA: Because I was involved years</p>

<p style="text-align: right;">Page 97</p> <p>1 ago, when this fine gentleman was a</p> <p>2 Commissioner, and I actually -- we almost had</p> <p>3 his support on that, but I'm going to let Julio</p> <p>4 answer that first, and then I just want to take</p> <p>5 about ten minutes --</p> <p>6 MR. TORRE: I asked both of the architects.</p> <p>7 I knew you guys would take it.</p> <p>8 MR. REVUELTA: You can go ahead, because I</p> <p>9 have a longer story to tell.</p> <p>10 MR. GRABIEL: No, I'll let you tell the</p> <p>11 story. I want to hear it.</p> <p>12 MR. REVUELTA: It's funny, because when we</p> <p>13 were talking about diversity and style and all</p> <p>14 of that, I brought up that Merrick had the</p> <p>15 wisdom to have different styles, and the only</p> <p>16 style that has not been able to prevail, up to</p> <p>17 now, and, hopefully, this changes, is the</p> <p>18 Florida vernacular art. If there was one</p> <p>19 style, which I make this argument with Tom</p> <p>20 Muni (phonetic) -- what's the name of the</p> <p>21 architect and attorney that actually started</p> <p>22 this thing, because he wanted to put a metal</p> <p>23 roof -- oh, God --</p> <p>24 MR. WITHERS: Michael? No?</p> <p>25 MR. REVUELTA: No. He's with Greenberg</p>	<p style="text-align: right;">Page 98</p> <p>1 Traurig.</p> <p>2 CHAIRMAN AIZENSTAT: No, it was Robert</p> <p>3 Fine.</p> <p>4 MR. REVUELTA: Robert Fine. And Robert</p> <p>5 Fine told Muni and I --</p> <p>6 CHAIRMAN AIZENSTAT: I sat on the --</p> <p>7 MR. REVUELTA: -- tried and tried and tried</p> <p>8 and failed -- I live one block north of</p> <p>9 Granada, and I don't remember who put the line.</p> <p>10 I think -- first, it was Coral Way, and then it</p> <p>11 was Bird Road. Eventually there was a window</p> <p>12 of opportunity open for 90 days for people to</p> <p>13 come in and submit for this, and then</p> <p>14 eventually it was relegated to the South</p> <p>15 Gables, because it was deemed that the South</p> <p>16 Gables was compatible with this. And we draft</p> <p>17 -- Robert Muni, Robert Fine --</p> <p>18 CHAIRMAN AIZENSTAT: Tom Muni wanted to do</p> <p>19 it in his house.</p> <p>20 MR. REVUELTA: Tom wanted to do it, and he</p> <p>21 lives in North Gables. I live in North Gables.</p> <p>22 And we failed. We failed -- actually, I think</p> <p>23 we had your vote and Maria Anderson was there,</p> <p>24 but we failed.</p> <p>25 And the argument -- part of the -- one of</p>
<p style="text-align: right;">Page 99</p> <p>1 arguments was that we allowed a cement barrel</p> <p>2 tile roof, a thick roof -- that doesn't age,</p> <p>3 it's like the same color forever and ever and</p> <p>4 ever and say, we're allowing a cement tile roof</p> <p>5 and we're not allowing a carefully guided,</p> <p>6 regulated standing seam roof with certain</p> <p>7 pallet of color, the standing seam height, the</p> <p>8 pitch on the roof, if you're next to a historic</p> <p>9 house, if you're in a Historic District, if you</p> <p>10 go to the Historic Preservation Board, if you</p> <p>11 go to the Architectural Board, there's ways to</p> <p>12 be able to expand -- Venny, I'm sorry for the</p> <p>13 long answer --</p> <p>14 MR. TORRE: No, I wanted it.</p> <p>15 MR. REVUELTA: -- this style of</p> <p>16 architecture in Coral Gables being respectful,</p> <p>17 Merrick actually did that already, why not do</p> <p>18 it now? Well, at that point, I spent probably</p> <p>19 two years with blacktop of my house waiting to</p> <p>20 see if a miracle would happen. It didn't. Now</p> <p>21 I have flat cement tile, but I am all for it.