

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-7 and G-1 are related**  
**March 26, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**Assistant City Attorney, Gus Ceballos**  
**City Clerk, Billy Urquia**

**Public Speaker(s)**

**Elizabeth Plater-Zyberk**

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Agenda Items F-7 and G-1 are related [0:00:00 p.m.]

An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date. (Reorganization of Zoning Code and Table of Contents) (02 13 19 PZB recommended approval, Vote 5-0)

A discussion regarding open space. (Sponsored by Vice Mayor Lago)

Mayor Valdes-Fauli: Okay, on with the meeting, Vice Mayor. Can we get on?

Commissioner Quesada: Yes, we can, please.

Mayor Valdes-Fauli: Okay, we have a time certain, 9:30, Agenda Item F-7, as well as G-1. F-7.

City Attorney Ramos: F-7 is an ordinance...

Mayor Valdes-Fauli: And G-1.

City Attorney Ramos: Relating to the Zoning Code of the City of Coral Gables, adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.

Mayor Valdes-Fauli: This is time certain.

Vice Mayor Lago: Okay.

Mayor Valdes-Fauli: (INAUDIBLE).

City Attorney Ramos: The related item is G-1, which is a discussion regarding open space.

Planning and Zoning Director Trias: Mayor, as you know, we've had a chance to work with a very good consultant to look at the Zoning Code and see how we could improve it. Today, what we have is the first phase of several phases, hopefully, of this process. The first phase is a rearrangement and relabeling of the Code, but there are no changes of substance. The only issue that is substantial and you may want to discuss is the open space issue, which is attached. However, the only decision is about the organization of the Code.

Vice Mayor Lago: And Mayor, if I may. I'll be very brief. And the reason why I asked to put this on the agenda today for City Commission item G-1, which I'm sponsoring, was because Vice Mayor Quesada had mentioned at the last Commission meeting that this is something that we've been working on for the last year and a half and that we saw something that was, you know, pertinent to moving forward if we were going to continue to be approving projects. I had a long discussion with the City Manager and the City Manager assured me that we've already been implementing this and requiring this for projects that are forthcoming before the Commission. Just because they're coming before the Commission does not mean that they're asking for any additional bonuses. It could be a mixed-use project. That's required by the Code. So, I wanted to make sure we memorialize this as quickly as possible so that -- it's already being asked, and I think that, you know, developers and people who are coming before the Commission should know what our requirements are in regards to open space on the first floor. No more mezzanines. No more staircases. No more second-floor balconies should be included in open space. What we're looking for in this community is we're looking for true blue open space on the first floor. If it's green space, even better.

Mayor Valdes-Fauli: Thank you.

Planning and Zoning Director Trias: Elizabeth Plater-Zyberk, our consultant, is here to give you...

Mayor Valdes-Fauli: And you tell us that there are no substantive changes...

Planning and Zoning Director Trias: Right.

Mayor Valdes-Fauli: In this -- what you're presenting to us.

Planning and Zoning Director Trias: That's correct. The only request is to rearrange and relabel some sections.

Mayor Valdes-Fauli: Okay.

Planning and Zoning Director Trias: That's it. And Elizabeth Plater-Zyberk will explain the whole process. And I think that the cover memo also explains the many people that have had a chance to participate, so thank you.

Mayor Valdes-Fauli: Good morning. Thank you.

Elizabeth Plater-Zyberk: Good morning, Mayor and Commissioners. Elizabeth Plater-Zyberk, DPZ Code Design. Our office is in the City of Miami, but I live in the City of Coral Gables, and I'm here with Judith Bell, from my office, whose been working on this code, along with Galina Tachieva, both are Coral Gables residents. I wanted to start out by thanking the Commissioners and the Mayor for the time and comments you gave me at the beginning of this process at the outset. And I hope that you'll see that we are responding appropriately. And as well, the Planning staff, which has been a very good guide and has been working with us on this very closely. So, we have a slide presentation. I'll try to move quickly through it, and I'll ask you to stop me if I'm moving too quickly.

