

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT VIA ZOOM TELECONFERENCE THURSDAY, AUGUST 20, 2020, COMMENCING AT 4:03 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairman Robert Behar Rhonda A. Anderson Venny Torre Wayne "Chip" Withers Rene Murai Maria Velez</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Counsel Jill Menendez, Administrative Assistant, Board Secretary Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Arceli Redila, Principal Planner Miriam Soler Ramos, City Attorney Kevin Kinney, Parking Director Elizabeth Plater-Zyberk, Consultant ALSO PARTICIPATING: Mario Garcia-Serra, Esq. Jorge Navarro, Esq. Barbara Tria Jill Travieso-Silva</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: I'd like to call the 4 meeting to order. 5 Good afternoon. This Board is comprised of 6 seven members. Four Members of the Board shall 7 constitute a quorum and the affirmative vote of 8 four Members of the Board present shall be 9 necessary for the adoption of any motion. If 10 only four Members of the Board are present, an 11 applicant may request and be entitled to a 12 continuance to the next regularly scheduled 13 meeting of the Board. 14 If a matter is continued due to the lack of 15 a quorum, the Chairperson or Secretary of the 16 Board may set a special meeting to consider 17 such matter. In the event that four votes are 18 not obtained, an applicant may request a 19 continuance or allow the application to proceed 20 to the City without a recommendation. 21 Today's agenda items are legislative, and 22 not quasi-judicial, and, as such, there will be 23 no swearing in of speakers. Also, what has 24 been referred to as applicant is the City of 25 Coral Gables.</p>
<p style="text-align: center;">Page 3</p> <p>1 As Chair, I now officially call the meeting 2 of the City of Coral Gables Planning and Zoning 3 Board Virtual Meeting of August 20th, 2020 to 4 order. This meeting is a continuance of 5 discussion held at the Planning & Zoning Board 6 meeting held on July 29th, 2020. Due to 7 COVID-19, Zoom platform is being used, along 8 with a dedicated phone line. The time is 4:03 9 p.m. 10 Now, I'd ask all of the Board Members to 11 please unmute themselves. Jill will call the 12 roll and please acknowledge your presence. 13 Jill, go ahead, please. 14 THE SECRETARY: Rhonda Anderson? 15 MS. ANDERSON: Present. 16 THE SECRETARY: Robert Behar? 17 MR. BEHAR: Present. 18 THE SECRETARY: Rene Murai? 19 CHAIRMAN AIZENSTAT: We'll acknowledge him 20 when he comes back. 21 There he is. 22 THE SECRETARY: Venny Torre? 23 MR. TORRE: I'm here. 24 THE SECRETARY: Rene Murai? 25 CHAIRMAN AIZENSTAT: Rene, you've got to</p>	<p style="text-align: center;">Page 4</p> <p>1 turn up maybe your volume, because you are 2 unmuted. 3 Let's acknowledge that he is present. Go 4 ahead, please. 5 THE SECRETARY: Maria Velez? 6 MS. VELEZ: I'm here. 7 THE SECRETARY: Chip Withers? 8 MR. WITHERS: Here. 9 THE SECRETARY: Eibi Aizenstat? 10 CHAIRMAN AIZENSTAT: Here. 11 Zoom platform participants, I will ask any 12 person wishing to speak or testify on a 13 specific agenda item to please open your chat 14 and send a direct message to Jill Menendez, 15 stating the agenda item you would like to speak 16 about and include your full name. Jill will 17 call you when it's time for your turn. 18 Depending on the number of speakers, I'd ask 19 you to please limit your remarks to three 20 minutes. 21 We also have phone platform participants. 22 After the Zoom platform participants are done, 23 I will ask phone participants to comment on the 24 agenda items. I will also ask you to limit 25 your remarks to three minutes. If you would</p>

<p style="text-align: right;">Page 5</p> <p>1 like to speak, please dial *9 and Jill will</p> <p>2 know that.</p> <p>3 I will also ask the City Clerk if there are</p> <p>4 any comments or e-mails received. Jill, have</p> <p>5 you received any at all for E-1 or E-2?</p> <p>6 THE SECRETARY: No comments.</p> <p>7 CHAIRMAN AIZENSTAT: There's no comments at</p> <p>8 this time.</p> <p>9 MR. BEHAR: Excuse me, Eibi. Rene is</p> <p>10 putting up a sign. He needs to be unmuted.</p> <p>11 CHAIRMAN AIZENSTAT: He is. He is not</p> <p>12 muted.</p> <p>13 THE SECRETARY: He is unmuted.</p> <p>14 CHAIRMAN AIZENSTAT: He is unmuted. So he</p> <p>15 is unmuted.</p> <p>16 Jill, can you confirm that, that he's unmuted?</p> <p>17 THE SECRETARY: That is correct. He is</p> <p>18 unmuted.</p> <p>19 MR. COLLER: Does he have a Millennial in</p> <p>20 his home to help him?</p> <p>21 CHAIRMAN AIZENSTAT: Rene, maybe you can</p> <p>22 login through your iPad. That may be better.</p> <p>23 I'm not sure if there's an issue with your</p> <p>24 speaker.</p> <p>25 Let's continue. For this meeting --</p>	<p style="text-align: right;">Page 6</p> <p>1 MR. COLLER: May I make a suggestion?</p> <p>2 CHAIRMAN AIZENSTAT: Yes.</p> <p>3 MR. COLLER: He could actually call in and</p> <p>4 be on the video at the same time, could he not?</p> <p>5 Could we do that? Is he able to call in, Jill?</p> <p>6 THE SECRETARY: Yes. He's able to call in</p> <p>7 the number that's on the invite.</p> <p>8 MR. COLLER: I don't know if he can hear</p> <p>9 us.</p> <p>10 CHAIRMAN AIZENSTAT: He said, "I did."</p> <p>11 MR. COLLER: He did call in?</p> <p>12 CHAIRMAN AIZENSTAT: Maybe that is the</p> <p>13 problem, that he's on both under his name or</p> <p>14 something.</p> <p>15 MR. COLLER: Maybe that's why he can't be</p> <p>16 heard, because he's got both things going at</p> <p>17 the same time.</p> <p>18 CHAIRMAN AIZENSTAT: Okay. That I don't</p> <p>19 know.</p> <p>20 MR. COLLER: Yeah, I don't know.</p> <p>21 CHAIRMAN AIZENSTAT: Well, tech -- looks</p> <p>22 like they're resolving it. Let's continue,</p> <p>23 please.</p> <p>24 In the agenda, there's approval of the</p> <p>25 minutes, but we actually have not gotten back</p>
<p style="text-align: right;">Page 7</p> <p>1 the minutes from the last meeting, so we will</p> <p>2 not have that at this time.</p> <p>3 I'd like to talk a little bit about the</p> <p>4 procedure we will use tonight. First we'll</p> <p>5 have the identification of the item by</p> <p>6 Mr. Coller. Second will be a presentation by</p> <p>7 Staff. Afterwards, I'll go ahead and open it</p> <p>8 to public comment, first to Zoom platform and</p> <p>9 then to the phone line platform. Please</p> <p>10 remember that the phone line platform is *9.</p> <p>11 If any e-comments do arrive or e-mails, we'll</p> <p>12 read those into the record. Afterwards, we'll</p> <p>13 close the public comment for Board discussion,</p> <p>14 and if there's a motion, further discussion, a</p> <p>15 second and a vote, if any.</p> <p>16 Any questions?</p> <p>17 MS. ANDERSON: No.</p> <p>18 CHAIRMAN AIZENSTAT: No? Okay.</p> <p>19 Mr. Coller.</p> <p>20 MR. COLLER: Okay. Mr. Chairman, Item E-1</p> <p>21 is really on the agenda only for informational</p> <p>22 purposes. That item, E-1, was already passed.</p> <p>23 If you'll recall, Item E-1 was just a</p> <p>24 re-organization of the Zoning Code, without</p> <p>25 substantive changes.</p>	<p style="text-align: right;">Page 8</p> <p>1 So the only item that actually is a</p> <p>2 continuation from our previous item, is E-2,</p> <p>3 and I'm going to read the title in, although I</p> <p>4 believe having read the title in before, it may</p> <p>5 not be necessary, but in an abundance of</p> <p>6 caution, I'll read it anyway.</p> <p>7 CHAIRMAN AIZENSTAT: Thank you.</p> <p>8 MR. COLLER: Item E-2, an Ordinance of the</p> <p>9 City Commission of Coral Gables, Florida</p> <p>10 providing for text and map amendments to the</p> <p>11 City of Coral Gables Official Zoning Code</p> <p>12 pursuant to Zoning Code Article 14, "Process,"</p> <p>13 Section 14-212, "Zoning Code Text and Map</p> <p>14 Amendments," by amending the following</p> <p>15 provisions; (1) Article 1, "General</p> <p>16 Provisions," creating new zoning districts;</p> <p>17 Multi-Family 3 (MF3), Multi-Family 4 (MF4),</p> <p>18 Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use</p> <p>19 3 (MX3), and Design/Industrial District</p> <p>20 Overlay; and deleting: Multi-Family Special</p> <p>21 Area (MFSA), Commercial Limited (CL),</p> <p>22 Commercial (C), Industrial (I), and the north</p> <p>23 and south Industrial Mixed-Use Overlay</p> <p>24 Districts, and making the appropriate zoning</p> <p>25 map amendments to effectuate these changes; (2)</p>

<p style="text-align: right;">Page 9</p> <p>1 Article 2 "Zoning Districts", creating new 2 zoning districts and associated provisions, and 3 deleting floor area ratio requirements in 4 certain districts; (3) Article 3 "Uses", 5 allowing certain uses in new zoning districts, 6 and updating Telecommunication provisions; (4) 7 Article 4 "Urban Design and Public Improvement 8 Standards", refining public realm requirements; 9 (5) Article 5 "Architecture", updating zoning 10 districts to be consistent with Article 2; (6) 11 Article 6 "Landscape" updating and increasing 12 certain open space requirements; (7) Article 10 13 "Parking" updating certain parking 14 requirements; (8) Article 14 "Process"; 15 revising and clarifying processes for zoning 16 applications; and (9) Article 16, 17 "Definitions"; updating certain definitions; 18 providing for repealer provision, severability 19 clause, codification, and providing for an 20 effective date. 21 Item E-2, continuation of public hearing. 22 CHAIRMAN AIZENSTAT: Thank you, Mr. Coller. 23 Ramon, would you like to make your 24 presentation? 25 MR. TRIAS: Thank you, Mr. Chairman.</p>	<p style="text-align: right;">Page 10</p> <p>1 If I could have the PowerPoint, please. 2 So, first of all, I want to thank all of 3 you for coming again to talk about something 4 that is very important, which is the rules for 5 development of the City. And I also want to 6 thank Member Robert Behar, and the architects 7 and attorneys that have worked with me in the 8 last couple of weeks, after all of you had some 9 very good suggestions, in terms of improving 10 the Code, Willy Bermello, Mario, of course, 11 Jorge Navarro. They provided some very, very 12 helpful ideas, and I think we have a very 13 interesting strategy for discussion in the memo 14 that I forwarded yesterday, and I'm going to 15 explain that today in the presentation, also. 16 MR. COLLER: What happened? 17 MS. ANDERSON: We cannot hear you. 18 MR. TRIAS: Sorry. I pressed the wrong 19 thing. Can you hear me now? Yes, I think. 20 Next, please. 21 First, I want to talk about the big 22 picture, to give you some context of what we're 23 doing. The Nolli Map of Rome that you see 24 there from 1746 is a classic depiction of the 25 city. This is one of the most important</p>
<p style="text-align: right;">Page 11</p> <p>1 drawings in comp planning. And right next to 2 it, I wanted to show an area of the City of 3 Coral Gables with the same technique, the same 4 technique, that today we call it figure-ground, 5 which shows buildings in black and what we like 6 to call public space in white. 7 And there are very few places in America 8 that I can do that type of exercise and it 9 would recognize the place, and Coral Gables is 10 one of those places, and it is because of the 11 legacy of George Merrick's great plan, and, 12 also, because of the fact that, for a very long 13 time, Zoning has been addressed very 14 deliberately by the community, and I'm going to 15 explain a little bit of that in a few minutes. 16 But, also, I want to say that Zoning can 17 only do so much. Just like here, you don't see 18 the whole building, you don't see the whole 19 public space either. You see some aspects of 20 the building; the shape, the size, the 21 location. Zoning needs to be seen as that, as 22 just one of many, many things that we use to 23 develop the City. 24 And I want to give you a little bit of 25 context, just to make sure you are more</p>	<p style="text-align: right;">Page 12</p> <p>1 comfortable with the exercise that we're doing, 2 and to explain that even though it looks like 3 an overwhelming big project, it actually is a 4 very reasonable request being made of you and 5 of the Commission, just to update some of the 6 rules that we have. 7 Next. 8 And Zoning, like I said, is not the only 9 thing. Platting, for example, George Merrick 10 platted that area very nicely, with the public 11 space, the blocks, the lots, et cetera, and a 12 few years ago, I found a map from 1914 that had 13 all of the natural systems prior to Coral 14 Gables being platted, which is the map on the 15 left, and then I superimposed the grid of Coral 16 Gables, and if you look at it closely, the 17 environmental systems were also integrated into 18 Merrick's design. So there are many layers of 19 design, regulation, planning, et cetera, beyond 20 Zoning, that are the ones that have been able 21 to give us the City that we love and respect. 22 Next. 23 And one of the most important ones, I 24 think, is the artistic depiction of 25 architecture and the connection that the</p>

<p style="text-align: right;">Page 13</p> <p>1 buildings have to the Site Plan and the overall 2 design of the City, and here you have the 3 Biltmore right in the center, and you can see 4 all of those vistas that are terminated on the 5 building, that were planned very deliberately 6 and very carefully by George Merrick's team, 7 and, today, that legacy continues to be 8 implemented with the Board of Architects, 9 again, an additional level of review beyond 10 pure Zoning. 11 Next. 12 And what's interesting about Zoning is that 13 we know when it began. It begins in 1926, 14 where the Supreme Court has a case called 15 Euclid versus Ambler Realty, and there's a 16 document prepared by the Federal Government, 17 Zoning primer, that is used by many cities, 18 1926. In 1926, when Zoning begins, Coral 19 Gables already existed. As you can see, 1926, 20 in the map that I'm showing right next to it, 21 Coral Gables was laid out, the public spaces, 22 the golf courses are there, and in black you 23 can see all of the buildings that were already 24 built in 1926. 25 So what does that mean? That means that</p>	<p style="text-align: right;">Page 14</p> <p>1 Coral Gables actually predated Zoning in 2 America. 3 Next. 4 So one of the interesting things is that, 5 in 1930 is when we have the first Zoning Code 6 in Coral Gables. It's a very early example -- 7 next -- and it has a few things that are really 8 interesting. It talks about architectural 9 beauty and harmony. I mean, when was the last 10 time that a Zoning attorney, Mr. Collier, talked 11 about these things, right, in the context of a 12 Zoning Code? 13 And then -- next -- it also created the 14 Office of the Supervising Architect. Now, that 15 office was transformed through time into the 16 Board of Architects. So you can see, from the 17 very beginning, the very high aspirations of 18 the Code. It's a very high standard. And it's 19 one of the earliest Codes in America. And that 20 the City -- that the great things that we like 21 about the City were actually in place prior to 22 that. So that gives you an idea of how the 23 City began. 24 Next. 25 And, then, I was lucky enough to find</p>
<p style="text-align: right;">Page 15</p> <p>1 copies of many of the Codes, and here you have 2 some of them, and what's interesting is that 3 most of the content from all of those Codes 4 actually remains in the Zoning Code today. 5 Most of the good ideas that the City had 6 through time are there, and we're not touching 7 any of that, just like they were not touched in 8 the '60s or the '70s or the '80s, either. 9 We've built on the great ideas that -- the 10 very, very high aspirations that the City have 11 in the very beginning, and we continue to build 12 on that, and that's what we're doing today. 13 Next. 14 If you look at the history of the Code, you 15 can see that maybe every ten years or so, 16 there's a major effort to do an update, 1930s, 17 the first one, in 1937. If you read what it 18 says, "Regulate building and open spaces," same 19 things we're talking about. In 1937, they were 20 already talking about it. Then, if we go to, 21 let's say, 1957, that's when we get the Zoning 22 Board and the Board of Architects, and, then, 23 in '65 is when we get the Planning & Zoning 24 Board, as we know it today, and we continue. 25 Then '86 is when we had the Med Bonus</p>	<p style="text-align: right;">Page 16</p> <p>1 regulations at the beginning, and there are 2 many, many revisions later on. And in 2007 is 3 the last major re-write in which many of you 4 participated, because it was a really big 5 project. 6 Now, the question is, what has happened? I 7 mean, is what we're doing today the first time 8 that we're looking at the Code? 9 Well -- next -- not really, because from 10 2007 to 2019, there are 123 Ordinances, 123 11 changes, as significant as, let's say, Art in 12 Public Places, shared parking, electric 13 vehicles. Some of them, you've worked on, with 14 our assistance, such as shared parking, 15 electric vehicles, but you can see that it's an 16 ongoing effort, and what we're doing today is 17 one of many, many updates that have led to this 18 point, and I expect that there will be many 19 more in the next few decades, as that is the 20 nature of Zoning and the way that regulation 21 takes place. 22 Next. 23 Now, what have we done in this effort? 24 Well, we've done three things. We had an 25 assessment analysis effort, which is in green.</p>

