

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT VIA ZOOM TELECONFERENCE WEDNESDAY, SEPTEMBER 9, 2020, COMMENCING AT 4:04 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 Devin Cejas, Deputy Development Services Director/Zoning Official Jill Menendez, Administrative Assistant, Board Secretary Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Arceli Redila, Principal Planner Miriam Soler Ramos, City Attorney Elizabeth Plater-Zyberk, Consultant Judith Bell, Consultant</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 go ahead 4 and call the meeting to order. 5 Good afternoon, everybody. The Board is 6 comprised of seven Board Members. Today's 7 agenda item is legislative and not 8 quasi-judicial. As such, there will be no 9 swearing in of speakers. We only have one 10 agenda item, which is F-1. This item is a 11 discussion report by City Staff to the Board 12 based on the Board's previous feedback. 13 As Chair, I now officially call the City of 14 Coral Gables Planning & Zoning Board virtual 15 meeting of September 9th, 2020 to order. Due 16 to COVID-19, Zoom platform is being used, along 17 with a dedicated phone line. The time is 4:04. 18 Since all Board Members are unmuted, Jill, 19 would you please go ahead and call the roll? 20 THE SECRETARY: Rhonda Anderson? 21 MS. ANDERSON: Here. 22 THE SECRETARY: Robert Behar? 23 MR. BEHAR: Here. 24 THE SECRETARY: Rene Murai? 25 MR. MURAI: Here.</p>
<p style="text-align: center;">Page 3</p> <p>1 THE SECRETARY: Venny Torre? 2 MR. TORRE: Present. 3 THE SECRETARY: Maria Velez? 4 MS. VELEZ: Here. 5 THE SECRETARY: Chip Withers? 6 MR. WITHERS: Here. 7 THE SECRETARY: Eibi Aizenstat? 8 CHAIRMAN AIZENSTAT: Here. 9 At this time, I'd like to ask any person 10 wishing to speak on Agenda Item F-1 to please 11 open your chat and send a direct message to 12 Jill Menendez and please include your full name 13 when you send her that request. Jill will call 14 you when it's your turn. Depending on the 15 number of speakers, I will ask you to limit 16 your comments and remarks to about three 17 minutes. 18 Phone participants, after the Zoom platform 19 participants are done, I will ask phone 20 participants to comment on the agenda item 21 also, and ask you to limit your remarks to 22 three minutes. By pressing *9, I think you can 23 get to Jill. 24 Is that correct, Jill? 25 THE SECRETARY: Correct.</p>	<p style="text-align: center;">Page 4</p> <p>1 CHAIRMAN AIZENSTAT: Okay. The first item 2 that we have -- we will have is the approval of 3 minutes. We have two. We have the approval of 4 the minutes of August 12th, 2020 and August 5 20th, 2020. Let's go ahead and take one at a 6 time. The first one is August 12th. Has 7 everybody had a chance to look at them and 8 would somebody like to make a motion? 9 MR. BEHAR: Motion to approve. 10 MS. VELEZ: Second. 11 CHAIRMAN AIZENSTAT: We have a second by 12 Maria. 13 Any comments? 14 No? 15 MS. ANDERSON: Let me see, the 12th was the 16 one before. No comments on that one. 17 CHAIRMAN AIZENSTAT: Call the roll, please. 18 THE SECRETARY: Robert Behar? 19 MR. BEHAR: Yes. 20 THE SECRETARY: Rene Murai? 21 MR. MURAI: Yes. 22 THE SECRETARY: Venny Torre? 23 MR. TORRE: Yes. 24 THE SECRETARY: Maria Velez? 25 MS. VELEZ: Yes.</p>

<p style="text-align: right;">Page 5</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 The next minutes to approve are the minutes</p> <p>8 of August 20th. Would anybody like to make a</p> <p>9 motion?</p> <p>10 MS. VELEZ: I'll move it.</p> <p>11 MR. BEHAR: Second.</p> <p>12 CHAIRMAN AIZENSTAT: Maria moved it.</p> <p>13 Robert second.</p> <p>14 Any comments?</p> <p>15 MS. ANDERSON: Just a couple of notes, and</p> <p>16 I guess it was when I was not so -- until I</p> <p>17 plugged my headset in better. Page 83 Line 4,</p> <p>18 the unintelligible area should say, on Line 4,</p> <p>19 "A recommendation not require retail."</p> <p>20 CHAIRMAN AIZENSTAT: Okay.</p> <p>21 MS. ANDERSON: That's the only major one</p> <p>22 that I needed to do. Okay.</p> <p>23 CHAIRMAN AIZENSTAT: Maria, are you okay</p> <p>24 with that note?</p> <p>25 MS. VELEZ: Yes. That's fine.</p>	<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN AIZENSTAT: Robert, do you second</p> <p>2 it?