Mayor Valdes-Fauli: Thank you.

Ms. Plater-Zyberk: Can we have the first slide, please?

Commissioner Quesada: You can control it with this.

Ms. Plater-Zyberk: Oh, great. So, just a quick recap of what we've been doing. There have been a series of meetings. This -- the last ones are at the top of this list, and it goes down to the original ones. As you might know, we've had a number -- we've already had a number of sessions working with the Planning staff, but there have been two committees guiding us; the Steering Committee,

which is a group of people gathered from various parts and walks of life in the city, including in the arena of development, and the Staff Committee, which has given us quite a bit of time and some very good ideas. So, we did a preliminary assessment working with both of these committees and the Planning staff. And really -- a limited num -- there was a lot of discussion about a lot of things in the Code, but it really came down to clarifying the organization of the document, making it easier to use. And then there were about half a dozen content issues or substance issues in the Code that we were asked to address. These are listed here, some of the site specifics, updating some of the categories, some of the zoning districts, clarifying some regulations that seem to be - - might seem to be contradictory sometimes. Parking is always a big discussion item. And then, finally, the disparity between small sites and large sites. So, at some point, one of the committees suggested that we actually divide the work in two, that we focus on clarifying the document and making it easier to use first and then go back and work on the specific changes that were being requested. And that seemed like a good idea to us, although maybe it's extending the time a little bit. And we moved into that work of reorganizing it first through the table of contents and then we've been looking very closely at the text beyond the table of contents. And we are bringing this to you now as a change of the reorganization because actually it will work pretty smoothly. So, we're bringing you what we've put here as part one. Part two, the technical corrections, we've already taken a very close look at. That's like making sure the references are correct, the reference from one section to another. Of course, the numbers will change and all of those are highlighted so we can see that that's reasonable. And a first reading of the whole document in its new format has shown us that there would be actually a fairly smooth walk through the technical corrections that we have here as part two. But we didn't want to move into that until you saw the work of part one and, hopefully, approve it. Once that is done, then we will move into the substance changes that I mentioned in the first slide that were brought to us by the various committees. So, today, I'm going to spend maybe a dozen slides or more on the table of contents reorganization. And first, this is one of those things computers allow you to do, which is to put everything you've done in and see how it works old and new, and this is the kind of diagram that's intended to show you that everything is matched. Nothing's left behind because everything has its place, its new place. And what you might notice, Article V, is that that's where the most things have been moving

around because that has been the great catch-all for new items in -- coming into the Code. So, one of the things we've understood working here and in another (INAUDIBLE) suburb outside of Philadelphia, which dates -- is actually a little bit older than Coral Gables -- but we've understood from these two places that when the zoning codes first began, there were limited things that were being controlled. In Coral Gables, back in the '20s, the rules were primarily about the form of the place. And then over the years, more and more issues would come up and the City would wish to regulate them, and they got added to the Code. And there isn't always the right place for them because the initial document hadn't considered it necessary, for instance, to say anything about parking. And so, I think what we're doing is coming in and bringing in the categories that are, let's say, newer than the origins of the city to give everything its proper place and, therefore, to make it easier to use. So, here you see the current table of contents, which has eight articles and several appendices. And then the proposed one, which now increases it to sixteen and, in fact, makes some adjustments to the appendices, too. And I hope to explain that as I walk through this. So, a couple of things generally stayed in the same place and stayed the same. Article I, the general provisions and decision-making and administrative bodies, we moved to the back of the Code. We think that most people who come to -- who need the regulations are seeking how to build something and really need to see that first. The development review process, which, of course, has become more complex over the decades, will now be in several different places. Much of it will be in the process, Article XIV, but notices, which have become more and more important, will be -- have an article of their own; historic preservation and Art in Public Places, as well. Article IV, the zoning districts, will move largely into Article II, which will now be the zoning districts, the meat of the Code upfront. But we also found that there were two districts in Article IV, which really are special districts and should be in the appendix, just like some of the other special districts that are already there. So, in a sense, they were put in the wrong place, we might say. It probably seemed like the right place when they were put in, but now we think that's where they belong. Article V, which -- the catch-all article of development standards is now moving into multiple articles. Much of it is about -- related to uses, but some of it -- this article also had pieces on historic preservation, the various architecture and landscape restrictions and parking. The parking rules we're moving to a parking article. Am I going too fast?

