## Exhibit D

	Page 25		Page 27
1	to vote or not.	1	MR. BELLIN: Before you leave, when we discussed
2	MS. RAMOS: I would just err on the side of	2	the issue with presentation before this Board by a
3	caution and just ask, right?	3	partner or an associate, how do we handle that? Because
4	MR. LEEN: Yes.	4	we've got projects that will be coming before this
5	MS. RAMOS: Absolutely. That's what we're here	5	Board, and I understand that I can't present them.
6	for.	6	MR. LEEN: Well, I did give you an opinion the
7	MS. BALIDO-HART: Thank you.	7	last time on that, which was that when they come before
8	MR. LEEN: And it's a positive thing. You should	8	this Board there's nothing in the Ethics Code that
9	ask us. That's better for you. And we may just say,	9	says that you cannot be the architect of a project that
10	"Yes, of course." And we'll put it in writing, if it	10	comes before this Board. What it says is that you can't
11	makes you feel more comfortable, and then you'll be	11	present before this Board. And it does say, "through an
12	fine.	12	associate." So the way that we've interpreted that is
13	MS. BALIDO-HART: Thank you.	13	because this Board does have a right to receive quite a
14	MR. BELLIN: One thing you mentioned is contingent	14	bit of information from whoever the architect is, it's
15	contract. If the contract is not contingent, it's a	15	quasi-judicial, so someone has to answer those
16	contract, it doesn't depend on whether there's approval	16	questions. So we have said, as long as an architect
17	or not	17	doesn't present, you have someone else presenting, which
18	MR. LEEN: Well, Marshall, I'm not exactly sure	18	is typically an attorney, but it could be someone else,
19	what you're talking about, but let me answer because	19	then that person just answers questions basically and
20	we've talked about these issues generally in the past.	20	describes the project.
21	If you have a if we're taking action on a particular	21	MS. RAMOS: Like a witness essentially.
22	parcel, and you're involved as the architect with the	22	MR. LEEN: Like a witness, that's fine. And
23	contract, likely I would ask you not to vote on that.	23	before the Commission you've said that could even be
24	If, on the other hand, we're doing a large Overlay	24	that could be the Board Member appearing in your
25	District, and you happen to be the architect for one	25	individual capacity. But, again, not presenting, only
	Page 26		Page 28
1	property in that Overlay District, which has more than	1	answering questions as a witness or it could be the
2	100 properties, it's probably not an issue. You should	2	associate, but answering questions as a witness.
3	still tell us, though, and we'll give you a written	3	MR. BELLIN: So an attorney presents, and then if
4	opinion.	4	I'm there, it's to answer questions that somebody may
5	MS. RAMOS: And you still can't present before the	5	have with respect to the project?
6	Board.	6	MS. RAMOS: As a witness, during quasi-judicial.
7	MS. MENENDEZ: Is the threshold 100?	7	MR. LEEN: It could be your attorney to ask you,
8	MR. LEEN: The threshold is generally 100,	8	can you please explain why you designed it this way, and
9	although there's a little bit of there are some	9	you could talk and explain that. But what you shouldn't
10	opinions on that from the Ethics Commission.	10	be doing and we talked about this last time, I gave a
11	MS. MENENDEZ: That's why. I've read opinions on	11	long discussion you shouldn't' be the presenter coming
12	it, so	12	up here and advocating and arguing with the other side,
13	MS. RAMOS: Yeah. There's a number of them, and	13	and trying to convince the Board to approve something
14	the 100 talked about homes that are in closer proximity.	14	like an advocate.
15	So it may be there are larger parcels. It may be less.	15	MR. BELLIN: Okay.
16	I would have to look at it.	16	MS. MENENDEZ: Thank you.
17	MR. LEEN: It could be less. I believe it could	17	CHAIRMAN AIZENSTAT: Thank you.
18	be less, but what we would want to make a what we	18	MR. COLLER: Ready to proceed with the agenda?
19	would do in that situation is, we would determine if we	19	CHAIRMAN AIZENSTAT: Ready to proceed. Thank you.