<p style="text-align: right;">Page 17</p> <p>1 Then we had a chance to draft the Code that you 2 have before you today. And now we are engaged 3 in the adoption effort.</p> <p>4 Now, as you can see, many, many, many 5 groups have participated, the City Commission, 6 the Staff, obviously the Planning & Zoning 7 Board, multiple times, we had a working group 8 of interested professionals. Some of them 9 helped this last week, and I want to emphasize 10 that, and all of them have been able to lead to 11 the point that we're at, which is the very, 12 very last space.</p> <p>13 Next.</p> <p>14 Very briefly, the first phase, about a year 15 or so, dealt with looking at the Code and 16 deciding which issues were important and should 17 be addressed, and I think many people had a 18 chance to participate, and we came up with a 19 very comprehensive list of names, and that is 20 the content of the new ideas in the Code.</p> <p>21 Keep in mind, most of the Code remains the 22 same. It's just a few new ideas that are very 23 significant, that I'll summarize later on.</p> <p>24 Next.</p> <p>25 The re-organizing and drafting, the two</p>	<p style="text-align: right;">Page 18</p> <p>1 Ordinances that you're dealing with, to get 2 that to point, to get to the point of the 3 Ordinance, as you will remember, we had 4 multiple meetings of the Planning & Zoning 5 Board, plus we had three Workshops of the 6 Commission, plus we had multiple meetings with 7 the working group, et cetera. That was another 8 year worth of work.</p> <p>9 Next.</p> <p>10 And now we're hopefully at the end. We're 11 looking at the Code in a very detailed and 12 thorough way at Planning & Zoning. Once you're 13 comfortable with the ideas, with maybe some 14 revisions, that's forwarded to the City 15 Commission, and they look at it twice, or at 16 least twice, and currently they have a first 17 meeting scheduled for September 15th. So 18 that's where we are at today.</p> <p>19 We're at the end of the process, a very 20 lengthy process, about two years' worth of 21 work, from many of you, and many others. In 22 addition, we had a world class consultant, 23 Duane Plater-Zyberk and Company, so we've had 24 wonderful input and I think we have a product 25 that could be very, very much something that is</p>
<p style="text-align: right;">Page 19</p> <p>1 within the history and the tradition of the 2 City.</p> <p>3 Next.</p> <p>4 Now, we went through some of those ideas 5 last time, and today I'm going to go very 6 briefly, and I'm going to try to summarize some 7 changes, and then get to some very specific 8 recommendations that have been worked out in 9 the last couple of weeks, that I think address 10 most of the concerns that you expressed last 11 meeting.</p> <p>12 Next.</p> <p>13 For example, in the current Code, in 2007, 14 we have multiple designations that in the 15 current revision in 2020 have changed.</p> <p>16 Next.</p> <p>17 Okay. So we go from several Commercial 18 designations that become Mixed-Use, three 19 Mixed-Use designations, and then Multi-Family 20 becomes MF3 and MF4. I don't think there were 21 too many questions on this issue. I think it 22 was clear that the different designations 23 follow the Comp Plan and that's why they were 24 different and that's why they were in the place 25 that they were in the map, but basically that's</p>	<p style="text-align: right;">Page 20</p> <p>1 one of the before and after images that I 2 wanted to show in this presentation.</p> <p>3 Next.</p> <p>4 2007, if you look at the Zoning Map, in the 5 Central Business District, it's just one Zoning 6 designation, Commercial. 2020, there's three, 7 MX1, MX2 and MX3. Now, the question is, is it 8 different? Does it change any of the 9 development rights? And the answer is, no. 10 The development rights are the same.</p> <p>11 What has happened is that the new Zoning 12 designations are more descriptive of what you 13 can actually do, because they follow the Comp 14 Plan, and do create some additional 15 opportunities for development, by encouraging 16 Mixed-Use.</p> <p>17 Right now, as you know, Mixed-Use only 18 happens in very big projects, 20,000 or more. 19 So having these new designations allows a 20 smaller increment of development, and hopefully 21 a City that is more beautiful and follows some 22 of the aesthetic goals that shape the first 23 century of development.</p> <p>24 Next.</p> <p>25 In the Multi-Family, same thing. A few</p>

<p style="text-align: right;">Page 21</p> <p>1 things, clarifications, very much targeted to</p> <p>2 very, very key areas. As you can see, none of</p> <p>3 the Single-Family neighborhoods change. Most</p> <p>4 of the City is still the same, in terms of</p> <p>5 designations and so on. It's only very, very</p> <p>6 targeted areas, with the goal of making it more</p> <p>7 clear and simpler to use.</p> <p>8 Next.</p> <p>9 We did include the consultant's</p> <p>10 recommendations, some charts, that have allowed</p> <p>11 us to understand the Code better, I think, and</p> <p>12 at the same time, I have identified a few</p> <p>13 issues that we have discussed with this group</p> <p>14 in the last couple of weeks, that I think we</p> <p>15 can resolve, and they have to do with the way</p> <p>16 that, for examples, stories are depicted, et</p> <p>17 cetera. I think we're making some good</p> <p>18 progress on that.</p> <p>19 Next.</p> <p>20 The important thing is that, in the larger</p> <p>21 projects, we have created this new category for</p> <p>22 projects that have 10,000 square feet. No</p> <p>23 longer 20,000 only, now there's a smaller</p> <p>24 increment that I think will encourage very</p> <p>25 reasonable development.</p>	<p style="text-align: right;">Page 22</p> <p>1 Next.</p> <p>2 If you look at the Mixed-Use chart, which</p> <p>3 previously, in the 2007 Code, it was</p> <p>4 Commercial, just one Commercial, I mean,</p> <p>5 basically that was it. There was Commercial</p> <p>6 Limited, also, in some key areas, but if you</p> <p>7 were to look at the Downtown, you would see</p> <p>8 only one. Now you have three.</p> <p>9 And, again -- next -- the new idea that I</p> <p>10 think is very powerful is that the 10,000</p> <p>11 increment projects, 10,000 square feet of site,</p> <p>12 allow for significant development that was not</p> <p>13 allowed before.</p> <p>14 So that's the only thing. Nothing is taken</p> <p>15 away. Some things are given, that are, I</p> <p>16 think, better, in terms of development, but</p> <p>17 it's all consistent with the existing Zoning</p> <p>18 Code and the existing Land Use Map and</p> <p>19 Comprehensive Plan.</p> <p>20 Next.</p> <p>21 A few changes. In 2007, for example, there</p> <p>22 was 25 percent landscape open space, and</p> <p>23 required ground coverage maximum for small lots</p> <p>24 only.</p> <p>25 Now, for example -- next -- we have a</p>
<p style="text-align: right;">Page 23</p> <p>1 little more open space in MF4, for example, to</p> <p>2 30 percent, and more direction of where to</p> <p>3 place that open space, in terms of design and</p> <p>4 so on. So I think that's very helpful.</p> <p>5 Next.</p> <p>6 In 2007, we allowed open in the upper areas</p> <p>7 of buildings, which doesn't really add to the</p> <p>8 public spaces of the City that much.</p> <p>9 Next.</p> <p>10 Now we're trying to do it at the ground</p> <p>11 level, clarify those issues, for example. I</p> <p>12 think that's a significant change that is very</p> <p>13 helpful. We can do better. Ms. Anderson</p> <p>14 suggested having some language that deals with</p> <p>15 existing trees and trying to find public space,</p> <p>16 and I think that's very good, and I think we</p> <p>17 probably could work on that.</p> <p>18 Next.</p> <p>19 Open space, for example, 25 percent in</p> <p>20 2007, same issue with the upper stories for the</p> <p>21 Commercial buildings.</p> <p>22 Next.</p> <p>23 Now, we are making sure that the required</p> <p>24 landscape is at the ground level and open to</p> <p>25 the sky, in the way that we calculate the open</p>	<p style="text-align: right;">Page 24</p> <p>1 space for the Commercial buildings. Those are</p> <p>2 some changes that are subtle. They're not</p> <p>3 major, from my perspective, but truly, truly</p> <p>4 enhance the quality of projects.</p> <p>5 Next.</p> <p>6 Some of the changes also deal with location</p> <p>7 and shape and size and so on, and our</p> <p>8 consultant can go into detail, if you'd like,</p> <p>9 but I don't think you had too many questions</p> <p>10 about this, either.</p> <p>11 Next.</p> <p>12 There were some issues about having some</p> <p>13 test examples and so on, and I just want to</p> <p>14 point out that our consultant had prepared</p> <p>15 those analyses and they have looked at things</p> <p>16 very closely, and I think that we've had a</p> <p>17 chance to talk to some of the architects that</p> <p>18 do Mixed-Use buildings, Mr. Behar and</p> <p>19 Mr. Bermello, for example, and Hamed Rodriguez,</p> <p>20 also, and I didn't see any major concerns,</p> <p>21 except some very specific dimensional issues,</p> <p>22 that I think are fine and we can incorporate</p> <p>23 into the re-write, that deal with some of the</p> <p>24 setbacks and step backs and liners, et cetera.</p> <p>25 But, as you can see, this was something that</p>

<p style="text-align: right;">Page 25</p> <p>1 was very seriously tested and reviewed by our</p> <p>2 consultant, and also by Staff and different</p> <p>3 individuals who were interested in the topic.</p> <p>4 Next.</p> <p>5 We did include -- if you look at 2007, the</p> <p>6 Industrial District was a little bit unclear,</p> <p>7 so we did try to make that into a Design</p> <p>8 District. We changed the name to Design and</p> <p>9 Innovation District recently, following the</p> <p>10 recommendation of our Economic Development</p> <p>11 staff, but that was created, and, then, we also</p> <p>12 incorporated some regulations in a way that it</p> <p>13 was a little bit more clear, in terms of the</p> <p>14 re-organization for the North Ponce Overlay,</p> <p>15 for example.</p> <p>16 But I think that the big idea here is that</p> <p>17 nothing changed. One thing was pointed out</p> <p>18 last time, that the number of stories was wrong</p> <p>19 in one of the pages. We've corrected that. It</p> <p>20 was eight in the draft, and it should have been</p> <p>21 ten. So it's going to be ten.</p> <p>22 So, again, I want to make it clear, we are</p> <p>23 not taking away development. That has never</p> <p>24 been the objective, and any errors that deal</p> <p>25 with that issue are being corrected.</p>	<p style="text-align: right;">Page 26</p> <p>1 Next.</p> <p>2 There are some Multi-Family issues, MFSA --</p> <p>3 the elimination of MFSA probably is the biggest</p> <p>4 one, and now we have -- next -- some MF3 and</p> <p>5 MF4 that deal with the difference -- try to</p> <p>6 create a more compatible type of development</p> <p>7 within the Multi-Family neighborhood, but I</p> <p>8 think that was also fairly clear last time.</p> <p>9 Next.</p> <p>10 We changed some site design changes also.</p> <p>11 Next.</p> <p>12 And, basically, they were designed to</p> <p>13 encourage the incremental development of the</p> <p>14 Multi-Family and also encourage the incremental</p> <p>15 development of Mixed-Use sites.</p> <p>16 Next.</p> <p>17 Parking was -- we had some, actually,</p> <p>18 pretty good rules already in place, such as</p> <p>19 exempting some parking for one story buildings</p> <p>20 Downtown, and Historic buildings, the shared</p> <p>21 parking that you have worked on, and so on.</p> <p>22 So the parking changes -- next -- added, I</p> <p>23 think, opportunities for development, some</p> <p>24 reductions. Yes, we did reduce parking</p> <p>25 requirements in some places, and also we</p>
<p style="text-align: right;">Page 27</p> <p>1 reintroduced remote parking and payment in</p> <p>2 lieu, and Kevin Kinney, our Parking Director,</p> <p>3 is in the meeting and he could explain that</p> <p>4 further, if there are any questions. But those</p> <p>5 ideas used to be in the Code, and were removed</p> <p>6 at some point, some of the remote parking, and</p> <p>7 now they're back, and, again, they're meant to</p> <p>8 be just tools that allow, among multiple ways</p> <p>9 of regulating buildings, that allow development</p> <p>10 to occur in a way that enhances quality and</p> <p>11 enhances pedestrian activity.</p> <p>12 By itself, remote parking doesn't really</p> <p>13 mean much, but in the context of the small</p> <p>14 incremental development in Downtown, for</p> <p>15 example, it could be the difference between a</p> <p>16 one story building that has been there since</p> <p>17 the '40s or '50s or a redevelopment of that</p> <p>18 site with a two, three or four-story building.</p> <p>19 So I think those are very important changes</p> <p>20 that are going to fulfill the vision of the</p> <p>21 City as a continuous fabric for pedestrian and</p> <p>22 for high quality buildings.</p> <p>23 Next.</p> <p>24 We made some technical changes -- next --</p> <p>25 reducing, for example, some of the flexibility</p>	<p style="text-align: right;">Page 28</p> <p>1 in the Code to be able to be more predictable,</p> <p>2 in terms of the development outcomes.</p> <p>3 Next.</p> <p>4 And we also tried to introduce some of the</p> <p>5 language that had been interpreted by the City</p> <p>6 Attorney in the past to make it part of the</p> <p>7 Code in some cases. This is really a very</p> <p>8 technical list that we prepared, but I think</p> <p>9 successfully we're trying to get away from the</p> <p>10 interpretation and have a Code that is a little</p> <p>11 bit more predictable.</p> <p>12 Next.</p> <p>13 Now, in terms of the updates that I was</p> <p>14 working on this week, I think that that's</p> <p>15 probably what we can focus in the discussion,</p> <p>16 if you would like. Some of the things that</p> <p>17 have been brought about, that were drafted in</p> <p>18 ways that could be improved, for example, the</p> <p>19 ground area coverage, we could clarify the Med</p> <p>20 Bonus lot coverage, and ground coverage are the</p> <p>21 same, certainly. I think that wasn't very</p> <p>22 clear in the Code.</p> <p>23 Residential MF2, we talked about some</p> <p>24 building facade regulations for liners, and</p> <p>25 maybe an incentive process would be better than</p>

<p style="text-align: right;">Page 29</p> <p>1 a regulatory process, transparency for MF4 2 which are the largest Multi-Family buildings. 3 Maybe 60 to 90 was too much, so 40 to 60 could 4 be better, or simply having a minimum of 40, 5 that could be fine, too. 6 Next. 7 The Design District heights, as I mentioned 8 before, it should be ten and that's what we're 9 doing. It's not eight stories. It's ten. The 10 ground floor retail, we drafted seventeen feet, 11 upon discussions with the architects. I think 12 fifteen may be a more realistic regulation. 13 The North Ponce Overlay, there's a 40-foot 14 parking setback, and even though some projects 15 have been able to do it, it's been very 16 difficult to meet, so 30, 30 feet, is a better 17 setback. 18 Next. 19 The PAD regulations, the Planned Area 20 Development, it wasn't very clear what the FAR 21 was, so we can clarify that to say that it's 22 pursuant to the underlying districts. 23 The density, there was some density for 24 hotels, which we don't regulate, so that 25 language can be removed.</p>	<p style="text-align: right;">Page 30</p> <p>1 The height of buildings also should conform 2 to the District, that Overlay. So those are 3 cleanup type of changes that I think were very 4 rightly pointed out by our professionals in the 5 community. 6 Next. 7 The transition heights, it's a little bit 8 ambiguous, because it talks about residentially 9 zoned properties. That's in the Code and it's 10 been in the Code for a while. This is not a 11 new idea. So we can clarify that, that it's 12 Single-Family and Duplex, which I think is the 13 intent. Otherwise, you would also include the 14 Residential High-Rises and so on. 15 The PAD requirements, we can certainly 16 include setbacks and step backs on that. 17 The office parking minimum, there was an 18 interest in changing it from one to 300 to one 19 to 500. I think that's fine. That's a 20 reasonable request. We could certainly get an 21 opinion from our Parking Director, but I think 22 that's fine. 23 Next. 24 The Multi-Family parking, there was a 25 request to reduce it slightly, which I think</p>
<p style="text-align: right;">Page 31</p> <p>1 that's also the trend, in terms of development. 2 So I think that should be supported. And there 3 was an interest in having less valet parking. 4 There's one space per unit right now. We could 5 have one per four or some appropriate number. 6 That's certainly something that can be worked 7 on. 8 Next. 9 Currently, the PAD major amendments can 10 occur only once a year. That's in the current 11 Code. It's not new language. And we could 12 eliminate that requirement. It really has no 13 practical application, in the sense that major 14 amendments have happened maybe once or twice 15 since I've been here. So they're not that 16 typical. But I think that will be acceptable. 17 And then there was a suggestion to have 18 Transfer of Development Rights, TDRs, towards 19 the Design and Innovation District, to make it 20 a receiving site, a receiving area, which I 21 think is a good idea. I think that certainly 22 we can do that. 23 Next. 24 And then there were some miscellaneous 25 changes that dealt with, for example, the TDR</p>	<p style="text-align: right;">Page 32</p> <p>1 process. Our attorney recommended that it 2 should be via Resolution, instead of 3 Ordinance -- instead of an unclear process that 4 we have right now. 5 Ms. Anderson suggested that existing trees 6 should be preserved as public space within 7 community visioning and planning efforts, which 8 I think is a very good idea. We could 9 certainly beef up the landscape section of the 10 Code. And that's the other thing, the 11 re-arrangement of the Code, that first 12 Ordinance that you passed last time, gives you 13 the opportunity, gives you the structure, to be 14 able to really, really include very targeted 15 regulations, in ways that are not going to get 16 lost. So I think that's one of the benefits of 17 the work that we're doing. 18 The seawall height is an issue that was 19 raised by Public Works. We can discuss it 20 further with them. 21 The Design and Innovation District, just a 22 name. Before we called it the Design District. 23 Now we call it Design and Innovation. And then 24 townhouse parking to be reduced to one space 25 per unit, as opposed to two, and you could do</p>