</p> <p>3 MR. BEHAR: Yes.</p> <p>4 CHAIRMAN AIZENSTAT: Okay. With that note,</p> <p>5 please call the roll, Jill.</p> <p>6 THE SECRETARY: Rene Murai?</p> <p>7 MR. MURAI: Yes.</p> <p>8 THE SECRETARY: Venny Torre?</p> <p>9 MR. TORRE: Yes.</p> <p>10 THE SECRETARY: Maria Velez?</p> <p>11 MS. VELEZ: Yes.</p> <p>12 THE SECRETARY: Chip Withers?</p> <p>13 MR. WITHERS: Yes.</p> <p>14 THE SECRETARY: Rhonda Anderson?</p> <p>15 MS. ANDERSON: Yes.</p> <p>16 THE SECRETARY: Robert Behar?</p> <p>17 MR. BEHAR: Yes.</p> <p>18 THE SECRETARY: Eibi Aizenstat?</p> <p>19 CHAIRMAN AIZENSTAT: Yes.</p> <p>20 The procedure that we will use today is as</p> <p>21 follows: First, there will be a presentation</p> <p>22 of the report by Staff; after which, I will</p> <p>23 open it to public comment. First to Zoom</p> <p>24 platform, then I'll open it to the phone line</p> <p>25 platform. Once again, for phone line platform,</p>
<p style="text-align: right;">Page 7</p> <p>1 it's *9. We will read any e-comments or</p> <p>2 e-mails into the record. Jill has informed me</p> <p>3 that so far there are no comments. We will</p> <p>4 then close it to public comment for a Board</p> <p>5 discussion. There is no vote tonight and/or</p> <p>6 motions that will need to be done.</p> <p>7 Ramon, if you could start, please.</p> <p>8 MR. TRIAS: Thank you, Mr. Chairman. Thank</p> <p>9 you very much.</p> <p>10 And I want to thank all of the members for</p> <p>11 being here for this meeting. As you have</p> <p>12 explained, there is no vote. There's no</p> <p>13 action. You already voted. And the next step,</p> <p>14 in terms of the process, is a meeting that</p> <p>15 happens next week, on Tuesday, the 15th, with</p> <p>16 the Commission, where they will look at the</p> <p>17 Code for First Reading.</p> <p>18 Now, what I have done is that I have</p> <p>19 attached all of the different documents that</p> <p>20 the Commission is going to take a look at on</p> <p>21 Tuesday, so you can see where we are, and I'm</p> <p>22 happy to say that we made a lot of progress</p> <p>23 with the comments that you have made.</p> <p>24 And I would ask, after I get done, for</p> <p>25 Robert Behar, who has been very instrumental in</p>	<p style="text-align: right;">Page 8</p> <p>1 this effort, to explain his views on this.</p> <p>2 But what I have done is, I have attached</p> <p>3 Attachment B, which is minor and major</p> <p>4 amendments. That is the main new work product</p> <p>5 that we have. Basically, it's a summary, in</p> <p>6 bullet form, of all of the changes that are</p> <p>7 being proposed. And that's really an outline</p> <p>8 designed to facilitate discussion during the</p> <p>9 Commission meeting or during this meeting.</p> <p>10 And what I did is, I listed 18 -- actually,</p> <p>11 19 major amendments and 49 minor amendments --</p> <p>12 47, actually -- that was the last count -- in</p> <p>13 an effort to simplify the complexity of the</p> <p>14 Code into some bullets, and to allow for some</p> <p>15 very precise discussion for people who may be</p> <p>16 interested in some topics.</p> <p>17 So my goal is that that would be the</p> <p>18 outline that the Commission will follow, and if</p> <p>19 you have any questions or any issues on that,</p> <p>20 we can do that, also, in this meeting.</p> <p>21 At this point, I would like to end my</p> <p>22 presentation and perhaps ask Mr. Behar to</p> <p>23 explain his experience.</p> <p>24 MR. BEHAR: Mr. Chair, do you want me to do</p> <p>25 that now or do you want to open it to the</p>

<p style="text-align: right;">Page 9</p> <p>1 public or anything?</p> <p>2 You're muted.</p> <p>3 CHAIRMAN AIZENSTAT: Sorry about that.</p> <p>4 Well, there isn't much of a presentation so</p> <p>5 far. Is there anything that has been -- Ramon,</p> <p>6 is there anything that has been changed, that</p> <p>7 you can go over, since our last meeting?</p> <p>8 MR. BEHAR: Mr. Chair, may I, for a second,</p> <p>9 because -- you know, since Ramon mentioned it?