20	feel comfortable giving this opinion. If we felt that	20	MR. COLLER: Excuse me. We're in the public
21	it was a very close call, we might ask the Ethics	21	hearing items, Item Number 5, Resolution of the City
22	Commission ourselves on your behalf.	22	Commission of Coral Gables, Florida approving the Final
23	MS. RAMOS: Thank you very much for having me.	23	Plat entitled Biltmore Parc Homes pursuant to Zoning
24	MS. MENENDEZ: Thank you.	24	Code Article 3, Division 9, Platting/Subdivision, being
25	MR. AIZENSTAT: Thank you for your presentation.	25	a re-plat of an approximate 0.57 acre property into 15

7 (Pages 25 to 28)

1         platted lots for 15 residential townhomes on property         1         The findings of fact include fart heappleation           3         assigned Multi-Family Special Arcs District zoning, on         2         is consistent with the Comprehensive Plan's goals,           4         through 23, Block 11, Bilimore Section, Coral Gables,         5         is consistent with the Comprehensive Plan's goals,           6         Floridk, providing for an effective date.         and a condition in the Staff report that talks about           6         CHAIRMAN AZENSTAT: Thank you.         6         and so on. That was already been revised, according to that thee;           7         MR. TRIAS: May I have the Powerpoint, please,         notwee, Pablic Works is fine-tuning the language on           10         project liself was approved as a building permit about a         10         more questions, the Pable Works of fine-tuning the language on           11         was properly zoned, and there were no requests that         10         The resca condition in the staff you have any questions. So that is           12         was properly zoned, and there were no requests that         11         The resca as the roit work is in the staff you have any questions. So that is           13         batter is 15 to staff also no haves.         So that is side         16           14         the angle is a more in a conset staff angle is anot is redevelopring.         16		rage 29		rage SI
3         the property lengthy described as Lots 1, 2 and 18         3         objectives and policies. Public works one object.           4         through 23, Block 11, Biltmore Section, Coral Gables,         5         There's a condition in the Staff report that talks about           6         Floridat, providing for an effective data.         an ore that would specify the details of the maintenance           6         There's a condition in the Staff report that talks about         an ore that would specify the details of the maintenance           6         There's a condition in the Staff report that talks about         an ore that would specify the details of the maintenance           7         CHARMAN ALZENSTAF: Thank you.         7           8         however. Public Works is fine-tuning the language on         that. So I think that is workening that if you have any           9         Mc. Chairman, the issue today is the plat. The         plat the because the project is townhomes. So that is           11         was properly zoned, and there were no requests that         10           12         beloading, mid-century - typical mid-century         13           13         sometimes it takes several months, and then it goes to           14         the aspect of the request that is belore you.         16           15         the aspect of the request that is belore you.         17           16         Cha	1	platted lots for 15 residential townhomes on property	1	The findings of fact include that the application
4         through 22, Elock 11, Billmore Section, Coral Gables, Florida; providing for an effective date.         4         There's condition in the Staft report that tables about           6         Item 5, public Phearing.         and the would specify the details of the maintenance and so on. That was already included in the plat. The project itself was appropriat, places.         and the would specify the details of the maintenance and so on. That was already included in the plat. The plat has already been revised, according to that noce; however, Public Works is fine-tuning the language on that. So I this received, according the there.           11         year ago. It went through the Board of Architects. It was properly zoned, and there were no requests that the appect of the request that is before you.         11           12         would come before you.         11           13         the aspect of the request that is before you.         14           14         the continision. So this is process tends to be fairly lengty.         15           15         the aspect of the request that is before you.         16           16         There's a similar project being built already there's 15 lots and also an alley.         16           16         Okary. Now, the zoning is FMSA, and the it's just the conditions, as you can see, include an alley-         17           17         Adversing, and the Applicant is dedicating that to the Grey operment, and the regist about half ma cre, and a portion of the alley si already there, and fairly a mitting. So the proposed, as yo	2	assigned Multi-Family Special Area District zoning, on	2	is consistent with the Comprehensive Plan's goals,
5       Florida: providing for an effective date.       a note that would specify the details of the maintenance         6       Items, public hearing.       and so on. That was already included in the plat. The         7       CHAIRMAN AIZENSTAT: Thank you.       7         8       Mr. Chairman, the issue today is the plat. The       7         9       Mr. Chairman, the issue today is the plat. The       7         10       project issuf was approved as a building permit about a       10       7         11       was properly zoned, and there were no requests for its hefore you.       10       10         12       was properly zoned, and there were no requests for its hefore you.       10       11       11         13       plated because the project is transhomes. So that its       16       16       The location is Anderson, between Valencia and       16       16       Saff recommends approval, and Is aid that the         14       Charnet, the way that Anderson is recevered valencia and       17       condition of updating the text for the alleyway, that         15       there's 15 lots and also an alley.       20       Currently there are some small apartment       20       CAIRMAN AZENSTAT: Thank you.         23       a portion of the alley is already there, and fair a are, and       14       Ne domission. So thore, and the application dom	3	the property legally described as Lots 1, 2 and 18	3	objectives and policies. Public works does not object.