<p style="text-align: right;">Page 33</p> <p>1 two, if you want to, but having the minimum be</p> <p>2 one.</p> <p>3 Next.</p> <p>4 So, having said all of that, let me remind</p> <p>5 the viewers that we've had ten times website</p> <p>6 postings of our meetings. So this process has</p> <p>7 been going on since 2018, very publicly, and in</p> <p>8 the most transparent way possible, and, then,</p> <p>9 also, nine times we've had advertisement of the</p> <p>10 different Workshops for Planning & Zoning and</p> <p>11 City Commission.</p> <p>12 Next.</p> <p>13 So, at this point, the Staff recommendation</p> <p>14 is approval, and what I would recommend is</p> <p>15 approval with the comments that I made in the</p> <p>16 memorandum, all of the comments that I went</p> <p>17 through, and any others that you may have, and</p> <p>18 forward that to the City Commission, with the</p> <p>19 understanding that there's a few things that</p> <p>20 may not be a hundred percent worked out, that</p> <p>21 we need to finalize, in terms of the</p> <p>22 strikethrough and underline format, but I think</p> <p>23 that, if conceptually, we all agree that the</p> <p>24 ideas have been resolved, then that would be my</p> <p>25 recommendation.</p>	<p style="text-align: right;">Page 34</p> <p>1 Mr. Chairman, I would request, if you could</p> <p>2 ask Robert Behar to maybe make a brief</p> <p>3 presentation, since he has been so instrumental</p> <p>4 in making sure that we got to this point and we</p> <p>5 finalized all of those different comments. So</p> <p>6 I would think that that would be a good way to</p> <p>7 continue my presentation, and then you could</p> <p>8 have the public then later on.</p> <p>9 CHAIRMAN AIZENSTAT: Thank you, Ramon. I</p> <p>10 agree with you. I was actually going to ask</p> <p>11 Robert for some input. If everybody recalls,</p> <p>12 at the last meeting, we had actually asked for</p> <p>13 a group of both, attorneys and architects,</p> <p>14 within the City, to go ahead and meet with</p> <p>15 Ramon and look at either some of deficiencies</p> <p>16 or some errors that were presented to us.</p> <p>17 We're very fortunate that both, Mario</p> <p>18 Garcia-Serra, Jorge Navarro, Hamed Rodriguez,</p> <p>19 who is on the Board of Architects, Willy</p> <p>20 Bermello, they were all able to meet, and</p> <p>21 before we proceed, on behalf of the Board, I do</p> <p>22 want to thank all of these individuals for</p> <p>23 their time and caring within our City and</p> <p>24 making sure that we have a good Zoning Code to</p> <p>25 work with.</p>
<p style="text-align: right;">Page 35</p> <p>1 Robert, if you would, please.</p> <p>2 MR. BEHAR: Sure. Thank you, Mr. Chair.</p> <p>3 And I would like to take, first, before I</p> <p>4 start, this opportunity to thank Mario</p> <p>5 Garcia-Serra, Jorge Navarro, Willy Bermello,</p> <p>6 and Hamed Rodriguez for working, you know, very</p> <p>7 hard to work with Staff, and I wanted to take</p> <p>8 this opportunity and you may not hear me say</p> <p>9 this very often, but I do want to thank Ramon</p> <p>10 Trias for the last two weeks that have been</p> <p>11 very, very instrumental and very willing to</p> <p>12 listen to us and I think incorporating a lot of</p> <p>13 the comments.</p> <p>14 And, yes, we have had numerous</p> <p>15 conversations with Ramon, particularly with</p> <p>16 Ramon, and we have gone through a whole series</p> <p>17 of lists, and even today, for example, and I</p> <p>18 want to do -- if it's possible, if we could put</p> <p>19 up that presentation and go back to the</p> <p>20 memorandum that Ramon put together, because I</p> <p>21 want to clarify a couple of things more, that</p> <p>22 him and I talked about today, and he asked for</p> <p>23 me to be able to explain it to you. So if we</p> <p>24 could get that PowerPoint to the memo, the</p> <p>25 memorandum that he put together, please.</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. TRIAS: Certainly. Why don't you use</p> <p>2 the memo and I think you have it?</p> <p>3 MR. BEHAR: But I cannot put it on there.</p> <p>4 MR. TRIAS: No. No. I'm asking Arceli to</p> <p>5 do it.</p> <p>6 MR. BEHAR: Oh, okay.</p> <p>7 MR. TRIAS: She has it. She's ready. Here</p> <p>8 it is. So just tell her to go down or</p> <p>9 whatever.</p> <p>10 MR. BEHAR: Yeah. Arceli, go down to</p> <p>11 Number B -- to B.</p> <p>12 There, what we've done is, it's a little</p> <p>13 bit more further, and it says, drafted 80</p> <p>14 percent of the building facade facing the</p> <p>15 street, to be lined with Residential space.</p> <p>16 What we have done is, and this is a</p> <p>17 conversation that even today Ramon, Jorge</p> <p>18 Navarro, Mario Garcia-Serra and myself had, is</p> <p>19 to limit the liner to the ground floor only,</p> <p>20 because that's at the pedestrian level. That's</p> <p>21 where you are going to see it.</p> <p>22 If you could do it at the upper level,</p> <p>23 great, but we only limited it to the ground</p> <p>24 floor, and the maximum percentage not be 80, to</p> <p>25 be 60 percent, and the reason for that, and</p>

<p style="text-align: right;">Page 37</p> <p>1 Ramon will agree with me, is that, in any 2 building, you have entrances to the garage, you 3 have services, you have -- unfortunately we 4 have to contend with FP&L and putting the 5 vault, so sometimes 80 percent may be too much. 6 So what we think is a maximum, 60 percent, and 7 I think that would work a little better, and I 8 think Ramon will agree with me, that we 9 could -- you know, as we move on, from now to 10 Commission, we could incorporate some of these 11 comments. 12 The other comment that we need to clarify 13 is that, on C, that the transparency for the 14 MF4 from 60 to 90, to being incorporated the 40 15 to 60, I think that's perfect. That works very 16 well. We agree to that. 17 And the design -- on D, Design District, in 18 the Design District, last meeting we already 19 passed a Resolution to go up to 120 feet and 10 20 stories. Actually, you know, that I remember, 21 that was in part of the last meeting. 22 The big one here is -- Arceli, go down to 23 F, please. And this is one that I looked at -- 24 as a matter of fact, I came in this morning and 25 I told Ramon -- on the North Ponce Mixed-Use</p>	<p style="text-align: right;">Page 38</p> <p>1 Overlay parking setbacks, I came in this 2 morning and I keep all of the binders over the 3 years of all different projects that come 4 before us, just as reference, and today I came 5 in and I must have looked at, at least 40, 50 6 projects, and I was trying to look at the depth 7 of the property, because the depth of the 8 property has to do a lot with what you could do 9 with a setback, and I looked at some that are 10 in excess of 110 feet, but there's a 11 significant number of properties that are less 12 than 110. 13 So one thing that we proposed is that, in 14 property that is in excess, greater than 110, 15 we provide a 20-foot setback, minimum setback, 16 for parking, for property that are in excess of 17 120. For property that are less than 120, that 18 setback needs to be reduced to about 10 feet. 19 Otherwise you are not going to be able to 20 provide an adequate parking structure with the 21 circulation. 22 Obviously, if you do, in a property that's 23 more than 110, you could give more, but we're 24 saying, a minimum of 10 feet. 25 There are quite other items that we -- him</p>
<p style="text-align: right;">Page 39</p> <p>1 and I and Mario and Jorge have discussed, such 2 as the open space requirement, the setback and 3 step back requirement, the rule of stories in 4 the regulation of height, as well as a lined 5 Mezzanine in parking garages. There was one in 6 the back that did not allow parking in the 7 Mezzanine level, that would prohibit it. We're 8 saying that we should do that again. 9 The bicycle parking, personally, I think 10 that the numbers should go even higher than 11 four and I will give you a very quick example. 12 If you're doing a hundred units, how many 13 bicycle parking should you provide? Keep in 14 mind that a lot of the owners have very 15 expensive bikes and they're going to take it up 16 to the units. One per unit was a lot, was too 17 much, because I could imagine, if you're doing 18 a residential building with a hundred units, a 19 hundred bicycle parking spaces would be half 20 the garage. But, again, we'll do that. 21 The other thing that we need to look at is, 22 the best, you know, projects in the Development 23 Review process, meaning that if a project has 24 gone through the Board of Architects, it gets 25 vested. It doesn't get penalized to</p>	<p style="text-align: right;">Page 40</p> <p>1 incorporate any of these criteria. And there's 2 a few more. And I feel confident that Ramon 3 has assured us that we will continue working 4 together, up to the point of Commission, first 5 Commission meeting, that we could work out all 6 of the other minor tweaking that we have to do. 7 And, again, I want to thank Ramon and the 8 group for working very hard to get to this 9 point. So thank you all for your efforts, and 10 I think we will end up with very successful 11 changes to the Code. 12 CHAIRMAN AIZENSTAT: Thank you, Robert. 13 At this time, what I'd like to do is, Jill, 14 do we have any speakers? 15 THE SECRETARY: No, no speakers. There was 16 a question in the chat, though. 17 CHAIRMAN AIZENSTAT: If that person would 18 like to go ahead and -- 19 MR. BEHAR: Mr. Chair, before you open it 20 up, a second. 21 CHAIRMAN AIZENSTAT: Yes. 22 MR. BEHAR: Can you find out if -- can we 23 find out if Mario Garcia-Serra, Jorge Navarro 24 or Hamed have any comments that I might have 25 missed, please?</p>

<p style="text-align: right;">Page 41</p> <p>1 CHAIRMAN AIZENSTAT: I was going to take</p> <p>2 them during the comments of the speakers.</p> <p>3 MR. BEHAR: Okay. Never mind. Thank you.</p> <p>4 CHAIRMAN AIZENSTAT: Thank you.</p> <p>5 Jill, any of the people that have sent a</p> <p>6 question, whether it's general or not, I'd like</p> <p>7 for them -- if they'd like to take their</p> <p>8 questions into consideration, I would like for</p> <p>9 them to speak, for everybody.</p> <p>10 THE SECRETARY: I have Barbara Tria.</p> <p>11 CHAIRMAN AIZENSTAT: Okay. Could you</p> <p>12 please go ahead -- you have Barbara Tria, you</p> <p>13 have Mario Garcia, that I think would also like</p> <p>14 to speak, and Jorge Navarro, was my</p> <p>15 understanding, that they would like to speak.</p> <p>16 Those three people so far, and could you reach</p> <p>17 out to the gentleman that sent a text or a</p> <p>18 messages to anybody, if he would like to speak</p> <p>19 at that time, also?</p> <p>20 If we can start, please, with Mario Garcia.</p> <p>21 Mario. If we could unmute him.</p> <p>22 THE SECRETARY: Okay.</p> <p>23 MR. GARCIA-SERRA: Good afternoon,</p> <p>24 Mr. Chair, Members of the Board. I think you</p> <p>25 guys can hear me loud and clear, right?</p>	<p style="text-align: right;">Page 42</p> <p>1 CHAIRMAN AIZENSTAT: Yes, thank you.</p> <p>2 MR. GARCIA-SERRA: Excellent.</p> <p>3 Mario Garcia-Serra, with offices at 600</p> <p>4 Brickell Avenue. As you are aware, I'm a</p> <p>5 Zoning attorney that does a considerable amount</p> <p>6 of work in Coral Gables, and as has already</p> <p>7 been described, as of the July 29th meeting, a</p> <p>8 sort of small of subset of the working group,</p> <p>9 let's call it, with a few additional members,</p> <p>10 that has been going through the Code, reading</p> <p>11 it from cover to cover, and making comments,</p> <p>12 both on proposed changes, as well as comments</p> <p>13 to existing regulations, which weren't proposed</p> <p>14 to be change, but which we thought would be</p> <p>15 appropriate.</p> <p>16 We've made a certain amount of progress, as</p> <p>17 Ramon and Robert have summarized, identifying</p> <p>18 issues that were there, and which there's</p> <p>19 consensus on how they can be resolved. Many of</p> <p>20 those are summarized in Ramon's cover memo that</p> <p>21 he circulated yesterday. And as Robert</p> <p>22 mentioned, there are some issues, I think, that</p> <p>23 require further discussion, many of which I</p> <p>24 think will ultimately be policy issues decided</p> <p>25 by the City Commission, you know, regarding</p>
<p style="text-align: right;">Page 43</p> <p>1 open space and the relationship of setback with</p> <p>2 step back, bicycle parking. I have also thrown</p> <p>3 out the idea of perhaps having -- permitting</p> <p>4 townhomes in the MX1 District, which is sort of</p> <p>5 the transitional district between Commercial</p> <p>6 and Residential.</p> <p>7 And so, you know, I think there is an</p> <p>8 opportunity for this process to continue and</p> <p>9 for us to continue to interact with Staff and</p> <p>10 the consultants and yourselves to hopefully,</p> <p>11 you know, continue working on a document and</p> <p>12 only making it better and more effective.</p> <p>13 A lot of what we suggested was informed by,</p> <p>14 you know, our experience over the years of</p> <p>15 having to work with different projects and</p> <p>16 where we came across issues and where we came</p> <p>17 across language which wasn't clear. So, I</p> <p>18 think, overall this is a better document than</p> <p>19 what you had on the 29th. It's still a work in</p> <p>20 process, but I think we're getting close to a</p> <p>21 point that we can have a document that we're</p> <p>22 going to say, reasonably speaking, we made the</p> <p>23 best effort possible to come up with the best</p> <p>24 Code for the City.</p> <p>25 CHAIRMAN AIZENSTAT: Thank you, Mario. I</p>	<p style="text-align: right;">Page 44</p> <p>1 want to thank you for your time that you put</p> <p>2 into this, also.</p> <p>3 Jorge Navarro. If you can unmute yourself,</p> <p>4 please. Go ahead, please.</p> <p>5 MR. NAVARRO: Hi. Can you hear me?</p> <p>6 CHAIRMAN AIZENSTAT: Yes.</p> <p>7 MR. NAVARRO: Hi. Thank you.</p> <p>8 Jorge Navarro, for the record, with offices</p> <p>9 at 333 Southeast 2nd Avenue.</p> <p>10 As was stated, and I think that your</p> <p>11 Planning Director did a great job of presenting</p> <p>12 the Code, this Code does a lot of good things</p> <p>13 for Coral Gables. It moves it forward to a</p> <p>14 more urban and pedestrian friendly town and</p> <p>15 builds on all of the things that truly make</p> <p>16 Coral Gables the City Beautiful.</p> <p>17 I'd like to thank you, Mr. Chair, and the</p> <p>18 Planning Board Members, for organizing this</p> <p>19 working group. I can tell you that everyone</p> <p>20 worked very hard, in a short period of time. I</p> <p>21 want to thank Mr. Trias for taking all of our</p> <p>22 calls and participating in many meetings with</p> <p>23 us. I think it was very effective. I think we</p> <p>24 covered a lot of issues and worked out a lot of</p> <p>25 issues and many of the concerns that were</p>

