Exhibit D

			Exilipit
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1	CHAIRMAN AIZENSTAT: No.	1	effective date. LPA review.
2	With that, the motion carries. Thank you.	2	The second item is E-3, an Ordinance of the
3	Let's take two minutes until we clear out	3	City Commission of Coral Gables, Florida
4	and then we'll resume with the next item.	4	amending the Zoning Map pursuant to Zoning Code
5	(Short recess taken.)	5	Article 3, "Development Review," Division 14,
6	CHAIRMAN AIZENSTAT: We are just waiting	6	"Zoning Code Text and Map Amendments," from
7	for our City Attorney to come back in to read	7	"Special Use" to "Commercial Limited" for Lots
8	that.	8	5-6, Block 1A Macfarlane Homestead, Coral
9	Let's go ahead and resume the meeting.	9	Gables, Florida; providing for a repealer
10	Craig, if you would read the next items. I	10	provision, severability clause and providing
11	think the next two items are related, E-2 and	11	for an effective date.
12	E-3.	12	Items E-2 and E-3 public hearing.
13	MR. COLLER: Yes. I'll read both items in.	13	MR. TRIAS: If I could have the PowerPoint,
14	Public hearing item E-2, an Ordinance of	14	please.
15	the City Commission of Coral Gables, Florida	15	Mr. Chairman, this is a City initiated
16	amending the Future Land Use Map of the City of	16	change of Land Use and change of Zoning.
17	Coral Gables Comprehensive Plan pursuant to	17	However, there's also a project that is being
18	Zoning Code Article 3, "Development Review,"	18	proposed separately that includes all of those
19	Division 15, "Comprehensive Plan Text and Map	19	parcels. The location is along Grand Avenue,
20	Amendments," and Small Scale amendment	20	and as you know, the uses there tend to be
21	procedures from "Religious/Institutional" to	21	Commercial.
22	"Commercial Low-Rise Intensity" for Lots 5-6,	22	So this particular location is
23	Block 1A, Macfarlane Homestead, Coral Gables,	23	Institutional in Land Use and Special Use. So
24	Florida; providing for a repealer provision,	24	the request to change the Land Use and change
25	severability clause and providing for an	25	the Zoning from Religious/Institutional to
	Page 83		Page 84
1		1	
1	Commercial Low Rise intensity is the same Land	1	than the current Zoning Code as a
2	Use all along Grand Avenue and change the	2	Religious/Institutional.
3	Zoning from Special Use to Commercial Limited,	3	So Staff is recommending approval. I don't
4	again, the same Zoning along that strip of	4	know if the applicant is here, but certainly it
5	land.	5	is a Staff initiated request, but some other
6	So letters were sent to property owners	6	members of the Staff are here if you have any
7	along 1,500 feet of radius, which is required	7	questions.
8	for Land Use changes. There was a legal ad, a	8	CHAIRMAN AIZENSTAT: This was generated by
9	notification, the items were posted on the	9	the Staff?
10	website and also we posted the Staff Report,	10	MR. TRIAS: Yes.
11	and the Staff Recommendation is approval, and	11	MR. WITHERS: So it's not historic or it's
12	it complies with the standards identified in	12	not up for historic designation?
13	the Zoning Code.	13	MR. TRIAS: Yes. There are two historic
14	In addition, the Staff has determined that	14	buildings in the middle of the parcel.
15	the request is consistent with the Comp Plan's	15	Dona is here.
16	goals, objectives and policies. Now, the big	16	MS. SPAIN: So there are two historic wood
17	picture here is that there's a historic	17	frame buildings there. The one in the rear of
18	building actually two historic buildings in	18	the site is the last remaining two-story wood
19	the middle of the site that are going to be	19	frame building in the historic district. The
20	renovated. Our Historic Preservation Officer	20	Macfarlane Homestead district is on the
21	is here, so she would be able to answer any	21	National Register. It is the only district we
22	questions that you may have. And the idea was	22	have on the National Register.
23	that the whole site certainly would be more	23	So my only clarification, my question is to
24	appropriate, just in terms of the consistency	24	make sure that these buildings can remain as
25	with the neighborhood, as Commercial, rather	25	legally non-conforming, and particularly that

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1	back building, which is an apartment building,	1	setbacks and other issues with the structure in
2	and I'd like to just make sure that that can	2	the back?
3	remain legally non-conforming even though we're	3	MS. SPAIN: Legally non-conforming.