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7       CHARMAN AIZENSTAT: Thank you.       7       plat has already been revised, aconding to that note:         8       MR. TRLAS: May I have the Powerpoint, please.       6         9       Mr. Chairman, It was approved as a building permit about a       10         10       project itself was approved, and there were no requests that       10         11       was properly zoned, and there were no requests that       10         12       was properly zoned, and there were no requests that       10         13       would come before you.       10         14       platted because the project is townhomes. So that is       Sometimes it takes several months, and then ig gost to         15       the aspect of the request that is before you.       10         16       The location is Anderson, between Valencia and       11         17       charcing, the way that Anderson is redeveloping.       11         18       in the north of the site. So it's very similar in       16         19       charcing, which addreson are leveleoping.       10         20       Currently there are some small apartment       10         21       buildings, mid-century - typical mid-century       12         22       Mc Collifor On tha alley.       12         23       there's IS lots and also an alley.	5		5	a note that would specify the details of the maintenance
7       CHARMAN AIZENSTAT: Thank you,       7       plat has already been revised, according to that note;         8       MR. TRIAS: May I have the Powerpoint, please.       9       Mr. Chairman, the issue today is the plat. The       9         10       project itself was approved as a building permit about a       10       nore questions, the Public Works is fine runing the language on         11       Year ago. It went through the Board of Architects. It       11       There were no objections from the unity         12       was properly zoned, and there were no requests that       10       There were no objections from the unity         13       would come before you.       10       There were no objections from the unity         14       the coation is Anderson, between Valencia and       16       Staff recommends approval, and I suid that the         16       The location is Anderson, between Valencia and       16       Staff recommends approval, and I suid that the         17       charent, the way that Anderson is redeveloping.       17       condition of updating the text for the alleyway, that         18       buildings, mid-contury - typical mid-century       10       We abare ayquestors, The mark, you.         21       buildings, mid-contury - typical mid-century       12       CHARMAN AZENSTAT: Thank you.         22       nororin on the alley, is already there, and fairly a	6	Item 5, public hearing.	6	and so on. That was already included in the plat. The
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11       year ago. It went through the Board of Architects. It       11       There were no objections from the utility         12       was properly zoned, and there were no requests that       12       companies, and Miami-Dade County will review this.         14       platted because the project is townhomes. So that is       14       the companies, and Miami-Dade County will review this.         16       The location is Anderson, between Valencia and       16       Sometimes it takes several months, and then i goes to         17       Almeria. There's a similar project being built already       17       condition of updating the text for the alleyway, that         18       in the north of the site. So it's very synillar in       18       bas already been done in the actual plat documents. So         20       character, the way that Anderson is redeveloping.       19       if you have any questions. The her, and the Applicant         21       buildings, mid-century-typical mid-century       21       CHAIRMAN AZENSTAT: Thank you.         22       development, and the replat is about half an acre, and       12       the sourt. For the record, my name is Zeke Guilford,         23       there's 15 lots and alloy.       CHAIRMAN AZENSTAT: Thank you.       14         24       okay. Now, the zoning is FMSA, and the it's       24       with awo Offices at 400 University Drive. It gives me         24       <	10	project itself was approved as a building permit about a	10	more questions, the Public Works Director is here.
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13       would come before you. However, the property was platted because the project is townhomes. So that is the aspect of the request that is before you.       13       Sometimes it takes several months, and then it goes to the Commission. So this process tends to be fairly lengthy.         14       The location is Anderson, between Valencia and 17       14       In the north of the site. So if's very similar in the appect of the request hat is before you.       16       Saff recommends approach, and then it goes to the Condition of updating the text for the alleyway, that has already been done in the actual plat documents. So if you have any questions, I'm here, and the Applicant         20       character, the way that Anderson is redeveloping. there's 15 lots and also an alley.       18       Saff recommends approach, I'm here, and the Applicant         21       buildings, mid-century typical mid-century there's 15 lots and also an alley.       21       CHAIRMAN ADZENSTAT: Thank you.         22       development, and the replat is about half an acre, and there's 15 lots and also an alley.       22       MR. GUILFORD: Good venning, Mr. Chair, Members of the Baderady bere, and fairly a a portion of the alley is already there, and fairly a property.       18       18       Bilmore Parc Homes, LLC, reganding the subject property.       19         21       a portion of the alley that is fully built. And you the alley does not affect the application.       18       Bilmore Parc Homes, LLC, reganding the ext of property.       18       Bilmore parcs is	12		12	companies, and Miami-Dade County will review this.