<p style="text-align: right;">Page 45</p> <p>1 raised at the last meeting, and these changes, 2 I believe, are really going to lead to better 3 development and better projects. 4 There are a few items, as some of the 5 speakers mentioned, that need to be worked out, 6 but I'm very confident that we'll be able to 7 work through those issues between now and the 8 time that we go to City Commission, and, you 9 know, we're here and available, as needed, to 10 continue to help throughout this process. 11 So thank you very much. 12 CHAIRMAN AIZENSTAT: Thank you. Thank you 13 very much. 14 I think the next speaker, Barbara. 15 MS. TRIA: Yes. Thank you very much. I 16 appreciate the time. 17 Barbara Tria, Coral Pine Real Estate, with 18 offices at 500 South Dixie Highway. I've been 19 a commercial broker in the City of Coral Gables 20 for over 20 years, and I've seen a lot of 21 change, obviously. 22 I was very honored to be a member of the 23 work group and participated in it since the 24 middle of, I guess it was June, in 2018, and 25 many of the people on this call were part of</p>	<p style="text-align: right;">Page 46</p> <p>1 that. There has been a lot of progress made to 2 update and make more current and more 3 streamlined the Zoning Code. 4 As a commercial real estate broker, I don't 5 use the Code on a daily basis, like those of 6 you who had, basically, I guess, a war room 7 experience over the last week, ten days to 8 review it, but I, too, appreciate it, having 9 that extra time to go through and read it. 10 And I wanted to just say thank you to Staff 11 at the City, DPZ and their professionalism in 12 getting us to where we are, and to the Planning 13 & Zoning Board for saying, hey, let's take a 14 little pause here, go back to it, read it 15 again, and make a couple of really powerful 16 changes that are going to make it easier to get 17 the finished product sooner. 18 So thank you very much for being part of it 19 and I appreciate everybody's work towards the 20 finished project. 21 CHAIRMAN AIZENSTAT: Thank you. 22 Before we proceed, I'd like to welcome 23 Elizabeth Plater-Zyberk for coming in. Thank 24 you very much for your work that you've put 25 into the Zoning Code re-write.</p>
<p style="text-align: right;">Page 47</p> <p>1 Jill, did the gentleman that sent a message 2 to everybody, would he like to speak? 3 THE SECRETARY: Yes. It's actually Jill 4 Travieso-Silva. 5 CHAIRMAN AIZENSTAT: Mr. Silva. Oh, sorry, 6 Mrs. I apologize. 7 Can we unmute her, please? 8 Okay. Go ahead, please. 9 MS. TRAVIESO-SILVA: Okay. Good afternoon, 10 everyone. My name is Jill Travieso-Silva. I'm 11 currently the owner of the home located at 626 12 Malaga, which is the only Single-Family home on 13 that block, and I was actually -- I tuned in 14 today to get some clarification as to Article 15 10, 10-3, Section D, where it was actually 16 crossed out. It reads, "Townhouse Parking 17 Design Standard, all off-street parking for 18 townhouses shall be accessed from the rear of 19 the property, either off of an alley or off of 20 a driveway acting as an alley at the rear of 21 the property. No driveways or garage doors 22 shall be permitted along the street frontage of 23 any individual townhouse." 24 There were a couple of references in this 25 addendum here, and in the last one, it was</p>	<p style="text-align: right;">Page 48</p> <p>1 crossed out. So I tuned in to today's meeting 2 to receive clarification on that, and if any 3 decision has been made from the last meeting. 4 CHAIRMAN AIZENSTAT: Thank you. 5 Ramon, is it possible to answer that 6 question? If you can unmute yourself, please. 7 MR. TRIAS: Yes. We are not changing the 8 requirement of the rear entry into the parking. 9 The only thing that has been discussed is, 10 instead of requiring two spaces, requiring one 11 space at a minimum. 12 MS. TRAVIESO-SILVA: Okay. 13 MR. TRIAS: That's it. The rest of the 14 design standards remain. 15 MS. TRAVIESO-SILVA: Okay. So it remains 16 that garage parking has to be in the rear of 17 the building? 18 MR. TRIAS: Yes. 19 MS. TRAVIESO-SILVA: Okay. Well, let me go 20 on to kind of explain my unique situation. I 21 have a Multi-Family designated home. I'm 22 landlocked between two properties to each of 23 the two sides of my property, and the current 24 Code prohibits the construction of a garage in 25 the front of the property, as you just</p>

<p style="text-align: right;">Page 49</p> <p>1 clarified, and even though every other property</p> <p>2 on my block has garages in the front, this Code</p> <p>3 is not allowing for that anymore.</p> <p>4 The next door neighbor, right over at 620</p> <p>5 Malaga, it's three townhouse units, all three</p> <p>6 of them have the garage in the front, with</p> <p>7 access in the front.</p> <p>8 The problem with my unit is that I don't</p> <p>9 have an alleyway in order to access garages in</p> <p>10 the back. So I'm not --</p> <p>11 MR. TRIAS: What's the Zoning for your</p> <p>12 property?</p> <p>13 MS. TRAVIESO-SILVA: Multi-Family.</p> <p>14 MR. TRIAS: So it's not FMSA, right?</p> <p>15 I'll tell you what, I can look at your</p> <p>16 property, if you want come to my office.</p> <p>17 CHAIRMAN AIZENSTAT: That's what I was</p> <p>18 going to suggest.</p> <p>19 MR. TRIAS: I'll be happy to help you</p> <p>20 specifically.</p> <p>21 MS. TRAVIESO-SILVA: Okay. Great.</p> <p>22 CHAIRMAN AIZENSTAT: Jill, would you be so</p> <p>23 kind to send Ms. Silva the contact information</p> <p>24 for Ramon, so she can contact him directly?</p> <p>25 Thank you very much, Ms. Silva.</p>	<p style="text-align: right;">Page 50</p> <p>1 MS. TRAVIESO-SILVA: Thank you.</p> <p>2 CHAIRMAN AIZENSTAT: Jill, do we have any</p> <p>3 other speakers?</p> <p>4 THE SECRETARY: No one else has asked to</p> <p>5 speak.</p> <p>6 CHAIRMAN AIZENSTAT: No one from phone,</p> <p>7 either?</p> <p>8 THE SECRETARY: No.</p> <p>9 CHAIRMAN AIZENSTAT: Okay. Having no more</p> <p>10 speakers, at this time, I'd like to close the</p> <p>11 floor for public comment, and I'd like to open</p> <p>12 it up to the Board.</p> <p>13 I'd like to go ahead and start with Venny.</p> <p>14 Venny, would you mind starting the comments?</p> <p>15 MR. TORRE: Sure.</p> <p>16 All right. I want to refer to the</p> <p>17 presentation that Mr. Trias was making earlier,</p> <p>18 and I believe it had all of the graphics and</p> <p>19 the changes that had been made, particularly,</p> <p>20 Page 13. I have a couple of questions on Page</p> <p>21 13.</p> <p>22 CHAIRMAN AIZENSTAT: Arceli, is it possible</p> <p>23 to put Page 13 up, please?</p> <p>24 MR. TORRE: Yeah. This is the one that you</p> <p>25 showed us earlier, and -- do Page 9 first, if</p>
<p style="text-align: right;">Page 51</p> <p>1 you don't mind. It has -- no, you have to go</p> <p>2 down lower. Lower. It says, "9," on the</p> <p>3 bottom. Keep going down.</p> <p>4 CHAIRMAN AIZENSTAT: It would be 9 on the</p> <p>5 bottom of the actual page?</p> <p>6 MR. TORRE: Yeah.</p> <p>7 CHAIRMAN AIZENSTAT: That was the page</p> <p>8 that's --</p> <p>9 MR. TORRE: No, it's actually much lower in</p> <p>10 the presentation, I believe.</p> <p>11 Yeah, there you go. Go to Slide 17, 18 --</p> <p>12 no, go to Multi-Family. There. There you go.</p> <p>13 I have a question. I know that somewhere,</p> <p>14 and I think it's in the second or third page,</p> <p>15 it talks about benefits on MF3, which is the</p> <p>16 one that was highlighted in orange, and in one</p> <p>17 of the boxes, it says, some of the benefits</p> <p>18 here is an allotment of density bonus for MF3.</p> <p>19 That's one of the benefits that are called out</p> <p>20 in your list of things that are changing.</p> <p>21 I wanted to ask, what is that density bonus</p> <p>22 for MF3, which was MFSA? I don't quite</p> <p>23 understand what that is. It's called out on</p> <p>24 your slide that follows, but it deals with MF3.</p> <p>25 MR. TRIAS: Where is it called out?</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. TORRE: Go down to the box that says,</p> <p>2 "Select Multi-Family Changes."</p> <p>3 MR. TRIAS: Well, yeah. Yeah, I</p> <p>4 understand. That had to do with the Med Bonus</p> <p>5 application in MF3.</p> <p>6 MR. TORRE: Okay. Continuing with 3, and I</p> <p>7 mentioned this earlier, on the</p> <p>8 last (unintelligible) MF3 continues to be</p> <p>9 twenty units per acre. So, in terms of --</p> <p>10 MR. TRIAS: Keep in mind that the density</p> <p>11 is regulated by the Comp Plan.</p> <p>12 MR. TORRE: Understood.</p> <p>13 MR. TRIAS: So that's what -- yeah.</p> <p>14 MR. TORRE: I understand.</p> <p>15 So, you know, in terms of a 10,000 square</p> <p>16 feet property allowing Multi-Family, you're</p> <p>17 getting four units. The area is filled with</p> <p>18 post war buildings that are selling in the</p> <p>19 neighborhood of a million dollars or higher.</p> <p>20 It's going to be very difficult to take down</p> <p>21 these buildings with a density at twenty units.</p> <p>22 So, regardless of these benefits, I don't see a</p> <p>23 lot happening with the offerings that are being</p> <p>24 proposed.</p> <p>25 MR. TRIAS: Yeah. Let me address that</p>

<p style="text-align: right;">Page 53</p> <p>1 issue, Venny, specifically, in terms of</p> <p>2 process.</p> <p>3 Changing the density requires a Comp Plan</p> <p>4 change, and that's a policy choice that can be</p> <p>5 made later on by the Commission, if that's the</p> <p>6 way they want to go. It's beyond the scope of</p> <p>7 just the Zoning regulations that we have.</p> <p>8 So that's one of the things, that if you</p> <p>9 really believe that the density should be</p> <p>10 different, we can talk about it and propose</p> <p>11 that at some point as a change to the Land Use,</p> <p>12 just like we did with the neighborhood that was</p> <p>13 discussed last time, the District that was</p> <p>14 changed to Mixed-Use.</p> <p>15 MR. TORRE: All right. So when you go to</p> <p>16 the designations of MX1, MX2, MX3, you changed</p> <p>17 the Zoning plan, and one of the questions that</p> <p>18 was posed is Number 33, and it says, "The</p> <p>19 proposed new designations to the CBD look like</p> <p>20 a patchwork and appear to follow the existing</p> <p>21 Land Use designations, can perhaps be made more</p> <p>22 uniform," and the answer was, "We agree."</p> <p>23 Is there a desire to make some changes, so</p> <p>24 that that patchwork of buildings that are now,</p> <p>25 you know, next to a High-Rise, and the other</p>	<p style="text-align: right;">Page 54</p> <p>1 one's Low-Rise -- what is the intent of that</p> <p>2 area now that we're changing the Zoning Code?</p> <p>3 MR. TRIAS: One of the things that I said</p> <p>4 is that we are not changing the development</p> <p>5 rights. So the plans work that you see is</p> <p>6 exactly what the question says. It's the Land</p> <p>7 Use being translated into Zoning. Any change</p> <p>8 beyond that is a policy choice that requires an</p> <p>9 individual change, just like we did with the</p> <p>10 neighborhood for MX1.</p> <p>11 So it may be a good idea. I'm not saying</p> <p>12 it's not. But it would require a change.</p> <p>13 MR. TORRE: Okay. And another statement</p> <p>14 here that, small site changes that's listed --</p> <p>15 "For small site incremental developments in</p> <p>16 Mixed-Use," the first item says, "Allowing less</p> <p>17 open space requirements for Low-Rise Mixed-Use</p> <p>18 building."</p> <p>19 Isn't the opposite, that you're making open</p> <p>20 space requirements be more and not less?</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MR. TORRE: So is this the opposite of this</p> <p>23 statement?</p> <p>24 MR. TRIAS: You're reading some questions</p> <p>25 and answers that are not in my memo. Those are</p>
<p style="text-align: right;">Page 55</p> <p>1 attachments. Those were done by other people,</p> <p>2 and they're very valid points, but your</p> <p>3 question is, are we suggesting some enhanced</p> <p>4 open space? And the answer is, yes. Now, it's</p> <p>5 mostly in the higher density, MF4, for example,</p> <p>6 but I don't think -- I think you should take</p> <p>7 literally the memo from Staff, which deals with</p> <p>8 the concepts more precisely, and then we can</p> <p>9 probably make some progress. The rest of the</p> <p>10 attachments are there for information, and some</p> <p>11 of it is accurate and some of it is less</p> <p>12 accurate.</p> <p>13 MR. TORRE: In regards to open space, can</p> <p>14 you go to the section dealing with open space</p> <p>15 for Mixed-Use? It talks about, for Mixed-Use 2</p> <p>16 and 3, you need 500 feet minimum and 10 feet --</p> <p>17 a width of not less than 10 feet --</p> <p>18 MR. TRIAS: Which is in the Code right</p> <p>19 now --</p> <p>20 MR. TORRE: Right. I understand.</p> <p>21 MR. TRIAS: -- if you'll remember.</p> <p>22 MR. TORRE: So, for the smaller buildings</p> <p>23 that you're trying to promote the no parking,</p> <p>24 if you're doing an addition to more green</p> <p>25 space, to more open space, and you're reducing</p>	<p style="text-align: right;">Page 56</p> <p>1 space on that ground floor, you are reducing</p> <p>2 square footage, per se.</p> <p>3 Would it make sense, to instead of saying</p> <p>4 waive parking up to three stories, to say,</p> <p>5 waive parking up to 3.0 FAR or something that</p> <p>6 ties it to the square footage of the building?</p> <p>7 Because you are getting a lot of reduction from</p> <p>8 this green space.</p> <p>9 MR. TRIAS: That would be another way of</p> <p>10 doing it, certainly.</p> <p>11 MR. TORRE: Right, because you are</p> <p>12 decreasing the FAR of the building by making</p> <p>13 the ground floor be smaller. So I'm just</p> <p>14 asking, is that something that would be</p> <p>15 entertained?</p> <p>16 MR. TRIAS: Venny, if you want to discuss</p> <p>17 that further, prior to Commission, we can do</p> <p>18 that and look at some specific analysis that</p> <p>19 you may have.</p> <p>20 MR. TORRE: Okay. And then I have one</p> <p>21 more -- never mind. I may be wrong.</p> <p>22 In terms of transparency, which I wasn't</p> <p>23 sure why this was even here, for MF3, the</p> <p>24 transparency says, "Any reflective glass,</p> <p>25 curtain, blind, paper that obstructs visibility</p>