</p> <p>22 I am all for it. I do think that it probably</p> <p>23 should be added that at least a five and twelve</p> <p>24 slope should be, because, I think, if you start</p> <p>25 putting a standing metal roof too flat, then it</p>	<p style="text-align: right;">Page 100</p> <p>1 looks like warehouses. You don't want that.</p> <p>2 So I don't know what you think, but other than</p> <p>3 adding -- you know, making sure that we're</p> <p>4 controlling the color, that the standing seam,</p> <p>5 there are certain standards, that the material</p> <p>6 is a certain -- that we control -- I don't</p> <p>7 know, maybe the study has been done, but</p> <p>8 galvalume, and it reflexes heat, it's easy to</p> <p>9 repair in case of a hurricane, a lot quicker</p> <p>10 than barrel tile, and I think it makes</p> <p>11 tremendous amount of sense.</p> <p>12 And I kept asking, why is it that we</p> <p>13 allow -- the only metal roof that we allow</p> <p>14 right now is copper, which happens to be the</p> <p>15 greatest conductor of heat and electricity, in</p> <p>16 the State where lightning is -- we're the</p> <p>17 lightning capital of the world. So it gets</p> <p>18 hot, copper does, but we allow copper. Why not</p> <p>19 allow this, that I think hopefully we can</p> <p>20 approve, because it's energy efficient, it's</p> <p>21 easy to repair in case of a hurricane, it</p> <p>22 breaks less in a hurricane, and it's got a</p> <p>23 whole bunch of qualities that are good.</p> <p>24 And then, I think, with all of these</p> <p>25 regulations, I think you would be very</p>

<p style="text-align: right;">Page 101</p> <p>1 interesting --</p> <p>2 CHAIRMAN AIZENSTAT: So before we do that,</p> <p>3 I would like to open it for public comment. Do</p> <p>4 we have anybody in the Chambers?</p> <p>5 MR. WITHERS: I don't think so. Maybe</p> <p>6 there's --</p> <p>7 CHAIRMAN AIZENSTAT: Do we have anybody on</p> <p>8 Zoom?</p> <p>9 THE SECRETARY: No.</p> <p>10 CHAIRMAN AIZENSTAT: Anybody on the phone</p> <p>11 platform?</p> <p>12 THE SECRETARY: No.</p> <p>13 CHAIRMAN AIZENSTAT: At this point, I'd</p> <p>14 like to go ahead and close it for public</p> <p>15 comment.</p> <p>16 MS. GARCIA: Mr. Chairman, there was a</p> <p>17 letter received from the Historic Preservation</p> <p>18 Association about this item, and I forwarded</p> <p>19 this to the Board, but we can have that as part</p> <p>20 of the minutes, as part of the record.</p> <p>21 MR. WITHERS: And the fact is, if we ever</p> <p>22 end up annexing the Ponce Davis area, 90</p> <p>23 percent of the homes down there have metal</p> <p>24 roofs anyway, so --</p> <p>25 CHAIRMAN AIZENSTAT: I just want to</p>	<p style="text-align: right;">Page 102</p> <p>1 confirm, everybody went ahead and received and</p> <p>2 has on the record the e-mail from a Mr. Berger?</p> <p>3 Is that what you're referring to?</p> <p>4 THE SECRETARY: No, the e-mail I forwarded</p> <p>5 earlier today, with the two letters attached.</p> <p>6 CHAIRMAN AIZENSTAT: I only saw that one</p> <p>7 letter. I apologize for that. But I did print</p> <p>8 it. Yeah.</p> <p>9 MR. REVUELTA: I do remember seeing the</p> <p>10 Historic Preservation Board letter. Is there a</p> <p>11 way to -- is it too long? Can it be read --</p> <p>12 MS. GARCIA: Well, it's not the Historic</p> <p>13 Preservation Board.</p> <p>14 MR. CEBALLOS: It's the Historic</p> <p>15 Preservation Association of Coral Gables. It's</p> <p>16 not a Board of the City.</p> <p>17 MR. REVUELTA: Okay. Sorry. But that's</p> <p>18 the letter you're referring to?</p> <p>19 MS. GARCIA: Yes.</p> <p>20 CHAIRMAN AIZENSTAT: Okay. Yeah, I did see</p> <p>21 that. I actually printed it.</p> <p>22 Okay. So that's entered into the record.</p> <p>23 MR. REVUELTA: Do you mind if -- and that's</p> <p>24 in the record, as well.</p> <p>25 CHAIRMAN AIZENSTAT: Venny?</p>