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15       the aspect of the request that is before you.       15       lengthy.         16       The location is Anderson, between Valencia and       16       Stiff recommends approval, and I said that the         17       Almeria. There's a similar project being built laredayt       16       Stiff recommends approval, and I said that the         18       in the north of the site. So it's very similar in       16       Stiff recommends approval, and I said that the         19       character, the way that Anderson is redeveloping.       19       if you have any questions, I'm here, and the Applicant         21       buildings, mid-centurytypical mid-century       21       CHARMAN AZENSTAT: Thank you.       22         22       development, and the replat is about half an acre, and       22       CHARMAN AZENSTAT: Thank you.       23         24       Okay. Now, the zoning is FMSA, and the it's       24       with Law Offices at 400 University Drive. It gives me       25         25       just the conditions, as you can see, include an alley       24       Billmore Parc Homes, LLC, regarding the subject       26         3       patting. So the proposed, as you can see, has in       3       Now, Mr. Chairman, I just need to make one       26         4       yellow highlighted the portion of the alley that is fully built. And you       18       18       18	14		14	the Commission. So this process tends to be fairly
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17       Almeria. There's a similar project being built already       17       condition of updating the text for the alleyway, that         18       in the north of the site. So it's very similar in       18       haaraady been done in the actual plat documents. So         20       Currently there are some small apartment       20       if you have any questions, Tm here, and the Applicant         21       buildings, mid-century-typical mid-century       21       CHAIRMAN AIZENSTAT: Thank you.         23       there's 15 lots and also an alley.       23       CHAIRMAN AIZENSTAT: Thank you.         24       Okay. Now, the zoning is FMSA, and the-it's       24       OKay. Now, the zoning is FMSA, and the-it's         25       just the conditions, as you can see, include an alley       24       With Law Offices at 400 University Drive. It gives me         26       great pleasure to be here this evening representing       9         20       narrow platting from the base that Merrick did the       18         3       narrow platting from the base that Merrick did the       18         4       yellow highlighted the portion of the alley that is       3         7       Code, townhome lots. So that's depicted in this image.       7         8       The Conceptual Site Plan includes parking from       9         9       behind. Of course, the parking, that's	16	· · · ·	16	Staff recommends approval, and I said that the
18       in the north of the site. So it's very similar in character, the way that Anderson is redeveloping.       18       has already been done in the actual plat documents. So if you have any questions. In here, and the Applicant is dont Anderson is redeveloping.         20       Currently there are some small apartment development, and the replat is about half an acre, and there's 15 lots and also an alley.       19       if you have any questions. In here, and the Applicant is abore.         21       Okay. Now, the zoning is FMSA, and the it's just the conditions, as you can see, include an alley       22       MR GULFORD: Good evening. Mr. Chair, Members of the Board. For the record, my name is Zeke Guilford, with Law Offices at 400 University Drive. It gives me great pleasure to be here this evening representing         21       a portion of the alley is already there, and fairly a narrow platting from the base that Merrick did the planing. So the proposed, as you can see, has in wissing, and the Applicant is dedicating that to the Gity, and then the narrow, according to the Regulation Code, townhome lots. So that's depicted in this image.       10       Biltmore Parc Homes, LLC, regarding the subject property.       11       Biltmore Parc Homes, LLC, regarding the subject property.       12       Now. Mr. Chairman, I just need to make one correction, which really does not affect the application, the property is actually .93 acres and 40.510 square feet. But, again, that does not affect the application, where replating from the base that's depicted in this image.       10       The orouse, the parking, that's the reason for 10       10       10       The acceptual Site Plan includes parking from 10			17	
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24 website we posted it three times, and it was advertised 24 question for you. Why is it that the Site Plan is not			1	
25 twice.   25 tied to the application? In the past, we have always		-		
				tight to the employed on'l in the next we have always

	Page 33		Page 35
1	asked that we have the Site Plan tied to the	1	of a request to the amendment from .57 acres to .93
2	application.	2	acres to correct what appears to have been some sort of
3	MR. GUILFORD: Usually that occurs on a building	3	a Scrivener's error or somewhere along the way.
4	site separation. This is not a building site	4	MS. MENENDEZ: Okay.
5	separation. The only thing that has come before this	5	CHAIRMAN AIZENSTAT: What I'd like to do is ask,
6	Board is actually the replat of the property. That is	6	is there anybody in the audience that wishes to speak on
7	our application. You know, we never have we have	7	this subject?