<p style="text-align: right;">Page 57</p> <p>1 shall not be permitted." We're saying you 2 can't have a townhouse that has a curtain in 3 the front? 4 MR. TRIAS: No, we're not saying that. No. 5 MR. TORRE: So is there a requirement for 6 transparency in MF3, per se? Is that just 7 there? 8 MR. TRIAS: Well, I mean, the idea is to 9 enhance the pedestrian experience. As you 10 know, we've had some buildings that have 11 basically no windows at the ground level at 12 some point, and that's just not a good solution 13 for pedestrians. So the regard for 14 transparency, upon discussion with Mr. Behar 15 and others, was changed, and we're changing it 16 further. So if you want to be part of that 17 discussion -- 18 MR. TORRE: All I'm saying is, it says, 19 "Curtains, blinds, paper or material shall not 20 be permitted." I'm just saying that people -- 21 MR. TRIAS: Yeah, that might be -- it could 22 be written better, I think, because, you know, 23 you may have some curtain, certainly, in the 24 building. 25 MR. TORRE: Okay. I have no further</p>	<p style="text-align: right;">Page 58</p> <p>1 questions. 2 CHAIRMAN AIZENSTAT: Thank you very much. 3 I'd like to go ahead and call Chip. 4 MR. WITHERS: Great. We started from 5 the -- I just have a couple of questions. 6 One of the things that Ms. Anderson brought 7 to light last week, when we were talking about 8 the 250 Bird Road project, was the need for 9 green space, and I understand there has been 10 increases in green space, but I think the 11 positioning of green spaces should be looked 12 at. There's a big difference between providing 13 a thousand square feet of green space, when 14 it's a three-foot corridor along the side of a 15 building, which they must really maintain -- it 16 doesn't look very good after a couple of 17 years -- and the need to maybe take a green 18 space and position it in a way that it can be 19 used for the public, not just the residents of 20 the building. 21 So I would encourage that when we look at 22 green space, that we still go with the 23 percentages, but we try to allocate it in areas 24 that are more useful to the overall public and 25 not just the residents of the building. Do you</p>
<p style="text-align: right;">Page 59</p> <p>1 understand? 2 MR. TRIAS: Yes. Yes. And the discussion 3 that I had with Ms. Anderson is that we can add 4 a lot of language to the landscape chapter, 5 which is very brief right now, that deals with 6 design outcomes and goals and especially 7 publicly owned public space. That is certainly 8 something that we need to enhance, and we can 9 do that further. 10 MR. WITHERS: I'm not talking about 11 publicly owned. I'm talking about privately 12 owned. 13 MR. TRIAS: Yeah, both. But right now we 14 don't have a clear distinction, and I think, if 15 we had more of a distinction, then both, the 16 private and the public, would be enhanced. 17 MR. WITHERS: Can we do that now? 18 MR. TRIAS: Yes. 19 MR. WITHERS: Listen, I've been at this 20 long enough to where we're going to say we're 21 going to get to it, and it never seems -- no 22 offense to you, but it never really seems to 23 get done. You know, it's a great idea, and, 24 then, two years from now, it's still a great 25 idea. Is there any reason why we can't address</p>	<p style="text-align: right;">Page 60</p> <p>1 something like that now and have -- 2 MR. TRIAS: No, that's exactly what I'm 3 saying. That's my intention, and I started the 4 conversation today and I can continue with you 5 and others in the next couple of weeks. 6 MR. WITHERS: I mean, look, the 7 opportunity -- obviously, what this is going to 8 affect is that area between Le Jeune and Ponce, 9 south of Almeria or whatever that is, and north 10 of University. You know, I would hate two 11 things to happen there. I would hate to see 12 what we see on US-1, which is one building from 13 one end of the block to the other, just a 14 massive wall of building, which could easily 15 happen if we're not careful and I don't know 16 how we're going to prevent that. 17 But if you require some kind of break-up 18 and implementation of putting actual big 19 parcels of green space and make developers pay 20 for it -- and I'm not saying the City has to 21 buy it. The City doesn't have -- you know, I 22 drove that area looking for somebody's dog, 23 believe it or not, and I just realized, that's 24 a massive area. Those are very wide streets, 25 and there's no reason in the world, that when</p>

<p style="text-align: right;">Page 61</p> <p>1 someone comes in and they're obviously</p> <p>2 assembling properties there, everybody knows</p> <p>3 that, why not encourage developers to put in</p> <p>4 public space, other than just, you know, flower</p> <p>5 beds to enhance the look of their property.</p> <p>6 MR. TRIAS: Yeah, and I think, if a larger</p> <p>7 project were to be proposed there, for example,</p> <p>8 20,000 or more in area, the process that we</p> <p>9 have for conditional use review, et cetera, is</p> <p>10 the one that we typically use to design a</p> <p>11 better project. All of the projects that you</p> <p>12 have seen recently had those features.</p> <p>13 MR. WITHERS: Correct.</p> <p>14 MR. TRIAS: And there's a reason. The</p> <p>15 reason is that the Code allows that. Now, the</p> <p>16 Code allows that through the process. Now, we</p> <p>17 can add some additional language that talks</p> <p>18 about policy direction, fine, but I think it's</p> <p>19 a matter of trying to get the Commission to</p> <p>20 make those choices by the time we get to that</p> <p>21 point.</p> <p>22 So if you have some specific language, we</p> <p>23 can incorporate it tomorrow. If you don't, we</p> <p>24 can work on it and incorporate it by the time</p> <p>25 we get to the Commission.</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. WITHERS: Okay. The operative word</p> <p>2 was, if they're assembled. We know it's going</p> <p>3 to happen. We know there's going to be big</p> <p>4 projects there. So, you know, we might as well</p> <p>5 prepare for that.</p> <p>6 So the fact is, is that you're the expert,</p> <p>7 and I mean that sincerely. I have no idea how</p> <p>8 to put the language in there. I don't even</p> <p>9 understand it half the time that it's put in</p> <p>10 there, but you do, and, you know, I don't know</p> <p>11 how the rest of the group feels, but I think</p> <p>12 Ms. Anderson was on a very direct point,</p> <p>13 that -- think about that. If that area is</p> <p>14 developed into an apartment area, there is no</p> <p>15 green space, except the park there on Ponce.</p> <p>16 Where else are people going to go with their</p> <p>17 animals? So I just think it just makes a</p> <p>18 better environment.</p> <p>19 MR. TRIAS: Well, in addition, we have a</p> <p>20 world class consultant, Liz Plater-Zyberk, who</p> <p>21 is listening very carefully to this. So I</p> <p>22 think we can come up with some language.</p> <p>23 MR. WITHERS: Well, I mean, but does Liz</p> <p>24 want to trample on people's property rights? I</p> <p>25 don't know that she does. I think the</p>
<p style="text-align: right;">Page 63</p> <p>1 Commission has to step up and do it, if they</p> <p>2 want to create, you know, some green space for</p> <p>3 the neighborhood. That's just the way it goes,</p> <p>4 you know. And I have all the confidence that</p> <p>5 our Commissioners will do that. How is that?</p> <p>6 So what keeps someone from building a</p> <p>7 forty-foot building from Le Jeune to Ponce?</p> <p>8 MR. TRIAS: The Board of Architects, Number</p> <p>9 One, for the review, and also the -- you know,</p> <p>10 if it is a large enough project to require</p> <p>11 Conditional Use, conditions are always</p> <p>12 attached, and they are usually designed</p> <p>13 oriented and deal with public space, et cetera,</p> <p>14 and that's ultimately the decision of the</p> <p>15 Commission, upon the recommendation of the</p> <p>16 Planning & Zoning Board.</p> <p>17 MR. WITHERS: So the answer is, there's</p> <p>18 nothing in our Code to keep that from</p> <p>19 happening?</p> <p>20 MR. TRIAS: No. No. The answer is that</p> <p>21 the Code has a process to keep that from</p> <p>22 happening.</p> <p>23 MR. WITHERS: And the process is the</p> <p>24 prospective and Overlays and PADs and things</p> <p>25 like that.</p>	<p style="text-align: right;">Page 64</p> <p>1 You know, I think we all -- I shouldn't say</p> <p>2 we all agree, but I would think the biggest,</p> <p>3 oh, my gosh, can you believe it, is that</p> <p>4 building on US-1. And Number One, the</p> <p>5 Commission, obviously, didn't follow the height</p> <p>6 in the Code, they didn't follow the massing in</p> <p>7 the Code, and they've got this huge concrete</p> <p>8 canyon, and do you want to see that on, you</p> <p>9 know, those blocks between Ponce. I know you</p> <p>10 don't, Ramon, because we've talked about this.</p> <p>11 MR. TRIAS: Right. Right. Right.</p> <p>12 MR. WITHERS: You know, what can we do to</p> <p>13 protect that massive, you know, accumulation of</p> <p>14 properties, and someone building, you know, a</p> <p>15 penitentiary from one end of that block to the</p> <p>16 other? I just think it would destroy the look</p> <p>17 of that area, you know, and so I'm very</p> <p>18 concerned about that. I don't think our Code</p> <p>19 addresses that.</p> <p>20 Those are really the two -- you know, if</p> <p>21 we're going to get into land -- if we're going</p> <p>22 to get into Zoning use and stuff, I really</p> <p>23 think we should look at restricting, you know,</p> <p>24 ground floor retail in some of that area. I</p> <p>25 think Miracle Mile is going to take several,</p>

<p style="text-align: right;">Page 65</p> <p>1 several years to recover, and I don't know that</p> <p>2 we want to encourage any competitive retail in</p> <p>3 that Mixed-Use in that area. And that's my</p> <p>4 second comment.</p> <p>5 And my very the last comment, I think there</p> <p>6 are a couple of areas of the City, that we</p> <p>7 really need to address, that aren't addressed</p> <p>8 in this. One is the US-1 corridor. You know,</p> <p>9 I really want to encourage the Commission to do</p> <p>10 something, because right now it seems that the</p> <p>11 map and the pallet that they have to design and</p> <p>12 vision on US-1 is just -- you know, seems to</p> <p>13 be, you know, spot Zoning to me, and I know we</p> <p>14 have some large properties. We have that piece</p> <p>15 of property where Pier 1 just went under and</p> <p>16 Friday's is under. That's probably the deepest</p> <p>17 piece of property that can be developed along</p> <p>18 the Highway there, and there's really been no</p> <p>19 visioning for that area, and I also think that</p> <p>20 the Ponce corridor, between Bird Road and where</p> <p>21 Christy's Restaurant is, I think we need to do</p> <p>22 some visioning and decide what we really want</p> <p>23 to do with that area, as well.</p> <p>24 So those are my comments, and I thank you</p> <p>25 and your group for the hard work and all of the</p>	<p style="text-align: right;">Page 66</p> <p>1 volunteers that jumped in, because I know what</p> <p>2 it takes, and it's a nice product at this</p> <p>3 point. So thank you.</p> <p>4 CHAIRMAN AIZENSTAT: Thank you, Chip.</p> <p>5 Thank you very much.</p> <p>6 Rene, did you get your speaker to work?</p> <p>7 MR. MURAI: Can you hear me?</p> <p>8 CHAIRMAN AIZENSTAT: We can. Welcome.</p> <p>9 MR. MURAI: Thank you.</p> <p>10 CHAIRMAN AIZENSTAT: Go ahead, please.</p> <p>11 MR. MURAI: I would like to understand the</p> <p>12 memo that was sent -- something happened</p> <p>13 here -- and the comments on the new proposed</p> <p>14 Code and Liz's responses and how we're dealing</p> <p>15 with all of that.</p> <p>16 MR. TRIAS: Yeah. Liz took the time to</p> <p>17 answer a list of comments that had been</p> <p>18 prepared by the group of people that were</p> <p>19 working with us, and then I took the time to</p> <p>20 try to summarize that into an outline for the</p> <p>21 purpose of tonight's meeting, to be able to</p> <p>22 have something to refer to, and maybe that will</p> <p>23 be helpful, in term of the discussion. That's</p> <p>24 all that is.</p> <p>25 And what it includes is a few changes that</p>
<p style="text-align: right;">Page 67</p> <p>1 I think are very good. In fact, I want to</p> <p>2 thank the people who suggested them, because</p> <p>3 they make the Code better, and allow, I</p> <p>4 believe, the Planning & Zoning Board to make a</p> <p>5 motion with some conditions or with some</p> <p>6 changes in a way that it's clear. So that was</p> <p>7 the purpose of the memo.</p> <p>8 And I added all of the information that we</p> <p>9 had as background.</p> <p>10 MR. MURAI: I know, Ramon, but what I'm</p> <p>11 trying determine from the memo is, what are we</p> <p>12 doing when Liz says, for example, "We advise</p> <p>13 conforming to the predating setback"? This is</p> <p>14 Item Number 3. For example, where it says,</p> <p>15 "This statement is incorrect," blah, blah,</p> <p>16 blah. "We advise confirming to the predating</p> <p>17 setback," how are we dealing with her comments?</p> <p>18 MR. TRIAS: The only official document that</p> <p>19 I'm providing to you is the Staff memo.</p> <p>20 Everything else is very good information for</p> <p>21 you to read, but you don't have to react to it.</p> <p>22 It just simply informs your opinion and you may</p> <p>23 agree or disagree. The memo that I've given</p> <p>24 you is the result of the work of some very good</p> <p>25 volunteers and Staff and it summarizes, I</p>	<p style="text-align: right;">Page 68</p> <p>1 believe, the points that can be supported very</p> <p>2 clearly.</p> <p>3 The additional information provided by the</p> <p>4 consultant is very, very good. I think it's</p> <p>5 very helpful. Most of the time it's consistent</p> <p>6 with what we provided.</p> <p>7 MR. MURAI: Okay. But I'm just trying to</p> <p>8 understand. That's all. Item Number 3 of the</p> <p>9 memo, of the recommendations, "The</p> <p>10 recommendation, a ten foot setback would be</p> <p>11 appropriate for the MF4 district. Step back</p> <p>12 should be tied to setback," blah, blah, blah --</p> <p>13 MR. TRIAS: But, sir, that is not the</p> <p>14 recommendation. The recommendation is in the</p> <p>15 memo. It's the memo that are the three pages</p> <p>16 at the front, and it's A, B, C, D, E. Those</p> <p>17 are not recommendations. Those are just</p> <p>18 discussion that took place.</p> <p>19 MR. MURAI: Those are suggestions for the</p> <p>20 future? What is it?</p> <p>21 MR. TRIAS: Yeah. I mean, those are</p> <p>22 suggestions to understand the Code better --</p> <p>23 MR. MURAI: I know, but those suggestions,</p> <p>24 for example, say, a recommendation is a</p> <p>25 ten-foot setback. That's not incorporated in</p>

<p style="text-align: right;">Page 69</p> <p>1 what you've done?</p> <p>2 MR. TRIAS: Which item are you --</p> <p>3 MR. MURAI: I'm just taking one as an</p> <p>4 example. Item Number 3. I'm just trying to</p> <p>5 understand whether those recommendations there</p> <p>6 have been incorporated, have not been</p> <p>7 incorporated.</p> <p>8 CHAIRMAN AIZENSTAT: Jill, is it possible</p> <p>9 to put that up on the screen, please?</p> <p>10 MR. TRIAS: We're not changing the setback</p> <p>11 recommendations at this point. We continue to</p> <p>12 have the same recommendation. The only</p> <p>13 twenty-foot setback is MF4.</p> <p>14 MR. MURAI: No. Okay. But I'm not going</p> <p>15 into those details. I just want to get the big</p> <p>16 picture. These comments --</p> <p>17 MR. TRIAS: Those are the comments, the</p> <p>18 ones that are on the picture right now, that</p> <p>19 Staff is recommending you follow.</p> <p>20 MR. MURAI: Okay. And then what follows</p> <p>21 after that, Comments on the Proposed Coral</p> <p>22 Gables Zoning Code, comments dated August 14,</p> <p>23 DPZ Draft Response August 18, that -- we're not</p> <p>24 dealing with that at this point?</p> <p>25 MR. TRIAS: No. No. That's just for</p>	<p style="text-align: right;">Page 70</p> <p>1 reference and information.</p> <p>2 MR. MURAI: No, but it's more than that,</p> <p>3 Ramon. It has recommendations --</p> <p>4 MR. TRIAS: Sir, I am very clear in what</p> <p>5 I'm saying. I am recommending the memo that is</p> <p>6 on the screen right now. That is what is being</p> <p>7 recommended by Staff.</p> <p>8 MR. COLLIER: I think the confusion on that</p> <p>9 document is the word, "Recommendation." This</p> <p>10 was initially drafted by a number of lawyers</p> <p>11 that went through all of the various issues.</p> <p>12 The recommendation was a recommendation</p> <p>13 proposed by the group of lawyers, and, then,</p> <p>14 below that, is a response from DPZ. What's</p> <p>15 been incorporated, I believe, what Ramon is</p> <p>16 suggesting, from all of these comments, all of</p> <p>17 this discussion, what he is suggesting is being</p> <p>18 incorporated are those A through T.</p> <p>19 So that word, Recommendation, is not a</p> <p>20 recommendation from PDZ or Staff. It was a</p> <p>21 suggested change by the group that looked at</p> <p>22 this after our meeting.</p> <p>23 MR. MURAI: And what I'm trying to</p> <p>24 determine is whether the so-called</p> <p>25 recommendations in this part, in Attachment A,</p>
<p style="text-align: right;">Page 71</p> <p>1 were incorporated in Ramon's recommendations or</p> <p>2 were not.</p> <p>3 MR. TRIAS: Not all of them. Some of them</p> <p>4 were, some of them were not.</p> <p>5 MR. MURAI: Okay. And in the case of those</p> <p>6 that were incorporated, if our consultant</p> <p>7 disagreed with it, what was the treatment then?</p> <p>8 MR. TRIAS: I had several conversations</p> <p>9 with Liz and I didn't hear any disagreement.</p> <p>10 So I think it's fine.</p> <p>11 MR. MURAI: Okay. Didn't hear any</p> <p>12 disagreement with what you ultimately</p> <p>13 recommended?</p> <p>14 MR. TRIAS: Right.</p> <p>15 MR. MURAI: Because clearly in this --</p> <p>16 MR. TRIAS: In fact, the e-mail that she</p> <p>17 sent me was that it was excellent.</p> <p>18 MR. MURAI: She's a very --</p> <p>19 CHAIRMAN AIZENSTAT: Actually, Liz is with</p> <p>20 us here.</p> <p>21 MR. TRIAS: She can explain it better.</p> <p>22 CHAIRMAN AIZENSTAT: Is she still with us?</p> <p>23 Can we unmute Liz, please?</p> <p>24 Go ahead, please.</p> <p>25 MS. PLATER-ZYBERK: Yes. Good afternoon,</p>	<p style="text-align: right;">Page 72</p> <p>1 everyone. This has gone back and forth several</p> <p>2 times, Rene, and I think we agree that the</p> <p>3 Staff has been working on both of those</p> <p>4 documents to come up with the best results,</p> <p>5 and -- so we agree with their final</p> <p>6 recommendations.</p> <p>7 MR. MURAI: Okay. Because you have, for</p> <p>8 another example is, Item 4, where there's a</p> <p>9 recommendation due to parking, you would</p> <p>10 recommend blah, blah, and then you do not</p> <p>11 agree, parking shouldn't be exempted from the</p> <p>12 maximum ultimate height of the building.</p> <p>13 So I want to know whether the ultimate</p> <p>14 product conforms to your recommendations or</p> <p>15 your suggestions.</p> <p>16 MS. PLATER-ZYBERK: You know, I think some</p> <p>17 of those were, in fact, contradictory along the</p> <p>18 way, but if you put up that part of the</p> <p>19 document that Ramon is putting in front of you.</p> <p>20 I think that's the one we should be speaking</p> <p>21 to.</p> <p>22 And let's see if that item is there. I</p> <p>23 don't have my own copy in front of me. Is that</p> <p>24 further down in the document?</p> <p>25 MR. MURAI: Regulation of height by stories</p>