Commissioner Quesada: No.

Mayor Valdes-Fauli: No, you're doing fine.

Commissioner Mena: Perfect.

Mayor Valdes-Fauli: Very interesting.

Ms. Plater-Zyberk: More on Article V because it's a long one and it has a lot of things in it, but I think you can understand how we're subdividing it into several other categories. Article VI becomes Article XIII, lawfully existing uses, but it's more than uses. It's lots, structures and signs as well. More things being added to process from Article VII, and of course, definitions stay where they are. In the appendices, essentially, it's just moving two items into the appendix that were not there before, the university campus district and the business improvement overlay district. We -- this is not, technically speaking, part of the Code, but we wanted to show you that there are several other documents that guide building in the city and those are in effect, also in play in -- given -- apply to all the building in the city. At this point, we're not seeing changes to these documents, but they're there as part of the regulations that people deal with. So, only one slide on this. This is kind of illustrative to show you that when -- how the numbering system will work. Right now, there were articles, divisions and sections and it would be very confusing to find within the document because of that hierarchy. In effect, by adding the articles and making distinct topics within the longer list of articles, we can just reduce that to articles and sections. So -- and in some cases, the numbers will be very similar to what they were so, if people had that kind of visual memory of the numbers, they'll be able to continue to find them in the, more or less, the same place. So, as part of the analysis, we did look at the content of the Code, those issues that we were asked to assess. And I just wanted to show you what that looks like. We had not come in with any conclusions or proposals, but this is probably one of the more complex parts of the city. And you can see that there are a number of different regulating documents or maps from the

comprehensive plan and the future land use to zoning categories to overlays of site specifics, to the overlay of Miracle Mile, et cetera, et cetera that we hope to clarify in the process. So, just want you to see how thorough the work is. With regard to the open space analysis, we've spent quite a bit of time on this. And because this is content, we're not making our own final proposals, but there are some initial ones. We -- the analysis found that the open space is usually distributed as a thin layer at the perimeter of development sites. I'll show you some photographs of that. You know them well. And sometimes odd things happen, like the landscape is under awnings or that seems to be -- or is enclosed in arcades, where you might expect some freer pedestrian access to the sidewalk. So, I think, as Commissioner Lago said, we're hoping that we could, in some way, reform that to make that open space requirement a more useful kind of space for human enjoyment, that that might be done by establishing some sort of proportion of width to depth so you can't have a three-foot or a five-foot piece just running all the way around the property. I shouldn't say can't, but this may be rather an encouragement and not a prohibition. Encouraging the paseos to be open to the sky, the minimum width and landscape, as well as building passages through the blocks, which the City already has all of these things in a way that it's not really introducing anything new but encouraging more of the good things. These are the kinds of drawings that enable us to see it in terms of dimensions, and so there's one of current conditions. And these are some of the conditions that we were looking at. They certainly add green space to the city, and that's -- you know, everyone is accustomed to that. But perhaps, putting a large planter in front of the main entry of the building isn't the best way to do that. It's hard to talk about those because you are being critical of something that somebody tried hard to do. But there are some other kinds of examples that we might point to, the kinds of plazas, even the small one in front of the movies across from Books & Books. These begin to help shape the character of the city and give places for people actually to be and to have a pause rather than just aligning along a sidewalk. So, in the future, we would hope to bring back to you those specific proposals and it'll be graphic, so we can be talking about exactly how it might affect a site. And I'm sure that our committees will have a lot to say about this as we work through it. So, just to review once more. The project progress, we're asking you to approve the table of contents reorganization. We're going to move quickly



into making sure that all the small adjustments that have to be made to accommodate that change are made in the text. And then, after that, we would move on to the substance of the Code.