<p style="text-align: right;">Page 103</p> <p>1 MR. TORRE: Yeah, I do have a follow-up</p> <p>2 question for Zoning. So we know that the City</p> <p>3 allows stucco, painted stucco, easy enough.</p> <p>4 Siding, wood siding, what is the ruling in the</p> <p>5 City -- maybe you don't know this answer -- but</p> <p>6 the correct, in some places, may be to do wood</p> <p>7 siding. Does the City allow wood siding? And</p> <p>8 Question Two is, if it's going to have to be</p> <p>9 siding, is it authentic wood or is there a</p> <p>10 synthetic wood that can be used, because</p> <p>11 otherwise what people are doing is, they do the</p> <p>12 stucco in the fashion to look like siding and</p> <p>13 it's not? So, again, what I'd prefer is not to</p> <p>14 start getting things that become, for the sake</p> <p>15 of having metal roofs, completely off-wall</p> <p>16 designs that don't make any sense.</p> <p>17 And I get after the Board of Architects has</p> <p>18 to review it, but can we become authentic and</p> <p>19 use siding and what kind of siding?</p> <p>20 MR. REVUELTA: I think there's detailing</p> <p>21 that you can add, even, for example, the</p> <p>22 Florida cottages that you find spread out over</p> <p>23 the County, that have the coral rock base -- in</p> <p>24 my particular house, for example, I was going</p> <p>25 to put a base of actually coral rock or</p>	<p style="text-align: right;">Page 104</p> <p>1 concrete to simulate a coral base and try to</p> <p>2 turn it into a cottage look. I think it's</p> <p>3 going to be hard. As a matter of fact, I don't</p> <p>4 think you can use wood siding, right, in the</p> <p>5 City of Coral Gables.</p> <p>6 MR. TORRE: I don't think so, either. I'm</p> <p>7 not promoting it. I'm just asking the</p> <p>8 questions.</p> <p>9 CHAIRMAN AIZENSTAT: All right, but we're</p> <p>10 here for the --</p> <p>11 MR. TORRE: No. No. But the thing is, if</p> <p>12 you open one thing up --</p> <p>13 CHAIRMAN AIZENSTAT: We're not opening up a</p> <p>14 Pandora's Box.</p> <p>15 MR. TORRE: If you're going to do something</p> <p>16 where the style is -- if the style deserves</p> <p>17 siding, in some cases, then you can say, no,</p> <p>18 well, you know, at least let's --</p> <p>19 MR. REVUELTA: I think the Historic</p> <p>20 Preservation Board and the architectural review</p> <p>21 board hopefully will be sensitive to the point</p> <p>22 that you're bringing, that although we don't</p> <p>23 allow wood, there are certain details that</p> <p>24 should go along with the galvalume roof, so</p> <p>25 this is not just a concrete block square, with</p>

<p style="text-align: right;">Page 105</p> <p>1 a couple of windows and a metal roof, which I</p> <p>2 believe is your concern.</p> <p>3 MR. TORRE: That's the problem.</p> <p>4 CHAIRMAN AIZENSTAT: Julio, any comments?</p> <p>5 MR. GRABIEL: I love metal roofs. Not in a</p> <p>6 Mediterranean house, obviously, but if the</p> <p>7 style is correct, I think --</p> <p>8 CHAIRMAN AIZENSTAT: And that will be up to</p> <p>9 the Board of Architects, which is the last</p> <p>10 item, which has to go, so it makes sense.</p> <p>11 Chip?</p> <p>12 MR. WITHERS: Long overdue.</p> <p>13 CHAIRMAN AIZENSTAT: Long overdue.</p> <p>14 MR. REVUELTA: Yes.</p> <p>15 CHAIRMAN AIZENSTAT: Anybody that would</p> <p>16 like to make a motion?</p> <p>17 MR. GRABIEL: Let Chip make the motion.</p> <p>18 MR. WITHERS: I'll move it.</p> <p>19 MR. REVUELTA: Can I have the pleasure of</p> <p>20 seconding it?</p> <p>21 CHAIRMAN AIZENSTAT: We have a second.</p> <p>22 Luis, any discussion? No?</p> <p>23 Call the roll, please.