<p style="text-align: right;">Page 73</p> <p>1 as opposed to just liner feet.</p> <p>2 MR. TRIAS: That item, in particular, is</p> <p>3 still under discussion, because that was an</p> <p>4 issue that the attorneys and the architects had</p> <p>5 some very specific concerns. I talked to them</p> <p>6 this morning, as recently maybe as a couple of</p> <p>7 hours ago, and I think we have a resolution</p> <p>8 that follows the Comp Plan and follows the</p> <p>9 existing Code, but that's one of the</p> <p>10 significant issues that we were not a hundred</p> <p>11 percent finished with.</p> <p>12 MR. MURAI: Okay. I'll go on to Number</p> <p>13 Five, Recommendation, eliminate or lower this</p> <p>14 requirement, and then Liz's response is, "The</p> <p>15 City made first floor parking garages, no</p> <p>16 matter how well screened, is an inferior</p> <p>17 vision." Again, I'm just trying --</p> <p>18 MR. TRIAS: That recommendation, we have</p> <p>19 not changed the Code. We're following what Liz</p> <p>20 recommended.</p> <p>21 MR. MURAI: Okay. Is there any point,</p> <p>22 Ramon, in Attachment A, where we're not</p> <p>23 following Liz's recommendation? Do you know?</p> <p>24 MR. TRIAS: I don't think so. You can ask</p> <p>25 her, but I don't believe so. And some of it is</p>	<p style="text-align: right;">Page 74</p> <p>1 a discussion. Some of it is disagreement. But</p> <p>2 certainly we're following Liz's recommendation.</p> <p>3 MR. MURAI: Okay. Liz, did you get a</p> <p>4 chance to see the final product and compare it</p> <p>5 to what you desire?</p> <p>6 MS. PLATER-ZYBERK: You know, I understand</p> <p>7 there are certain things that the City was</p> <p>8 still working on, so that, you know, the</p> <p>9 numbers don't follow precisely every single</p> <p>10 item, and some of the items are redundant, so</p> <p>11 they've been collapsed, but I think we're</p> <p>12 satisfied that we're very close to all of our</p> <p>13 recommendations.</p> <p>14 MR. MURAI: Yeah. I just want to be</p> <p>15 satisfied, to the extent that we're</p> <p>16 recommending something to the City Commission,</p> <p>17 that you -- is consistent with your</p> <p>18 recommendations, since I know what kind of an</p> <p>19 expert you are.</p> <p>20 MS. PLATER-ZYBERK: Well, you know, there's</p> <p>21 always -- the short answer is, yes. We think</p> <p>22 this is going forward in a very productive way.</p> <p>23 We understand that some of the concerns that</p> <p>24 are raised always come up at the last minute,</p> <p>25 but I think that we've studied -- there have</p>
<p style="text-align: right;">Page 75</p> <p>1 been a lot of studies and we've been looking at</p> <p>2 the projects that people are bringing forward.</p> <p>3 So even though we may be disagreeing with some</p> <p>4 of what the other group brought forward on</p> <p>5 behalf of clients and developers, that we're</p> <p>6 heading for a quality -- a higher quality</p> <p>7 environment.</p> <p>8 CHAIRMAN AIZENSTAT: Ramon, let me ask you</p> <p>9 a question, just to clarify. The first three</p> <p>10 pages are your recommendations for the Board?</p> <p>11 MR. TRIAS: Yes.</p> <p>12 CHAIRMAN AIZENSTAT: The following pages,</p> <p>13 until Page 43, are just background material,</p> <p>14 with discussion; is that correct?</p> <p>15 MR. TRIAS: Yes, sir. Yes, sir. And in a</p> <p>16 legal context, which the City Attorney can</p> <p>17 explain, my recommendation is the competent and</p> <p>18 substantial evidence that is needed for you to</p> <p>19 make a decision.</p> <p>20 CHAIRMAN AIZENSTAT: Okay. Thank you.</p> <p>21 MR. MURAI: I'm sorry, I couldn't hear you.</p> <p>22 Repeat that, Ramon. What was that?</p> <p>23 MR. TRIAS: That the law requires competent</p> <p>24 evidence to be presented to you, and that is</p> <p>25 the evidence coming from Staff, and the</p>	<p style="text-align: right;">Page 76</p> <p>1 recommendation from your professional Staff.</p> <p>2 So you're able to make a decision based on it.</p> <p>3 MR. MURAI: I appreciate that, but I'm very</p> <p>4 interested in knowing whether the</p> <p>5 recommendations are consistent with what Liz</p> <p>6 has recommended.</p> <p>7 MR. TRIAS: Of course.</p> <p>8 MR. MURAI: Some instances here, in</p> <p>9 Attachment A, I see a recommendation from the</p> <p>10 group and I see Liz saying no.</p> <p>11 MR. TRIAS: And what I've said to you is</p> <p>12 that, in those cases, we haven't incorporated</p> <p>13 the comment.</p> <p>14 MR. MURAI: All right. So where Liz has</p> <p>15 not agreed with a recommendation, it was not</p> <p>16 incorporated?</p> <p>17 MR. BEHAR: May I say something, Mr. Chair,</p> <p>18 please?</p> <p>19 CHAIRMAN AIZENSTAT: Yes. Go ahead,</p> <p>20 please.</p> <p>21 MR. BEHAR: Because I take it very serious</p> <p>22 when I do this, and Mr. Murai, I can tell you</p> <p>23 that, yes, I have done many, many, many, many</p> <p>24 buildings, particularly in the City of Coral</p> <p>25 Gables, that with the right application of the</p>

<p style="text-align: right;">Page 77</p> <p>1 Code, they do work. What we have to be very 2 careful, and Liz has done a fantastic job, but 3 there may be instances that what she has 4 proposed may not necessarily work the way that, 5 you know, it should be, and that's why we're 6 having this dialog back and forth between 7 Ramon, it goes back to Liz and the group, 8 because you have three very competent 9 architects and two extremely competent Land Use 10 attorneys that know the Code very well. 11 So this is not just necessarily -- because 12 there is a recommendation from that side, 13 necessarily it has to be done, because what we 14 have to be very careful here, very, very 15 careful, is that we don't put the City of Coral 16 Gables in a predicament, that we get into a 17 lawsuit with developer, because they falls onto 18 the Bert Harris Act, and in some cases that 19 could potentially be the case. 20 We're having a fantastic dialog today, and 21 it's going to continue. Not everything that 22 Liz proposed may be doable. Not everything 23 that the group proposed is doable. We will 24 come to a happy medium. But just the fact that 25 it says, everything that she recommended and it</p>	<p style="text-align: right;">Page 78</p> <p>1 doesn't work, we have to accept, I respectfully 2 disagree and I wouldn't be able to support 3 something like that, because I think all of the 4 professionals that deal with this on a daily 5 basis will have to agree with what we're 6 saying, and that's what we're at today. 7 MR. MURAI: And all I'm saying, Robert, if 8 I am going to make a recommendation, I want to 9 know whether Liz disagrees with it or not, and 10 then I can make a decision. I don't have to 11 accept her disagreement, but I would like to 12 know. I don't want to just take, you know, 13 whatever the group, the architects and the 14 developers' lawyers, recommend. That's all. 15 MR. COLLER: Mr. Chairman, I've gotten a 16 note from Miriam, because she's been muted. So 17 she doesn't have the flexibility that I have, 18 even though she is my superior. 19 MS. RAMOS: They just unmuted me. I've 20 been freed. 21 MR. COLLER: Okay. Well, you're welcome to 22 make the comments or I can. Whatever you'd 23 like. 24 CHAIRMAN AIZENSTAT: Welcome, Miriam. 25 MS. RAMOS: I just wanted to mention that</p>
<p style="text-align: right;">Page 79</p> <p>1 competent and substantial evidence is the 2 standard in a quasi-judicial setting, where you 3 typically sit. This is a legislative item, so 4 it's not the same standard. Basically you 5 accept whatever is being presented to you and 6 you either recommend it or you don't, but it's 7 not a quasi-judicial hearing, where there has 8 to be competent and substantial evidence to, 9 you know, sustain your decision, as there would 10 be in a quasi-judicial capacity, as you 11 normally sit. 12 CHAIRMAN AIZENSTAT: Thank you. 13 MR. MURAI: I agree with you a hundred 14 percent. 15 CHAIRMAN AIZENSTAT: Thank you. 16 Any further comments, Rene? 17 MR. MURAI: No. 18 CHAIRMAN AIZENSTAT: No? 19 Rhonda, would you go next, please? 20 MS. ANDERSON: Yes. I want to thank 21 everybody that put in an enormous amount of 22 hours to get us down to the memo that we 23 received yesterday. I appreciate the time and 24 effort that you've put. 25 I'm going to start with the green space</p>	<p style="text-align: right;">Page 80</p> <p>1 comments, to clarify a couple of things, 2 because I think we do have some great 3 opportunities here, with areas that have 4 recently been re-zoned or will be re-zoned in 5 the future, that Chip was talking about, or may 6 be re-zoned in the future. As far as the 7 visioning -- 8 MR. MURAI: Can you speak louder, please? 9 MS. ANDERSON: Can you hear me okay now? 10 CHAIRMAN AIZENSTAT: Yes. 11 MS. ANDERSON: Okay. Sorry about that. 12 And rather than allow things to evolve 13 depending on who purchases the property, I 14 think we need to do visioning earlier than 15 that, to determine what do you want to see in 16 that area. Do we want to see a wall of 17 buildings that goes from one end of the block 18 to the other? Do we want mid block, or 19 approximate mid block, depending on where 20 existing trees are, to provide a corridor for 21 some greenery and some park space, some 22 benches? I see this in other apartment areas, 23 other developments. So that's the type of 24 vision that I think needs to be done ahead of 25 time, before the parcels are purchased and</p>