Vice Mayor Lago: Okay.

Ms. Plater-Zyberk: Thank you.

Mayor Valdes-Fauli: Thank you very much. Thank you very much. Madam City Attorney, you want to tell us how this is very advantageous for us in terms of the Code and...

City Attorney Ramos: Yes. Our Code, at the moment, is difficult to use. It's counterintuitive and it's a little bit disjointed. So, this will really help to make the reading of the Code better and more user-friendly for everybody who needs to use it.

Mayor Valdes-Fauli: And going on the Web and whatever, it's easier to read.

City Attorney Ramos: Yes. In addition to that, after we're able to do this, we can put it on Municode.

Mayor Valdes-Fauli: Yeah.

City Attorney Ramos: Right now, our Zoning Code has not been on Municode, which makes it very hard to search. We're essentially searching a PDF document, so that will be incredibly helpful as well.

Mayor Valdes-Fauli: Thank you. Thank you very much, Ms. Plater-Zyberk. Thank you. Good job. Thank you very, very much.

Ms. Plater-Zyberk: Thank you.

Vice Mayor Lago: My question...

Mayor Valdes-Fauli: Of course.

Vice Mayor Lago: Thank you very much, by the way. I think this is a long time coming. I think this allows us to have a lot more flexibility and get to the point, which is critical. My main point has to be with when do you think you'll come back in regards to open space. I want to make sure that we iron this out and we don't leave it up for interpretation, the open space proposal.

Ms. Plater-Zyberk: Right. I understand that. So, I think the timing of that depends on how quickly we can move through everything else. But I think we've heard that that's a high priority.

Vice Mayor Lago: I want to make sure it's the Commission's priority. I think it's critical.

Commissioner Mena: I guess the question there might be, do you have to sort of get through all of the substantive issues, or if, let's say, you think you've closed the loop on open space, can we sort of proceed with that while you proceed on other things or are they like linked together and it's going to complicate things?

Ms. Plater-Zyberk: We could put open space first, couldn't we?

Planning and Zoning Director Trias: Yeah. The easy answer to that is that, clearly, whatever the Commission wants to do, we can do. We have already prepared some of the basics, some of the changes that I think everybody would agree with, such as the issues that Commissioner Lago was mentioning, the open space at the ground level. That's ready to go. So, certainly, if it is a priority, which I believe it is, we can bring it as soon as you want.

Vice Mayor Lago: What I would like to also show -- if you get a chance, sit down with my colleagues and explain to them the current percentages and what we're advocating for on the first floor. And I think people need to see that in some sort of document instead of just writing down, you know, 15, 20 percent. We're increasing 5 percent. I think there has to be -- like the documents that you showed before which gave you different iterations in regards to open space. Are you including a paseo? Are you including some sort of passageway that walks through a paseo? Are you including planters around the property? How are you going to achieve this open space?

Planning and Zoning Director Trias: And the issue that Ms. Plater-Zyberk has brought up is the configuration of the space, the sizes and dimensions. The percentage is one thing, but if you don't have a high-quality design, then you're not achieving the goals of the Commission. So, certainly, I believe we're ready to come fairly soon, so whenever the consultant is ready, we'll bring it to you.

Mayor Valdes-Fauli: Thank you very much, Ms. Plater-Zyberk.

Planning and Zoning Director Trias: Again, it's an ordinance on first reading. Let's not forget that we have to...

Mayor Valdes-Fauli: Yeah, it's coming before us again.

City Attorney Ramos: So, that's a good question. The open space, we heard it on first, and then it was referred to Planning and Zoning. Do we want to bring it back on first? Is that what you're saying, Mr. Trias?

Planning and Zoning Director Trias: We could do that.

City Attorney Ramos: It's been quite a while. It was back in 2017.