</p> <p>24 THE SECRETARY: Chip Withers?</p> <p>25 MR. WITHERS: Yes.</p>	<p style="text-align: right;">Page 106</p> <p>1 THE SECRETARY: Claudia Miro?</p> <p>2 Julio Grabel?</p> <p>3 MR. GRABIEL: Yes.</p> <p>4 THE SECRETARY: Luis Revuelta?</p> <p>5 MR. REVUELTA: Yes.</p> <p>6 THE SECRETARY: Venny Torre?</p> <p>7 MR. TORRE: Yeah.</p> <p>8 THE SECRETARY: Eibi Aizenstat?</p> <p>9 CHAIRMAN AIZENSTAT: Yes.</p> <p>10 Next we have Item E-5. Mr. Ceballos,</p> <p>11 please.</p> <p>12 MR. CEBALLOS: File ID 22-4331, an</p> <p>13 Ordinance of the City Commission of Coral</p> <p>14 Gables, Florida, providing for a text amendment</p> <p>15 to the City of Coral Gables Official Zoning</p> <p>16 Code by revising Article 15, "Notices," Section</p> <p>17 15-102 "Notice", Subsection C "Mail Notices"</p> <p>18 providing that when a notice radius extends</p> <p>19 outside of the City limits, notice shall be</p> <p>20 mailed outside of the City limits only to</p> <p>21 addresses that are within a 500-foot radius of</p> <p>22 the property that is subject of the</p> <p>23 application, providing for severability,</p> <p>24 repeater, codification, and an effective date.</p> <p>25 CHAIRMAN AIZENSTAT: Thank you.</p>
<p style="text-align: right;">Page 107</p> <p>1 MS. GARCIA: Okay. So if you go to Page 2</p> <p>2 of your Staff report, this kind of just lays it</p> <p>3 out. If you have a property that's next to the</p> <p>4 City boundary, City limits, that's next to the</p> <p>5 City of Miami or Unincorporated Miami-Dade or</p> <p>6 South Miami, instead of requiring them to mail</p> <p>7 a thousand foot or 1,500 foot radius, to</p> <p>8 include lots of properties outside that City,</p> <p>9 this text amendment is just clarifying that</p> <p>10 that would only be a 500-foot radius. So it</p> <p>11 wouldn't include the whole 1,500 foot radius.</p> <p>12 Because right now the Zoning Code is very</p> <p>13 unclear of how to treat properties outside of</p> <p>14 the City. This is the attempt to clarify that.</p> <p>15 MR. TORRE: Why do we have to give notice</p> <p>16 to other jurisdictions?</p> <p>17 MR. WITHERS: So they -- I mean, it always</p> <p>18 had been the fact of not trying to build a bit</p> <p>19 of a wall between municipalities, we share with</p> <p>20 them what they're doing -- what we're doing to</p> <p>21 them and they should share --</p> <p>22 MR. TORRE: So if somebody from Dade County</p> <p>23 comes over -- or a group of them come over and</p> <p>24 object to a project, you have to take it into</p> <p>25 account as a neighbor?</p>	<p style="text-align: right;">Page 108</p> <p>1 MR. WITHERS: Well, it started -- I don't</p> <p>2 know when it started, but when the Bakery</p> <p>3 Center was first built, there was a big issue</p> <p>4 with the City really not knowing what was</p> <p>5 happening in South Miami, when we're literally</p> <p>6 right across the street.</p> <p>7 CHAIRMAN AIZENSTAT: I remember that.</p> <p>8 MR. WITHERS: So it was just a reach out.</p> <p>9 Do we have to notify other municipalities</p> <p>10 of what we're doing or do we just notify the</p> <p>11 neighbors?</p> <p>12 MS. GARCIA: The neighbors, property owners.</p> <p>13 CHAIRMAN AIZENSTAT: Before we continue,</p> <p>14 Jill we don't have anybody in Chambers. So,</p> <p>15 no. Anybody on Zoom?</p> <p>16 THE SECRETARY: No.</p> <p>17 CHAIRMAN AIZENSTAT: Phone platform? No?</p> <p>18 I'll go ahead and close the public comment.</p> <p>19 Chip?</p> <p>20 MR. WITHERS: Do I have to repeat exactly</p> <p>21 what I said?</p> <p>22 CHAIRMAN AIZENSTAT: No. No. No. It's on</p> <p>23 the record.</p> <p>24 MS. GARCIA: And to your point, there's</p> <p>25 actually policies and objectives in the Comp</p>