<p style="text-align: right;">Page 81</p> <p>1 developed one at a time, because we'll lose</p> <p>2 control if we don't, and that's something I</p> <p>3 think we should have possibly done when we did</p> <p>4 the Almeria section.</p> <p>5 There were some natural corridors there,</p> <p>6 where people typically would cut through and</p> <p>7 even allowing just, you know, fifteen in</p> <p>8 between buildings, twenty feet in between</p> <p>9 buildings, with some nice greenery, would have</p> <p>10 made a difference and not made it a long</p> <p>11 endless block, that blocked, really, the flow</p> <p>12 of people the way they used to walk through</p> <p>13 there.</p> <p>14 Next item I wanted to go over was the</p> <p>15 parking suggestions. Now, in the memo, there</p> <p>16 are discussions regarding reductions in office</p> <p>17 parking, and on Item, I think it's B -- this is</p> <p>18 my notations here. Yeah, office parking</p> <p>19 minimum --</p> <p>20 MR. TRIAS: The Multi-Family, also, there</p> <p>21 was --</p> <p>22 MS. ANDERSON: And the Multi-Family, also.</p> <p>23 I think that really needs to be not a blanket</p> <p>24 rule, but driven by which area we're in,</p> <p>25 because, for instance, there are some in the</p>	<p style="text-align: right;">Page 82</p> <p>1 North Ponce neighborhood where parking</p> <p>2 reductions would be problematic, because</p> <p>3 there's already a problem with the parking</p> <p>4 there, and if it's going to result in</p> <p>5 additional parking demands on a street that is</p> <p>6 inadequate already, that would not be an</p> <p>7 appropriate area to do that, because you have</p> <p>8 the offices on Ponce, as well as the units</p> <p>9 there. So I think it needs to be done on</p> <p>10 sectioned areas, as opposed to a blanket rule.</p> <p>11 The bicycles, it really depends on a couple</p> <p>12 things. One, if you have Multi-Family</p> <p>13 individuals in there and you have kids' bikes,</p> <p>14 you know, the parents' bikes, if it's a lot</p> <p>15 parking area that's available, as is available</p> <p>16 in many Multi-Family buildings, people aren't</p> <p>17 going to want those bicycles inside of their</p> <p>18 units. So having one bicycle spot per ten</p> <p>19 units is going to be woefully insufficient, for</p> <p>20 four folks, because having four bicycles parked</p> <p>21 inside of your unit is going to be onerous. So</p> <p>22 I do disagree with the recommendation on</p> <p>23 bicycle parking for that reason and encourage</p> <p>24 some blocked parking spaces to enhance the</p> <p>25 living space of the units themselves.</p>
<p style="text-align: right;">Page 83</p> <p>1 I mirror Chip's remarks regarding the area</p> <p>2 that we considered the last time changing the</p> <p>3 Zoning on, that there should be a</p> <p>4 recommendation (unintelligible) sample retail</p> <p>5 there, because we do have plenty of retail that</p> <p>6 needs the influx of the residential people</p> <p>7 coming to them not too far away, right over on</p> <p>8 the new development that's going to be going in</p> <p>9 on Ponce, when it's finished, and we have the</p> <p>10 Mile, as well, and with the freebie going</p> <p>11 around, I think it would be easily accessed.</p> <p>12 The townhouse parking, it seems to be a</p> <p>13 blanket rule that's been recommended, Ramon --</p> <p>14 MR. TRIAS: Yeah.</p> <p>15 MS. ANDERSON: -- as opposed to something</p> <p>16 geared to the amount of square footage that the</p> <p>17 townhouse is.</p> <p>18 MR. TRIAS: Well, yeah, but it's only one</p> <p>19 unit. So typically that's what you would do</p> <p>20 with Residential, per unit, so many parking</p> <p>21 spaces.</p> <p>22 MS. ANDERSON: Per bedroom, you mean?</p> <p>23 MR. TRIAS: No. No. Per living unit,</p> <p>24 apartment or townhouse or whatever. That's the</p> <p>25 way parking is calculated. It's not calculated</p>	<p style="text-align: right;">Page 84</p> <p>1 per bedroom most of the time. So what happens</p> <p>2 is that the only time that that changes is when</p> <p>3 you have the Multi-Family, with many bedrooms</p> <p>4 and so on, but that's why we have a blanket</p> <p>5 rule here. It's not per bedroom. It's one</p> <p>6 unit.</p> <p>7 MS. ANDERSON: Well, if one unit has four</p> <p>8 bedrooms in a townhome, some of these townhomes</p> <p>9 are three stories tall, I respectfully</p> <p>10 disagree. I don't think that's appropriate --</p> <p>11 MR. TRIAS: Yeah, and the Zoning Code</p> <p>12 simply says the minimum. You could do more,</p> <p>13 depending on the project.</p> <p>14 MS. ANDERSON: I think it needs to be</p> <p>15 varied, as to how large the townhouse is.</p> <p>16 MR. TRIAS: Okay.</p> <p>17 MS. ANDERSON: You know, under so</p> <p>18 many square feet, and you have a better idea</p> <p>19 than I would, you know, if one would be</p> <p>20 sufficient, because you're going to have</p> <p>21 (unintelligible). If it's a one bedroom condo,</p> <p>22 you just need one parking space.</p> <p>23 Did you include in your recommendations the</p> <p>24 discussion on Historic Preservation? Am I</p> <p>25 picking that up out of this latter part --</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. TRIAS: Historic Preservation is in the</p> <p>2 Code already. We didn't propose any new ideas</p> <p>3 that are not in the Code.</p> <p>4 MS. ANDERSON: All right. Then I picked</p> <p>5 that up out of that other section.</p> <p>6 And I mirror Chip's comments on the US-1</p> <p>7 corridor. We need to do some visioning there,</p> <p>8 as well. And, you know, are there any thoughts</p> <p>9 about offering bonuses for this new</p> <p>10 designation, 20,000 square foot for</p> <p>11 development --</p> <p>12 MR. TRIAS: Can you repeat the question?</p> <p>13 MS. ANDERSON: Are there any thoughts about</p> <p>14 offering any bonuses for the new designation</p> <p>15 you have, the 20,000 square foot --</p> <p>16 CHAIRMAN AIZENSTAT: Rhonda, it's hard to</p> <p>17 hear you. Maybe your battery is going on your</p> <p>18 unit.</p> <p>19 MS. ANDERSON: Maybe so.</p> <p>20 CHAIRMAN AIZENSTAT: Now it's better.</p> <p>21 MS. ANDERSON: Okay. It was the</p> <p>22 connection. I had to put it in a little</p> <p>23 further to make it work.</p> <p>24 Regarding LEED requirements, we require</p> <p>25 them now for 20,000 square feet.</p>	<p style="text-align: right;">Page 86</p> <p>1 MR. TRIAS: Yes.</p> <p>2 MS. ANDERSON: Are there any thoughts about</p> <p>3 offering a bonus for folks that do it for</p> <p>4 smaller properties, these 10,000 square foot</p> <p>5 Mixed-Use?</p> <p>6 MR. TRIAS: That's not an issue that we</p> <p>7 dealt with in this update, but certainly we</p> <p>8 could look into it.</p> <p>9 MS. ANDERSON: Yeah. That's what I'm</p> <p>10 saying. We should take a look at it, and</p> <p>11 perhaps there can be incentives there, as well.</p> <p>12 MR. TRIAS: Yeah. Sure.</p> <p>13 MS. ANDERSON: And then I'll also circle</p> <p>14 back with you about discussing of curb cuts and</p> <p>15 blocks where we need some additional signage</p> <p>16 for locating accessible parking in the CBD</p> <p>17 District.</p> <p>18 MR. TRIAS: Thank you.</p> <p>19 MS. ANDERSON: That's my comment. So thank</p> <p>20 you for all of your hard, hard work.</p> <p>21 CHAIRMAN AIZENSTAT: Thank you.</p> <p>22 Maria.</p> <p>23 MS. VELEZ: Thank you for all of the</p> <p>24 efforts and the time involved in getting this</p> <p>25 together. I, too, was a bit confused, like</p>
<p style="text-align: right;">Page 87</p> <p>1 Rene, and I was looking at all of the</p> <p>2 recommendations and trying to figure out how</p> <p>3 they were incorporated or not. So I appreciate</p> <p>4 the clarification on that, and I'm happy to</p> <p>5 hear that the consultant's comments have been</p> <p>6 taken into account, and that she is still in</p> <p>7 the loop. I'm very excited and happy that</p> <p>8 Plater-Zyberk is involved, and as I said, I</p> <p>9 appreciate all of her efforts in this matter.</p> <p>10 Most of my comments have to do with</p> <p>11 parking, and I'm going to follow-up on</p> <p>12 Rhonda's. On the townhouse parking, I believe</p> <p>13 all of the new townhouse developments have two</p> <p>14 spaces.</p> <p>15 MR. TRIAS: Many of them have actually</p> <p>16 four.</p> <p>17 MS. VELEZ: Four. Okay, well, at least</p> <p>18 two, from what I've seen. I walk a lot, so I</p> <p>19 look -- and I walk through the alleys and I see</p> <p>20 what there is.</p> <p>21 My concern is that, if we make it only one,</p> <p>22 with curb cuts in the front, which I</p> <p>23 understand, because we want to have trees, we</p> <p>24 want to beautify our sidewalks and our streets,</p> <p>25 there really is no other place to park, and I'm</p>	<p style="text-align: right;">Page 88</p> <p>1 seeing already where, you know, that could be</p> <p>2 an issue. So I don't know what the solution</p> <p>3 is. I don't know if it's something that needs</p> <p>4 to be tied to the size of the townhouse or to</p> <p>5 the area where it is, but -- I love the</p> <p>6 townhouse look. I love what we're doing with</p> <p>7 them. But that is something that I'm very</p> <p>8 concerned about, what we're providing for the</p> <p>9 residents of the townhouse and visitors to the</p> <p>10 townhouses, even deliveries coming in. That's</p> <p>11 something that needs more time and more effort</p> <p>12 headed that way.</p> <p>13 The other items, I'm also very happy to see</p> <p>14 that Kevin Kinney is in the meeting, because my</p> <p>15 other items have to do with off-site parking.</p> <p>16 I know that we presently have off-site parking</p> <p>17 for existing buildings, and I'm happy to see</p> <p>18 that it's being made available to new</p> <p>19 developments. I think it's very necessary.</p> <p>20 I just had a question, what is being done,</p> <p>21 as far as violations? Do we presently have</p> <p>22 situations where these agreements for off-site</p> <p>23 parking are not being complied with and what</p> <p>24 are we doing in that regard?</p> <p>25 MR. TRIAS: Kevin --</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. KINNEY: Yeah.</p> <p>2 No, we, actually, Development Services,</p> <p>3 have somebody who tracks all of the off-site</p> <p>4 parking grievances we have, and if somebody is</p> <p>5 in violation, it actually becomes a Code</p> <p>6 violation. The ones that the City is directly</p> <p>7 involved in, there's a few that the Commission</p> <p>8 has approved, and those, everybody is complying</p> <p>9 with. At this point, I'm not aware of anyone</p> <p>10 who has gotten their parking requirements</p> <p>11 approved throughout off-site parking, that's</p> <p>12 currently in violation, but we do track it, and</p> <p>13 it becomes a Code violation, and they can be</p> <p>14 fined if they fail to provide that.</p> <p>15 One of the things we're proposing with the</p> <p>16 new possible payment in lieu is, if somebody</p> <p>17 has an off-site parking agreement and they are</p> <p>18 in default for some reason, they would make the</p> <p>19 full payment of the payment in lieu. Our</p> <p>20 intention is to keep track of all of those</p> <p>21 agreements ourselves.</p> <p>22 MS. VELEZ: I'm happy to see that the new</p> <p>23 agreements need to be recorded, in recordable</p> <p>24 form, as restrictive covenances, because that's</p> <p>25 a good way to put everyone on notice that it</p>	<p style="text-align: right;">Page 90</p> <p>1 exists, because if you're an owner of a</p> <p>2 building and you have leased out some parking</p> <p>3 spaces in your building to a developer, then</p> <p>4 you're going to go sell your building to</p> <p>5 someone, that's going to be something that will</p> <p>6 be very apparent and visible to everyone</p> <p>7 involved.</p> <p>8 And I know that you have already told us,</p> <p>9 on previous occasions, Mr. Kinney, that the</p> <p>10 City still has plenty of parking available at</p> <p>11 City garages. So I hope that we encourage the</p> <p>12 developers, who want to use off-site, to use</p> <p>13 the City parking lots. Beyond going to private</p> <p>14 owners, that the first step would be the City</p> <p>15 parking lots. I would like to see the money go</p> <p>16 there.</p> <p>17 MR. KINNEY: Yeah. We do that pretty</p> <p>18 intentionally. There are certain areas of the</p> <p>19 City where we would like to see less parking</p> <p>20 developed, Miracle Mile, even in North Ponce,</p> <p>21 and the developments we have in the pipeline</p> <p>22 for public parking are intentional to support</p> <p>23 that in the future.</p> <p>24 We've got one garage going up towards North</p> <p>25 Ponce, and, then, of course, on 200 Andalusia,</p>
<p style="text-align: right;">Page 91</p> <p>1 we're going to have a garage that would support</p> <p>2 the parking for whatever happens on Miracle</p> <p>3 Mile.</p> <p>4 MS. VELEZ: The North Ponce area, I'm happy</p> <p>5 to hear you say that there is a parking garage</p> <p>6 that's going to be going up in that area.</p> <p>7 MR. KINNEY: It's on Minorca, 200 Block of</p> <p>8 Minorca. That's already in design at this</p> <p>9 point and should be under construction next</p> <p>10 year. And, yes, part of the intention of that</p> <p>11 is to help support the Residential in the North</p> <p>12 Ponce area.</p> <p>13 MS. VELEZ: Yes. There's a lot of</p> <p>14 re-development in the North Ponce area and I</p> <p>15 know that many residents in that area are</p> <p>16 already concerned about lack of parking, and</p> <p>17 parking on the streets is also -- any street</p> <p>18 parking tends to be diminished every time we</p> <p>19 put up a new building. So we want to make sure</p> <p>20 that those people are taken care of.</p> <p>21 Thank you. That's about it with me. I</p> <p>22 mean, everything else that I had looked at has</p> <p>23 been touched on. Thank you.</p> <p>24 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>25 Robert, I know you spoke before when we</p>	<p style="text-align: right;">Page 92</p> <p>1 asked you to comment after Ramon. Do you have</p> <p>2 any comments that you would like to make after</p> <p>3 the close?</p> <p>4 MR. BEHAR: Thank you, Eibi. No, I'm good</p> <p>5 for now. I'll wait for you to finish your</p> <p>6 comment.</p> <p>7 CHAIRMAN AIZENSTAT: Okay. Thank you.</p> <p>8 A couple of thoughts. One is, I very much</p> <p>9 agree with Chip and Rhonda about the green</p> <p>10 space. I think we need to -- or the City needs</p> <p>11 to go ahead and take a look at how to maintain</p> <p>12 good space within projects and to try to find a</p> <p>13 way to make them accessible to all residents.</p> <p>14 Also, I think, the City should start</p> <p>15 looking at -- when it looks into work here,</p> <p>16 live here, Mixed-Use, and there could be an</p> <p>17 issue with retail space on the ground floor,</p> <p>18 there's a certain limit of businesses that are</p> <p>19 going to come in and so forth. But one idea</p> <p>20 may be to go ahead and have, on the ground</p> <p>21 floor, double height or something, where you</p> <p>22 have the residence above and the office down</p> <p>23 below. I think that would help the area.</p> <p>24 I think the City, also, should take a look</p> <p>25 on how to maintain Miracle Mile to thrive as a</p>

<p style="text-align: right;">Page 93</p> <p>1 main area, and sometimes I feel that too much</p> <p>2 development having retail space on the ground</p> <p>3 floor, mandating that retail space on the</p> <p>4 ground floor, you may be having issues with</p> <p>5 other areas, such as Miracle Mile.</p> <p>6 The parking for the townhouse, I also</p> <p>7 agree. I was going to bring that up. I think</p> <p>8 that needs to be looked at. Now, if you have a</p> <p>9 garage on a townhouse, that's accessible by the</p> <p>10 alley in the back, that's already one space,</p> <p>11 Ramon, or am I wrong?</p> <p>12 MR. TRIAS: Typically they do two spaces or</p> <p>13 four. I mean, I've seen, the latest ones,</p> <p>14 have, actually, two and two.</p> <p>15 CHAIRMAN AIZENSTAT: Right, but we're now</p> <p>16 going to require just one, is the way I'm</p> <p>17 looking at it.</p> <p>18 MR. TRIAS: Well, that's the minimum. You</p> <p>19 can do more.</p> <p>20 CHAIRMAN AIZENSTAT: No. No. I</p> <p>21 understand. But I think what I'm concerned</p> <p>22 about is having too many cars in the swale or</p> <p>23 in the outer areas parking and then they're</p> <p>24 going to come to the Parking Director and</p> <p>25 they're going to say, we've got to do this by</p>	<p style="text-align: right;">Page 94</p> <p>1 parking permit only, and so forth. You have to</p> <p>2 be careful not to create other issues. That's</p> <p>3 just my concern, that I have with it.</p> <p>4 And, then, another question, actually,</p> <p>5 which I had was, if you look at your</p> <p>6 memorandum, on the first page of your</p> <p>7 memorandum, under D, the Design District</p> <p>8 type --</p> <p>9 MR. TRIAS: Yes.</p> <p>10 CHAIRMAN AIZENSTAT: -- where you put to be</p> <p>11 incorporated, correct, to 97 and 10 stories.</p> <p>12 MR. TRIAS: Yes.</p> <p>13 CHAIRMAN AIZENSTAT: Did we not pass that</p> <p>14 to the 120 at the last meeting, Mr. Collier?</p> <p>15 MR. TRIAS: You want me to answer that</p> <p>16 or --</p> <p>17 CHAIRMAN AIZENSTAT: Yeah, please. I</p> <p>18 apologize.</p> <p>19 MR. TRIAS: No. In the last meeting, what</p> <p>20 you passed is the same information for the Comp</p> <p>21 Plan. So now we have to put it in the Zoning</p> <p>22 Code, also.</p> <p>23 CHAIRMAN AIZENSTAT: But the way you've got</p> <p>24 it written here, isn't it going to contradict?</p> <p>25 MR. TRIAS: No. No. It's going to be the</p>
<p style="text-align: right;">Page 95</p> <p>1 same. It's exactly the same. We're trying to</p> <p>2 be consistent. The issue we had before is that</p> <p>3 it was contradictory and confusing, and very</p> <p>4 rightfully so. That was pointed out and we are</p> <p>5 correcting that.</p> <p>6 CHAIRMAN AIZENSTAT: So --</p> <p>7 MR. TRIAS: So it's ten stories. It's not</p> <p>8 eight, basically. That's what you passed the</p> <p>9 last time.</p> <p>10 CHAIRMAN AIZENSTAT: So it's ten stories,</p> <p>11 but we had a height on the ten stories or did</p> <p>12 we not?</p> <p>13 MR. TRIAS: There was an additional</p> <p>14 regulation -- there's an additional regulation</p> <p>15 that allows 120 feet and 10 stories, if the</p> <p>16 Commission approves it.</p> <p>17 CHAIRMAN AIZENSTAT: Okay. And now you're</p> <p>18 saying here to do it 97 feet.</p> <p>19 MR. TRIAS: That's the one that doesn't</p> <p>20 require the Commission to go through that</p> <p>21 process.</p> <p>22 CHAIRMAN AIZENSTAT: Okay. So you're</p> <p>23 doing --</p> <p>24 MR. TRIAS: And I'm sorry, this is</p> <p>25 complicated because of the --</p>	<p style="text-align: right;">Page 96</p> <p>1 CHAIRMAN AIZENSTAT: You're doing, in other</p> <p>2 words, conditional?</p> <p>3 MR. TRIAS: Right. Right. Right.</p> <p>4 CHAIRMAN AIZENSTAT: Okay.</p> <p>5 MR. TRIAS: That's what's in the Code now.</p> <p>6 Those are not new ideas. That's simply what's</p> <p>7 in the Code now.</p> <p>8 CHAIRMAN AIZENSTAT: Okay. And then my</p> <p>9 last comment is, actually, to Mr. Collier. The</p> <p>10 memorandum that was sent to the Board was just</p> <p>11 sent to us yesterday. Are you satisfied -- is</p> <p>12 it okay with any posting requirements or being</p> <p>13 part of the agenda that's up on the site with</p> <p>14 enough time?</p> <p>15 MR. COLLIER: No. What's posted is to</p> <p>16 address the re-write. A memorandum from Staff</p> <p>17 is not something that's required to be noticed</p> <p>18 in advance. So there is no issue about</p> <p>19 noticing a memorandum from Staff.</p> <p>20 CHAIRMAN AIZENSTAT: Okay. To me, one of</p> <p>21 the biggest concerns was, taking away rights</p> <p>22 from property owners by doing the Zoning Code</p> <p>23 re-write, and I'm happy that that has been</p> <p>24 addressed and has been looked at by Staff, the</p> <p>25 City Attorney and so forth.</p>