4	switching it back to what it was.	4	MR. TORRE: The new structure obviously
5	It was originally Commercial, and these	5	will be under the new code, the new Zoning
6	legally non-conforming buildings on them	6	Guidelines, but the rear building
7	MR. MURAI: I don't follow.	7	MR. COLLER: I think the court reporter
8	MS. SPAIN: So there's an apartment	8	couldn't hear you.
9	building there.	9	MR. TORRE: That the new structure
10	CHAIRMAN AIZENSTAT: Is there a slide or	10	obviously is going to meet the new Code, the
11	anything that you have with pictures?	11	new Zoning guidelines, but the rear buildings
12	MR. TRIAS: I don't believe I do at that	12	will have to keep going with whatever they are,
13	level of detail. Let me see. No, I don't.	13	and separation from building to building, all
14	But the concern, if I understand the	14	of that will be reviewed
15	concern correctly, is that Residential use is	15	MR. TRIAS: They're non-conformities in
16	not allowed in Commercial Limited.	16	terms of the setbacks and in terms of use and
17	MS. SPAIN: That's right.	17	so on, and that is fine. The buildings are
18	MR. TRIAS: However, if it is an existing	18	historically designated. There's an
19	non-conforming, it can remain as such.	19	appropriate process of review that can take
20	MS. SPAIN: Okay. That's my view.	20	those issues and incorporate them into the
21	MR. WITHERS: So it stays with its	21	larger Site Plan, which is something that will
22	historical designation when it's switched back	22	come separately, I believe, at some point, and
23	to Commercial?	23	it will be reviewed by the Historic Board.
24	MS. SPAIN: Yes.	24	MR. TORRE: You want to keep them to be
25	MR. TORRE: How do you feel with the	25	residential buildings?
			-
	Page 87		Page 88
1	Page 87 MS. SPAIN: I want to make sure that that's	1	Page 88 religious institution. That's the only reason
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1	with your presentation?	1	So, you know, as long as the buildings are
2	MR. TRIAS: Yes, sir. I apologize.	2	renovated and not changed and we have that
3	MR. COLLER: I just want to double-check	3	aspect
4	that he has been sworn in.	4	CHAIRMAN AIZENSTAT: You realize that by
5	MR. PRIME: Yes, I have.	5	changing the designation, the front building is
6	MR. COLLER: Okay. Perfect.	6	not historically designated, so they can
7	MR. PRIME: Carl Leon Prime, 209 Florida	7	MS. SPAIN: There are two wood frame
8	Avenue. I grew up in the neighborhood and I	8	structures on the building (sic). The front
9	still reside there.	9	one was altered to be a church, but that one is
10	Our concern is that the historic buildings	10	historically designated also.
11	be retained, because it's an integral part of	10	MR. BEHAR: The one in the back is also
12	the historic designation, and that any future	12	
13	use our concern is that changing the Zoning		MS. SPAIN: They're both historically
14	back will lead to further development that will	13	designated.
15	erode the neighborhood.	14	MR. BEHAR: So they cannot be knocked down.
16	If it can be done without changing the	15	MS. SPAIN: They cannot be knocked down.
17	Zoning, that would be fine, but if that's what	16	They're legally non-conforming. The use was
18	is necessary, but we must preserve the historic	17	non-conforming.
19	aspects, and that's the main thing. The wood	18	CHAIRMAN AIZENSTAT: So why are we just
20		19	out of curiosity, why are we doing this?
20	frame two-story apartment building, that's a place that I know quite well, and the building	20	MS. SPAIN: Well, we're doing this because
21		21	the only thing that can go in there now with
22	in the front, you know, has historical	22	the present Zoning is another church.
23	significance to everyone, because that's where	23	MR. BEHAR: This case, they want to
24	we used to go to pick up our snacks in the	24	retrofit the front building and if they do
25	evening.	25	something else, it would have to go to a
	Page 91		Page 92
	_	1	
1	Commercial designation?	1	MR MURAL 5 has the two historically
1 2	Commercial designation? MS. SPAIN: That's correct.	1	MR. MURAI: 5 has the two historically designated structures and 4 and 6 are now
1 2 3	MS. SPAIN: That's correct.	1 2 3	designated structures and 4 and 6 are now
2	MS. SPAIN: That's correct. CHAIRMAN AIZENSTAT: Okay.	2	designated structures and 4 and 6 are now having religious
2 3	MS. SPAIN: That's correct. CHAIRMAN AIZENSTAT: Okay. MR. MURAI: But they can't do anything with	2 3	designated structures and 4 and 6 are now
2 3 4	MS. SPAIN: That's correct. CHAIRMAN AIZENSTAT: Okay. MR. MURAI: But they can't do anything with the front building, because that's historically	2 3 4	designated structures and 4 and 6 are now having religious MS. SPAIN: That's right. MR. MURAI: But there's no reason for it,
2 3 4 5 6	MS. SPAIN: That's correct. CHAIRMAN AIZENSTAT: Okay. MR. MURAI: But they can't do anything with the front building, because that's historically designated.	2 3 4 5 6	designated structures and 4 and 6 are now having religious MS. SPAIN: That's right. MR. MURAI: But there's no reason for it, so it should go back to Commercial Low-Rise?