Vice Mayor Lago: I would like to bring it back. And I also would like to see if we can have another forum discussion with attorneys, developers, the public, which we had that already one time. And only two attorneys had took advantage of it, and I think maybe two or three landowners in the downtown took advantage of it. And that's something that I hosted and I want people to come so they can give their perspective. Because there's a little bit of fear in the community about having so much square footage on the first floor. And again, this is -- on behalf of the Commission, if I may say this, this is all about quality of life. We're not trying to hinder people from redeveloping old stock, especially in the North Gables. What we're trying to have is product that is beautiful, that is really indicative and of what we want in the City of Coral Gables. So...

Mayor Valdes-Fauli: But also...

Vice Mayor Lago: Go ahead.

Mayor Valdes-Fauli: No, go ahead.

Vice Mayor Lago: No, please.

Mayor Valdes-Fauli: I'm sorry. But also, we have to keep in mind the necessities and necessities that are not necessarily covered by open space. And by that I mean, on Sunday night, I walked Miracle Mile, all eight blocks. And there were 22 empty shops on Miracle Mile, 22 empty shops on Miracle Mile. And the way to cure that is to make landlords rational about the rents they wish to charge, but also to bring in residents to walk Miracle Mile, residences and people that will live there and will go to eat at Miracle Mile and such. I remember in the 90s -- and it was my project -- Gables Grand in front of Hibachi, which used to be our wonderful bus terminal without any buses -- you remember, I think. And when Gables Grand was built, there were residents -- for the first time, there were residents that used Miracle Mile and that walked to Miracle Mile and that street acquired life at that point. And I'm all for open space. Don't take this wrong. But also, we

have to know and seek guidance and seek information as to where to put the open space and what effect that open space will have on other things in our city.

Vice Mayor Lago: If I may just add to what the Mayor's comments are. When I mentioned open space, I'm not talking about having a park. What I'm talking about is having a building that doesn't go setback to setback. That's what I'm really looking for.

Mayor Valdes-Fauli: I fully agree with you, yeah.

Vice Mayor Lago: That's what I'm looking for.

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: I'm a -- we all are big proponents of parks here and I think they have their place in time. But what I'm talking about is a development that goes from setback to setback and they get away with it because...

Mayor Valdes-Fauli: That shouldn't be.

Vice Mayor Lago: They're following the Code.

Ms. Plater-Zyberk: They're following the rules.

Vice Mayor Lago: They're following the Code. They're not doing anything -- and I want people to be aware that they're not doing anything out of the norm. They didn't come to the City and the Commission and said, hey, yeah. That's a great idea to go setback to setback. I'm not afraid of giving a developer -- if you can tell me that we can have a beautiful plaza with a paseo and the plaza has a little bit of greenery and they can sit down and have lunch and you can maybe open a restaurant next door or have a bookstore and activate that area or go downtown which hasn't been

activated for a long time. Case in point, for example, that Columbus Square project, which is vacant right now. No one has -- no restaurant has opened there in close to two or three years. That's what we're trying to do. If we need to move some of the square footage either the intensity and density on top, I don't see that as an issue. I'd rather see it on the first floor, some sort of quality features that when people walk or use that building, it's just a more pleasant feel. And I think that's what sets us apart from other cities.

Mayor Valdes-Fauli: I agree with you.

Vice Mayor Lago: I don't want to see the setback to setback and, you know, jam every piece of square footage into the building because the building's only supposed to be 90 feet. Well, what if the building's 97 feet? What if the building is 98 feet? Is it going to really -- can you really tell the difference? I'm not talking about going to 120, 130. I've voted against all those projects and I've been very clear about that. But can you really tell me that you can notice the difference if the building is one floor taller and then that opens us up a little bit of more flexibility on the first floor to do a beautiful design. I think that's what a lot the people in this community want. I could be wrong. I could be wrong, but I think people would say, hey, I'd rather have a building that's one story taller. We're not giving you additional square footage. We're just taking that density and swinging it to the top of the building.

Ms. Plater-Zyberk: You tie the two together.