<p style="text-align: right;">Page 97</p> <p>1 I just want to thank everybody for all of</p> <p>2 their efforts and all of time that they've put</p> <p>3 in to get this to where we're at today. That's</p> <p>4 it for me.</p> <p>5 At this point, would anybody like to make a</p> <p>6 motion?</p> <p>7 MR. BEHAR: I'll make a motion that --</p> <p>8 MR. TORRE: Can I make a couple of</p> <p>9 comments? I'm sorry to interrupt, Robert.</p> <p>10 CHAIRMAN AIZENSTAT: Okay. Go ahead,</p> <p>11 Venny.</p> <p>12 MR. TORRE: As to the parking, three of you</p> <p>13 have spoken about parking, and I just wanted to</p> <p>14 bring up a point, and it's a good point that</p> <p>15 you're making regarding the required parking</p> <p>16 for townhouses, but I do have a lot of</p> <p>17 experience with these things.</p> <p>18 One of the goals that we should have is to</p> <p>19 try to reduce the size of these townhouses.</p> <p>20 All we can do now is build these monster</p> <p>21 townhouses. It's something that's not good.</p> <p>22 We should try to make them smaller, and the one</p> <p>23 parking requirement helps. And the way it</p> <p>24 helps, and maybe this is where it helps a lot</p> <p>25 is, on a PAD situation, you can get on-site</p>	<p style="text-align: right;">Page 98</p> <p>1 parking that's side by side and not necessarily</p> <p>2 in the building and still accomplish the</p> <p>3 parking requirements that you need, from a</p> <p>4 marketing standpoint, but not necessarily in</p> <p>5 the building. So you can get those buildings</p> <p>6 to be smaller.</p> <p>7 Definitely, we want to get the cars off the</p> <p>8 street. These areas that have all of the cars</p> <p>9 parking in the swale, that's not a good thing</p> <p>10 at all. The goal should be to get them into</p> <p>11 the buildings. So I'm not opposed to trying to</p> <p>12 get maximum parking, but we need to figure out</p> <p>13 a way to let the smaller product show up, and</p> <p>14 this is one way that I think we could do that.</p> <p>15 Also, parking cars outside of the</p> <p>16 townhouse, not necessarily inside of a</p> <p>17 townhouse, can fulfill the same thing. They</p> <p>18 don't have to be necessarily in a garage. We</p> <p>19 just have to be sure that we have another</p> <p>20 parking on the product. So there's two things</p> <p>21 going on there.</p> <p>22 The second point that I want to make is, I</p> <p>23 really think very -- have a very strong feeling</p> <p>24 that we should try to bring the buildings sizes</p> <p>25 down, bring the scale down, and we need to</p>
<p style="text-align: right;">Page 99</p> <p>1 incentivize people to bring those smaller</p> <p>2 projects out into the public, try to get better</p> <p>3 streetscapes, better retail. The bigger</p> <p>4 buildings don't always do that, and I'd like to</p> <p>5 continue to try to incentivize the smaller</p> <p>6 buildings, that hopefully have better</p> <p>7 streetscapes, better feeling of urban space,</p> <p>8 and I hope that we're doing that with this</p> <p>9 process.</p> <p>10 But my concern is, when you get these</p> <p>11 larger buildings that may show up, and, yeah,</p> <p>12 200 feet of retail, but what kind of retail?</p> <p>13 It's not the best. So I propose that we</p> <p>14 continue to strive for smaller developments to</p> <p>15 have a way to come out.</p> <p>16 MS. ANDERSON: I would agree with you,</p> <p>17 Venny, and I think also the area, too, on the</p> <p>18 townhouses. If you have a townhouse on</p> <p>19 Valencia, you have an easy solution on the</p> <p>20 parking. But if you go down further on</p> <p>21 Almeria, where you want to maintain a green</p> <p>22 swale, it doesn't work so well. You'll end up</p> <p>23 tearing up the swales and it won't look pretty</p> <p>24 anymore. So I think it has to be judged based</p> <p>25 upon the size of the townhome and where it's</p>	<p style="text-align: right;">Page 100</p> <p>1 located.</p> <p>2 And I concur and I mirror on your comments</p> <p>3 of getting smaller developments, because I</p> <p>4 think we can do a better job, and to maintain</p> <p>5 Coral Gables in the vision that we would like</p> <p>6 to, with more green space.</p> <p>7 One other comment, and it's just a comment,</p> <p>8 is, we do need to continue to look at this</p> <p>9 off-street parking and clear definitions as to</p> <p>10 where that 1,000 foot entrance or location is,</p> <p>11 so that, you know, when we have projects that</p> <p>12 come in front of us, it's not unclear or it's</p> <p>13 clearer than it is right now.</p> <p>14 So I think there's some workshop that we</p> <p>15 could possibly do to do some brainstorming.</p> <p>16 CHAIRMAN AIZENSTAT: Thank you.</p> <p>17 Robert, you were in the process of making a</p> <p>18 motion.</p> <p>19 MR. MURAI: I had a couple of comments, if</p> <p>20 I could.</p> <p>21 CHAIRMAN AIZENSTAT: Yes, Rene.</p> <p>22 MR. MURAI: I have two comments. One, and</p> <p>23 I don't know if this follows on Chip's</p> <p>24 comments, but, you know, to the extent that we</p> <p>25 encourage or -- let's say, encourage, Mixed-Use</p>

<p style="text-align: right;">Page 101</p> <p>1 projects, we need to consider whether the</p> <p>2 retail component of the Mixed-Use project is</p> <p>3 going to be in an area that it can be</p> <p>4 successful. You know, if you're in the Central</p> <p>5 Business District -- even in the Central</p> <p>6 Business District, there are some areas there</p> <p>7 where retail is not going to flourish and</p> <p>8 people just put them up to get the bonuses or</p> <p>9 to -- you know, whatever they get for putting</p> <p>10 them in. So we need to think about that.</p> <p>11 And then the other comment that I had or</p> <p>12 that I thought about while we were talking</p> <p>13 about public spaces -- not public spaces, but</p> <p>14 green spaces --</p> <p>15 CHAIRMAN AIZENSTAT: Open spaces.</p> <p>16 MR. MURAI: -- or open spaces, I mean,</p> <p>17 there's a difference to me between a large</p> <p>18 project where you may require a developer to</p> <p>19 contribute some open space to the City and a</p> <p>20 smaller project where, I think, the green space</p> <p>21 is really, to me, is not something that should</p> <p>22 be there for the public to use. It should be</p> <p>23 there for aesthetic reasons and not for the</p> <p>24 public to use.</p> <p>25 A large project, to give something to the</p>	<p style="text-align: right;">Page 102</p> <p>1 City is one thing, but to somehow or another</p> <p>2 say that somebody, who is not building a</p> <p>3 massive project, has to have the green space in</p> <p>4 such a way that the public can use it, it</p> <p>5 doesn't make any sense to me. There should be</p> <p>6 green space, because it's aesthetically</p> <p>7 pleasing and because that's the kind of City</p> <p>8 that we're trying to continue to build. That's</p> <p>9 it.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you.</p> <p>11 Robert.</p> <p>12 MR. BEHAR: Let me address, for instance,</p> <p>13 for a minute, the retail issue, which I agree</p> <p>14 with everybody, and that requirement, really,</p> <p>15 talking to Ramon about it, is by modifying the</p> <p>16 limitation of percentage of uses. In a</p> <p>17 Mixed-Use building, you have to have a minimum</p> <p>18 -- or a maximum of 85 percent of the uses to be</p> <p>19 in a single use. For example, in a Mixed-Use,</p> <p>20 85 percent have to be limited to Residential</p> <p>21 and the other 15 percent to a Commercial. In</p> <p>22 some cases, it has to be retail or office.</p> <p>23 That could be eliminated or modified to say,</p> <p>24 you know, for a portion of the ground floor.</p> <p>25 I have a project that, because of those</p>
<p style="text-align: right;">Page 103</p> <p>1 requirements, we have to put retail space that</p> <p>2 doesn't work, you know. And the case in point</p> <p>3 is here, in the Gables Ponce. We had to go</p> <p>4 back, and, you know, modify that to live-work</p> <p>5 units, which is what we're trying to achieve</p> <p>6 today, and if I do that, I think we're going to</p> <p>7 be a lot more successful and eliminate, in some</p> <p>8 cases, you know, retail space that does not</p> <p>9 make any sense whatsoever.</p> <p>10 So, I think, in that we all have -- we're</p> <p>11 in the same frame of mind, and I think that's</p> <p>12 going to be the way we achieve that. One,</p> <p>13 elimination or modifying the percentage of the</p> <p>14 one single use permitted in buildings, okay.</p> <p>15 That's One.</p> <p>16 Look, I feel very comfortable, very</p> <p>17 confident, that this process is going to</p> <p>18 continue until the Commission meeting, which I</p> <p>19 think, correct me if I'm wrong, Ramon, is</p> <p>20 scheduled for September 15.</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MR. BEHAR: Okay. I believe that we have</p> <p>23 another meeting of -- a Planning & Zoning</p> <p>24 meeting on September 9th. Is that correct?</p> <p>25 MR. TRIAS: Yes.</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. BEHAR: Okay. So what I propose, and I</p> <p>2 will make a motion to approve the Staff</p> <p>3 recommendation, with all you guys' comments and</p> <p>4 conditions, and that we continue working with</p> <p>5 Ramon to make sure that the comments, good ones</p> <p>6 or not, be incorporated, and before it goes to</p> <p>7 Commission, we'll have a meeting and we'll be</p> <p>8 happy to come back and give us a little report</p> <p>9 of where we got to.</p> <p>10 But I am going to make a recommendation to</p> <p>11 move this item forward, with the condition that</p> <p>12 we continue the dialog with Ramon. And I say,</p> <p>13 we, which is the group that got together, the</p> <p>14 attorneys and the architect, to continue to</p> <p>15 improve the Code, you know, as provided.</p> <p>16 MR. WITHERS: I'll second it.</p> <p>17 CHAIRMAN AIZENSTAT: Chip went ahead and</p> <p>18 seconded it.</p> <p>19 Craig --</p> <p>20 MR. COLLIER: Can I get a clarification on</p> <p>21 the motion? So the motion is to approve</p> <p>22 according to Staff recommendation and the</p> <p>23 modifications that have been included in the</p> <p>24 memorandum, and, in addition, that the comments</p> <p>25 that the Board has made today be included as</p>

<p style="text-align: right;">Page 105</p> <p>1 part of the approval, but not -- I don't think</p> <p>2 these things can necessarily be incorporated in</p> <p>3 what's done, because many of these are</p> <p>4 generalized thoughts that may need to be</p> <p>5 further clarified. And you're proposing in the</p> <p>6 motion, to have, at the additional meeting on</p> <p>7 September 9th, for further consideration of</p> <p>8 these comments and other comments?</p> <p>9 MR. BEHAR: No, Craig. Maybe let me</p> <p>10 rephrase it. My recommendation is to move to</p> <p>11 approve, to continue the dialog, you know,</p> <p>12 working with Ramon and Staff and the consultant</p> <p>13 on getting, you know, the comments that we've</p> <p>14 made today, in addition to the other comments</p> <p>15 that we have from the past, you know,</p> <p>16 incorporated, you know, to Commission. And</p> <p>17 what I said about the day, is that fortunately</p> <p>18 we're meeting a week or so before the</p> <p>19 Commission meeting; therefore, we could have</p> <p>20 just a quick, quick, you know, report, you</p> <p>21 know, stating what we did. Not to go back to</p> <p>22 discussion. At that point, it's just to let</p> <p>23 the Board know what comments, whether it's the</p> <p>24 parking for townhomes or whatever other</p> <p>25 comments that they've made.</p>	<p style="text-align: right;">Page 106</p> <p>1 I happen to agree on the retail, and that's</p> <p>2 one of the comments that we made to Ramon, that</p> <p>3 we're looking at it now, and those are the</p> <p>4 percentages of uses.</p> <p>5 MR. COLLER: Those comments are to be</p> <p>6 looked at further on September 9th, and the</p> <p>7 Board is approving with the recommendation of</p> <p>8 Staff for this item?</p> <p>9 MR. BEHAR: Yes.</p> <p>10 MR. WITHERS: And that's what I understood</p> <p>11 now.</p> <p>12 I want to ask Ramon a question really</p> <p>13 quick. How do you present this Board's</p> <p>14 comments to the Commission? Are they Codified</p> <p>15 or are they listed separately on an additional</p> <p>16 sheet? How do you present our comments, Ramon,</p> <p>17 to the Commission?</p> <p>18 MR. TRIAS: There's a new memo that is</p> <p>19 prepared for the Commission, and usually what I</p> <p>20 do is, I list all of the issues in bullet</p> <p>21 forms, so it's very clear to them.</p> <p>22 MR. WITHERS: Okay. Robert, how about if</p> <p>23 we actually could see maybe a draft of that</p> <p>24 memo. Do you have time to prepare it by</p> <p>25 September 9th, do you think?</p>
<p style="text-align: right;">Page 107</p> <p>1 MR. TRIAS: Yes.</p> <p>2 MR. WITHERS: Maybe we could actually see</p> <p>3 the work product that will be going to the</p> <p>4 Commission. Would that help in the review and</p> <p>5 help expedite it, do you think?</p> <p>6 MR. BEHAR: Chip, I don't have a problem.</p> <p>7 Obviously, Staff is the one that needs to</p> <p>8 prepare the document. From our point of view,</p> <p>9 you know, we're fine with that, I'm sure, and</p> <p>10 we will continue working with Ramon and Staff,</p> <p>11 because ultimately what we want, we want to</p> <p>12 make sure that we have a Code that does</p> <p>13 everything that is good for everybody.</p> <p>14 MR. WITHERS: Well, you know, like for</p> <p>15 instance, I think Ms. Anderson was asking</p> <p>16 about, do we measure the remote parking from</p> <p>17 the corner of the building or the front door of</p> <p>18 the building. And I think the recommendation</p> <p>19 was, well, we should be probably measuring it</p> <p>20 from the front door, where the valet is.</p> <p>21 So, I guess, those are the kinds of things</p> <p>22 that are going to be captured in this memo,</p> <p>23 Ramon?</p> <p>24 MR. TRIAS: Yes, sir. And I had the same</p> <p>25 conversation with Ms. Anderson today, and I</p>	<p style="text-align: right;">Page 108</p> <p>1 thank her for the input.</p> <p>2 MR. WITHERS: Okay.</p> <p>3 CHAIRMAN AIZENSTAT: Ramon, a question.</p> <p>4 MR. TRIAS: Yes.</p> <p>5 CHAIRMAN AIZENSTAT: How does our September</p> <p>6 9th agenda look?</p> <p>7 MR. TRIAS: Well, right now we don't have</p> <p>8 any items.</p> <p>9 CHAIRMAN AIZENSTAT: Okay.</p> <p>10 MR. TRIAS: We could have one item, which</p> <p>11 is a report from Staff on the ongoing</p> <p>12 discussions, if you want to.</p> <p>13 CHAIRMAN AIZENSTAT: Okay. Yeah, that</p> <p>14 would be fine.</p> <p>15 So we have a motion. We have a second.</p> <p>16 Any other comments? No?</p> <p>17 Jill, would you call the roll, please?</p> <p>18 THE SECRETARY: Robert Behar?</p> <p>19 MR. BEHAR: Yes.</p> <p>20 THE SECRETARY: Rene Murai?</p> <p>21 MR. MURAI: Yes.</p> <p>22 THE SECRETARY: Venny Torre?</p> <p>23 MR. TORRE: Yes.</p> <p>24 THE SECRETARY: Maria Velez?</p> <p>25 MS. VELEZ: Yes.</p>

<p style="text-align: right;">Page 109</p> <p>1 THE SECRETARY: Chip Withers?</p> <p>2 MR. WITHERS: Yes.</p> <p>3 THE SECRETARY: Rhonda Anderson?</p> <p>4 MS. ANDERSON: Yes.</p> <p>5 THE SECRETARY: Eibi Aizenstat?</p> <p>6 CHAIRMAN AIZENSTAT: Yes.</p> <p>7 Before we adjourn the meeting, once again,</p> <p>8 I'd really like to thank the consultant, the</p> <p>9 consultant group, that has worked very, very</p> <p>10 hard. Also, I'd like to thank very much Ramon</p> <p>11 for all of his efforts and the City Staff and</p> <p>12 the Building Department and all of the</p> <p>13 departments, actually, that are incorporated</p> <p>14 within the City for all of the hard work, and I</p> <p>15 also would like to thank all of the individuals</p> <p>16 that have gone ahead and put their efforts and</p> <p>17 their individual time to make this a better</p> <p>18 place. Thank you very much.</p> <p>19 Is there a motion to adjourn?</p> <p>20 MS. VELEZ: So moved.</p> <p>21 MS. ANDERSON: Second.</p> <p>22 CHAIRMAN AIZENSTAT: All in favor?</p> <p>23 (Thereupon, all Board Members voted aye.)</p> <p>24 CHAIRMAN AIZENSTAT: Thank you very much,</p> <p>25 everybody. Stay well.</p>	<p style="text-align: right;">Page 110</p> <p>1 (Thereupon, the meeting was adjourned at</p> <p>2 6:15 p.m.)</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 111</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 SS.</p> <p>5 COUNTY OF MIAMI-DADE:</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 27th day of August, 2020.</p> <p>17</p> <p>18</p> <p>19 SIGNATURE ON FILE</p> <p>20 _____</p> <p style="text-align: center;">NIEVES SANCHEZ</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	