</p> <p>10 I want to commend Ramon and Staff, that for</p> <p>11 the last three weeks, between the, for lack of</p> <p>12 a better word, the little subcommittee that was</p> <p>13 created between Mario Garcia-Serra and Jorge</p> <p>14 Navarro, Willy Bermello and Hamed Rodriguez and</p> <p>15 myself, we have been working closely with Ramon</p> <p>16 and Staff, and we probably came up with about</p> <p>17 35, 38 items, of which we've been going back</p> <p>18 and forth, and I'm very pleased to say that, as</p> <p>19 of this morning, we only had two or three left,</p> <p>20 that I had a conversation with Ramon this</p> <p>21 morning, and those are being implemented for</p> <p>22 the submittal to Commission on Tuesday.</p> <p>23 So, everything that were brought up by this</p> <p>24 group has been addressed, and we like</p> <p>25 compromised in both ways, but I think I feel</p>	<p style="text-align: right;">Page 10</p> <p>1 very confident that it's been resolved or will</p> <p>2 get resolved by Tuesday morning. So I'm very</p> <p>3 pleased, you know, with the progress that was</p> <p>4 made and the effort that it was -- you know,</p> <p>5 that Staff made to accomplish this.</p> <p>6 CHAIRMAN AIZENSTAT: Okay. I think one of</p> <p>7 the major concerns that the Board as a whole</p> <p>8 had was the taking of any rights with the new</p> <p>9 Zoning Code Re-Write.</p> <p>10 Ramon, you can say safely that that has</p> <p>11 been accomplished?</p> <p>12 MR. TRIAS: Yes. That is my professional</p> <p>13 opinion, and that's my recommendation.</p> <p>14 CHAIRMAN AIZENSTAT: Okay. Thank you.</p> <p>15 What I'd like to do, then, is, let's open</p> <p>16 it up to the public.</p> <p>17 Jill, has anybody gone ahead and sent you</p> <p>18 any request that they would like to comment?</p> <p>19 THE SECRETARY: No, no request.</p> <p>20 CHAIRMAN AIZENSTAT: No request at all?</p> <p>21 Okay. Then, at that time, let's go ahead and</p> <p>22 close the floor to the public and I'll open it</p> <p>23 for Board discussion.</p> <p>24 It's a little quicker than usual.</p> <p>25 Venny, I'd like to ask you to go first, if</p>
<p style="text-align: right;">Page 11</p> <p>1 you don't mind.</p> <p>2 MR. TORRE: Mr. Chair, I really don't have</p> <p>3 much to comment on. I have a few questions</p> <p>4 regarding Amendment A, just to be clear.</p> <p>5 There's notes that are labeled A and notes that</p> <p>6 are labeled N. Can you clarify what the two</p> <p>7 mean, Mr. Trias, and just so we understand what</p> <p>8 that means?</p> <p>9 MR. TRIAS: Yeah. That's really the way</p> <p>10 that we kept track of some of the comments. I</p> <p>11 don't think it has any real relevance beyond</p> <p>12 tracking the history of the discussion. The</p> <p>13 memo that I want to focus on is the one that is</p> <p>14 Attachment B, which has the conclusions, and it</p> <p>15 really has the recommendations.</p> <p>16 So, from a practical point of view, what is</p> <p>17 being recommended is in that memo, is in</p> <p>18 Attachment B.</p> <p>19 MS. VELEZ: I have a question.</p> <p>20 Will the Commission also see Attachment A?</p> <p>21 MR. TRIAS: Yeah. We've included it just</p> <p>22 for general information, yes, but I want to --</p> <p>23 actually, my main goal here is to see how we</p> <p>24 can be clear, because I don't want to confuse</p> <p>25 people, and, clearly, this is confusing, to</p>	<p style="text-align: right;">Page 12</p> <p>1 some extent, because I'm trying to focus on the</p> <p>2 recommendations which is Attachment B, and that</p> <p>3 one has a list of amendments that are in the</p> <p>4 Code. So those are the amendments that are</p> <p>5 actually being proposed.</p> <p>6 So any other discussion, really, should</p> <p>7 focus on the actual text of the Code or on the</p> <p>8 outline of the memo. That's really what I'm</p> <p>9 trying to accomplish, because otherwise we're</p> <p>10 going to have a very confusing conversation.</p> <p>11 MS. VELEZ: But I remember last time, when</p> <p>12 we had our last meeting, there were several</p> <p>13 comments about open space and several concerns</p> <p>14 about open space. And I don't know that that</p> <p>15 was -- I mean, there is no indication of the</p> <p>16 Board's recommendations or of the Board's</p> <p>17 concerns in this memo, Attachment B.</p> <p>18 MR. TRIAS: Well, yeah, it is not organized</p> <p>19 that way, but in the Commission cover memo,</p> <p>20 there's more of a discussion to that.</p> <p>21 Now, for example --</p> <p>22 MS. VELEZ: So the Commission is given</p> <p>23 information as to what the Board's concerns and</p> <p>24 comments are?</p> <p>25 MR. TRIAS: Yeah. The Commission memo has</p>