Vice Mayor Lago: Yeah. I mean, that's what I'm saying, and I'd like to see that come before us because -- and have a community workshop and show it to the community in a very rational way, where we show one building as per the Code now and then the proposed building if we did this change to the Zoning Code.

Mayor Valdes-Fauli: I agree with you.

Vice Mayor Lago: Would you...

Commissioner Mena: I totally...

Vice Mayor Lago: Am I making any sense or no?

Commissioner Mena: Perfect sense.

Vice Mayor Lago: I just want to make sure that we're all on board.

Mayor Valdes-Fauli: Totally.

Vice Mayor Lago: Because if we can get this Commission to say I would like for this to come back in two months and we can have our wonderful consultant and our team here say we're going to present these two options. Take a ride into downtown and say, what could you build as per the Code right now and what could you -- what do you think would be a wonderful opportunity to maybe swing some of that density and intensity?

Mayor Valdes-Fauli: I agree.

Commissioner Mena: Yeah.

Mayor Valdes-Fauli: Okay, let's go on. We have a long agenda today.

Commissioner Mena: I have a question.

Vice Mayor Lago: What were you saying?

City Manager Iglesias: We currently are implementing the ground floor open space now. We've been very successful with (INAUDIBLE) so far. The only thing we need to be careful with is maintaining those percentages. As we increase them, we need to be careful that that doesn't affect the design content. So, that's the key, but I believe that every project that we've brought so far has been implementing that.

Vice Mayor Lago: I just don't -- and I agree with you. I just want to make sure that we're flexible to everybody. I just don't want to see developers use -- including staircases as open space. It's not open space. It's unaccessible (sic) to the community. I mean, maybe it's correct by the Code. And please, if I'm speaking out of turn and I'm wrong, correct me. I just want to make sure that I say it correctly. I just don't feel that should be included. And if you tell me the developer says, okay, I'm going to lose three or four thousand square feet by implementing this new Zoning Code, the open space...

Planning and Zoning Director Trias: Mayor, what I recommend...

Vice Mayor Lago: Let's swing it. Let's apply it to the building. Let's make sure they don't lose it and bring it before the community so they can see how much more of a beautiful building on the first floor it's going to be.

City Manager Iglesias: We have been successful with the current percentages because we -- everything that we've brought so far has had that on -- we're looking towards the ground floor and not using that upper deck, balconies and so forth. So, we know that the current percentages have been successful by the projects that we've been bringing in.

Planning and Zoning Director Trias: Yeah.

City Manager Iglesias: Now, what we need to look -- so, the first -- what we're going to bring in initially is make sure that those percentages are initially on the ground floor. Now, the second step



is to look at those percentages and be care -- be very careful if we add anything, just to make sure that we don't do something that would be counter to the architecture that we want to bring.

Vice Mayor Lago: If you tell a resident in this community in downtown that we're including pool decks in open space, that's not accessible to the public. That's only accessible to the person who lives in that building or is a visitor to that building. You know, I don't think that cuts it.

Mayor Valdes-Fauli: I fully agree.

City Manager Iglesias: The current recommendation would -- (INAUDIBLE) would not get a current recommendation (INAUDIBLE) if they did that.

Vice Mayor Lago: Okay.

Planning and Zoning Director Trias: Mayor, what I recommend is a Commission workshop where you can ask those questions specifically to the consultant and staff and maybe a more informal discussion will be very helpful.

Vice Mayor Lago: I'd like to make a resolution to have that within the next two months.

Commissioner Mena: I'll second that.

Mayor Valdes-Fauli: All those in favor, say "aye."

The Commission (Collectively): Aye.

Mayor Valdes-Fauli: Opposed? Okay.

Vice Mayor Lago: So, two months, that means that you can have it by May 26.

Planning and Zoning Director Trias: Yeah.

Vice Mayor Lago: Thank you.

Planning and Zoning Director Trias: And...

Mayor Valdes-Fauli: Let's go on.

City Attorney Ramos: In addition, we also need a vote on the actual ordinance, F-7.

Commissioner Mena: Yes. And I...