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	Page 93		Page 94
1	corporation that owns it. He's owned it for a	1	THE SECRETARY: Robert Behar?
2	while.	2	MR. BEHAR: Yes.
3	MR. WITHERS: So the church was leasing the	3	THE SECRETARY: Rene Murai?
4	space?	4	MR. MURAI: Yes.
5	MS. SPAIN: It's a little complicated.	5	THE SECRETARY: Venny Torre?
6	MR. WITHERS: Never mind. Don't worry	6	MR. TORRE: Yes.
7	about it.	7	THE SECRETARY: Eibi Aizenstat?
8	CHAIRMAN AIZENSTAT: We have a motion. We	8	CHAIRMAN AIZENSTAT: Yes.
9	have a second. Any other discussion?	9	And on the second item, is there a motion
10	MS. ANDERSON: No.	10	on that?
11	CHAIRMAN AIZENSTAT: No? Call the roll,	11	MR. BEHAR: I'll make the motion.
12	please.	12	MR. MURAI: Second.
13	THE SECRETARY: Sorry, but we need two	13	CHAIRMAN AIZENSTAT: We have a motion and a
14	separate motions.	14	second. Any discussion?
15	MR. COLLER: The first one will be on Item	15	MS. ANDERSON: No.
16	E-2, that's on the Comprehensive Plan.	16	CHAIRMAN AIZENSTAT: Having heard none,
17	CHAIRMAN AIZENSTAT: On the Comp Plan; is	17	call the roll, please.
18	that correct, Robert?	18	THE SECRETARY: Rhonda Anderson?
19	MR. BEHAR: Yes.	19	MS. ANDERSON: Yes.
20	CHAIRMAN AIZENSTAT: Okay. Call the roll	20	THE SECRETARY: Robert Behar?
21	please.	21	MR. BEHAR: Yes.
22	THE SECRETARY: Chip Withers?	22	THE SECRETARY: Rene Murai?
23	MR. WITHERS: Yes.	23	MR. MURAI: Yes.
24	THE SECRETARY: Rhonda Anderson?	24	THE SECRETARY: Venny Torre?
25	MS. ANDERSON: Yes.	25	MR. TORRE: Yes.
	Page 95		Page 96
1	Page 95 THE SECRETARY: Chip Withers?	1	Page 96 break it, it's not a deferral. It goes to the
1 2		1 2	
	THE SECRETARY: Chip Withers?	1	break it, it's not a deferral. It goes to the
2	THE SECRETARY: Chip Withers? MR. WITHERS: Yes.	2	break it, it's not a deferral. It goes to the Board (sic). At one time it used to be a
2 3	THE SECRETARY: Chip Withers? MR. WITHERS: Yes. THE SECRETARY: Eibi Aizenstat?	2 3	break it, it's not a deferral. It goes to the Board (sic). At one time it used to be a deferral to the next meeting.
2 3 4	THE SECRETARY: Chip Withers? MR. WITHERS: Yes. THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes.	2 3 4	break it, it's not a deferral. It goes to the Board (sic). At one time it used to be a deferral to the next meeting. CHAIRMAN AIZENSTAT: But what if the motion
2 3 4 5	THE SECRETARY: Chip Withers? MR. WITHERS: Yes. THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes. MR. COLLER: So before everyone adjourns, I	2 3 4 5	break it, it's not a deferral. It goes to the Board (sic). At one time it used to be a deferral to the next meeting. CHAIRMAN AIZENSTAT: But what if the motion itself is not a motion to approve or not
2 3 4 5 6	THE SECRETARY: Chip Withers? MR. WITHERS: Yes. THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes. MR. COLLER: So before everyone adjourns, I want to correct something on a call I made	2 3 4 5 6	break it, it's not a deferral. It goes to the Board (sic). At one time it used to be a deferral to the next meeting. CHAIRMAN AIZENSTAT: But what if the motion itself is not a motion to approve or not approve, what if the motion is for a deferral
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