8	always included them as a means of reference on these	8	No. We'll go ahead and close it to the floor. We
9	projects, but it's not the Site Plan is not reviewed	9	have a motion. We have second.
10	because the application is the replat.	10	Any discussion?
11	MR. TRIAS: The Site Plan was reviewed and	11	MS. MENENDEZ: Of course, the motion includes what
12	approved separately, and it's not expected to change.	12	our City Attorney has amended?
13	Technically, it's not part of the replat.	13	CHAIRMAN AIZENSTAT: Right. And we don't have any
14	MS. MENENDEZ: I have a quick question.	14	issues with that.
15	MR. GUILFORD: Sure.	15	MR. COLLER: Well, I was a little bit concerned
16	MS. MENENDEZ: Maybe this is more of a Staff	16	about the advertising, but since this is a
17	question than a question to you, Mr. Guilford. The	17	recommendation, it's going to be officially advertised
18	question, as it relates to the alleys, now that we're	18	for the hearing for the City. I think from what Mr.
19	building so many of the townhomes, and they're dependent	19	Trias has explained to me is that the advertising will
20	on the alleys, and they're public alleys, are there	20	be corrected.
21	provisions for the Developer to maintain the alleys or	21	MR. TRIAS: We can check with Mr. Leen later on,
22	is it something that the City takes on?	22	but I believe that as long as we are correctly
23	MR. SANTAMARIA: Good evening, Members of the	23	advertised for the Commission meeting, we'll be fine.
24	Board. Ed Santamaria, Director for Public Works. I	24	MR. GUILFORD: Mr. Chairman, we will amend the
25	spent the afternoon at the dentist today, so if I look a	25	application, the letter of intent between now and the
	Page 34		Page 36
1	little punched drunk, it's because of that.	1	City Commission. Also, the legal is correct for the
2	With regard to this particular alley, because it	2	property. So, again, what we're dealing with here is a
3	is in compliance with the City's vision for this area,	3	replat that really is not tied to the size of the
4	in terms of townhomes or, I'm sorry, row houses with	4	property.
5	alleys at the back and entrances at the back, we are	5	CHAIRMAN AIZENSTAT: So the Applicant is okay?
6	willing to take this alley on as one that we will	6	MR. GUILFORD: Yes.
7	maintain.	7	CHAIRMAN AIZENSTAT: Okay.
8	MS. MENENDEZ: Okay. So I would assume that	8	MR. COLLER: So we can confirm that with the City
9	that's going to be the policy for the future, and	9	Attorney on the advertising, but I think we can go
10	probably would exist today with the other townhomes that	10	forward, at least at this point.
11	have access?	11	CHAIRMAN AIZENSTAT: Okay. We have a motion, a
12	MR. SANTAMARIA: If there is no change in Zoning,	12	second. Any other discussion?
13	yes.	13	No. Call the roll, please.
14	MS. MENENDEZ: Okay. Thank you.	14	THE SECRETARY: Julio Grabiel?
15	MR. BELLIN: Zeke, I'd just like to mention that	15	MR. GRABIEL: Yes.
16	neither the Site Plan nor the architecture is tied to	16	THE SECRETARY: Maria Menendez?
17	this application.	17	MS. MENENDEZ: Yes.
18	MR. GUILFORD: Correct.	18	THE SECRETARY: Jolie Balido-Hart?
19	MR. BELLIN: Okay.	19	MS. BALIDO-HART: Yes.
	-		THE SECRETARY: Marshall Bellin?
20	CHAIRMAN AIZENSTAT: Any other questions?	20	
20 21	CHAIRMAN AIZENSTAT: Any other questions? MS. MENENDEZ: I'll make a move (sic) to accept	21	MR. BELLIN: Yes.
20 21 22	CHAIRMAN AIZENSTAT: Any other questions? MS. MENENDEZ: I'll make a move (sic) to accept the application.	21 22	MR. BELLIN: Yes. THE SECRETARY: Eibi Aizenstat?
20 21 22 23	CHAIRMAN AIZENSTAT: Any other questions? MS. MENENDEZ: I'll make a move (sic) to accept the application. MR. BELLIN: I'll second.	21 22 23	MR. BELLIN: Yes. THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes.
20 21 22	CHAIRMAN AIZENSTAT: Any other questions? MS. MENENDEZ: I'll make a move (sic) to accept the application.	21 22	MR. BELLIN: Yes. THE SECRETARY: Eibi Aizenstat?

9 (Pages 33 to 36)