Vice Mayor Lago: And I think...

Commissioner Mena: I have...

Vice Mayor Lago: Mike had some comments.

Commissioner Mena: One quick question on that, which I...

Mayor Valdes-Fauli: (INAUDIBLE).

Commissioner Mena: I'm confident the answer is yes, but I just want to make sure. So, in reorganizing, which is what we're actually voting on today, the table of contents and everything and moving things around, will there -- is there like an annotation that will guide somebody who is looking for the old, you know...

City Attorney Ramos: We can put it...

Commissioner Mena: You know, because we have City Attorney opinions and all these things that are going to guide people to a certain article that's now somewhere else.

Vice Mayor Lago: That's a great point.

Commissioner Mena: So, I just want to make sure -- I'm sure there is, but I just wanted you to address that.

Ms. Plater-Zyberk: We can introduce an -- a how to use the Code introduction.

City Attorney Ramos: In addition, Municode -- at least when we did our rewrite of the City Code that a lot of the Code sections changed, if you search for Section 80, it will show you the former Section 80 in the annotation of the section. So, I presume and believe we can work on that together.

Unidentified Speaker: Yes.

City Attorney Ramos: That Municode will make sure that those annotations are in there.

Commissioner Mena: Okay. Just keep -- you know, give an eye towards that. You know, I'm thinking as an attorney when you're looking at statutes and things like that...

City Attorney Ramos: Of course.

Commissioner Mena: And they have moved and...

City Attorney Ramos: That they reference.

Commissioner Mena: That's there's some sort of reference to guide people, especially, again, I'm thinking mostly of like opinions you've issued or your office has issued. So, anyways, that's the question.

Commissioner Quesada: One last thing on this. That's really loud.

Vice Mayor Lago: Yes, sir. It's your last meeting.

Commissioner Quesada: Yeah. We had -- I brought up an issue a few weeks ago at the City Attorney's Office and I discussed it with the City Manager related to docking of vessels behind residential homes. I don't think that portion of the Code is clear enough. I didn't -- I was going to make it a separate item today. I did not, but can you just please go back and look at that and...

City Manager Iglesias: We will.

Commissioner Quesada: Because that needs to be cleaned up because there are certain types of docking systems that exist that are all throughout the city which we've allowed, but it's silent in the Code. So, I just want it to be clear. I'm not advocating to allow more boats or less boats. I just want it to be clear with what we are currently seeing, you know. Ms. Plater-Zyberk, you mentioned earlier that, you know, in the past, there wouldn't be a section on parking because it wasn't an issue 50 years ago.

Ms. Plater-Zyberk: Yeah.

Commissioner Quesada: But it's the same kind of thing that's happening a little bit...

Ms. Plater-Zyberk: Right.

Commissioner Quesada: Behind homes here with these floating rubber squares that people will dock a kayak on or a small little boat or pontoon. It's silent in the Code because that's really not a floating dock. Again, I just want it to be a little bit more descriptive so that, in the future, residents are clear because that's a question that I've received several times through the years. That's it. Again, it's really not changing anything, just clarifying.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: I'll make a motion on F-7.

Commissioner Mena: Second.

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

City Clerk Urquia: Vice -- Commissioner Lago?

Vice Mayor Lago: Yes.

City Attorney Ramos: I'm sorry. Before we do that, this is...

Commissioner Mena: Public Hearing.

City Attorney Ramos: A public hearing item. I don't know if anybody...

Mayor Valdes-Fauli: Oh.

City Attorney Ramos: Wants to speak.

Mayor Valdes-Fauli: Anybody wishing to speak on this? I'm sorry. Alright. Will you call the roll, please?

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Mayor Valdes-Fauli: Thank you very much.

Ms. Plater-Zyberk: Thank you.

Mayor Valdes-Fauli: Good job.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Very good job.

Vice Mayor Lago: Great start.

Mayor Valdes-Fauli: Thank you.

Ms. Plater-Zyberk: We look forward to the next step.

Vice Mayor Lago: Thank you.