<p style="text-align: right;">Page 13</p> <p>1 actually a history of the different meetings</p> <p>2 that we've had and eventually gets to the</p> <p>3 Planning & Zoning meetings, yes.</p> <p>4 CHAIRMAN AIZENSTAT: Does it include the --</p> <p>5 I think what Maria is asking is, does it</p> <p>6 include the changes, so you see what was</p> <p>7 originally presented and the track history?</p> <p>8 MR. TRIAS: The track -- we have a track</p> <p>9 history, but that was a little bit confusing to</p> <p>10 provide in the overall Code. So what happens</p> <p>11 is, for example, in the required open spaces,</p> <p>12 Item Number 1 in the memo --</p> <p>13 MR. MURAI: Ramon?</p> <p>14 MR. TRIAS: Yes, sir.</p> <p>15 MR. MURAI: Yeah, excuse me for</p> <p>16 interrupting. Where are these attachments?</p> <p>17 I'm having trouble locating them right now.</p> <p>18 MR. TRIAS: In the Legistar item, in the</p> <p>19 agenda, all of the attachments are there in the</p> <p>20 item.</p> <p>21 MR. MURAI: Okay. Let me look at that.</p> <p>22 MR. TRIAS: I do have a printed copy, but</p> <p>23 that's the only one I have. So if you need</p> <p>24 one, we can probably get you one. It's a very</p> <p>25 thick copy. It's about three inches thick.</p>	<p style="text-align: right;">Page 14</p> <p>1 MR. MURAI: Okay. Never mind.</p> <p>2 CHAIRMAN AIZENSTAT: Go ahead and continue,</p> <p>3 Ramon.</p> <p>4 MR. TRIAS: Yeah. No, I -- let's keep in</p> <p>5 mind that the purpose of this discussion -- the</p> <p>6 purpose of the discussion is just an update on</p> <p>7 the way things are going. There's no action</p> <p>8 that needs to be taken. So, basically, the</p> <p>9 update that I'm giving you is the same update</p> <p>10 that I'm going to give the Commission.</p> <p>11 It has this memo, Attachment B, as the main</p> <p>12 outline, the outline that we should follow, and</p> <p>13 that outline, like I said, for example, if you</p> <p>14 look at required open space, one of the issues</p> <p>15 was that MF3 had a requirement of 30 percent.</p> <p>16 Well, we made one minor change, based on</p> <p>17 the input from the subcommittee, to say that 25</p> <p>18 percent and the other five percent could be in</p> <p>19 the upper stories. 25 percent had to be at the</p> <p>20 ground level, for example. So there's a lot of</p> <p>21 minor changes like that.</p> <p>22 In terms of the big picture, in terms of</p> <p>23 the big ideas, for example, the use of</p> <p>24 Mixed-Use, as opposed to Commercial, all of</p> <p>25 that remains. That was not controversial.</p>
<p style="text-align: right;">Page 15</p> <p>1 None of the recommendations were -- there were</p> <p>2 not recommendations of those topics. The</p> <p>3 issues had to do with minor details, from my</p> <p>4 perspective.</p> <p>5 MS. VELEZ: I have another comment. On the</p> <p>6 Article 2, Zoning Districts, there was a chart</p> <p>7 that was incorporated into the package that we</p> <p>8 received in July.</p> <p>9 MR. TRIAS: Yes.</p> <p>10 MS. VELEZ: And then it was updated now</p> <p>11 with a date of September 9th, and it's Page</p> <p>12 2-2, and it shows the Residential Districts.</p> <p>13 I'm just looking at that, because I decided to</p> <p>14 look at the one that we had in July and compare</p> <p>15 it to the one we got now.</p> <p>16 MR. TRIAS: Yeah.</p> <p>17 MS. VELEZ: And on open space, if you look</p> <p>18 at the one we got in July, MF2 and MF4 each had</p> <p>19 thirty percent.</p> <p>20 MR. TRIAS: Yes.</p> <p>21 MS. VELEZ: Now MF2 and MF4 are down to 25</p> <p>22 percent.</p> <p>23 MR. TRIAS: Yeah, that's the change.</p> <p>24 MS. VELEZ: But that doesn't address the</p> <p>25 concerns that we, as a Board, had at our last</p>	<p style="text-align: right;">Page 16</p> <p>1 meeting.</p> <p>2 MR. TRIAS: But what was your concern,</p> <p>3 though?</p> <p>4 MS. VELEZ: Several of us spoke about</p> <p>5 keeping open space. I know that there's a push</p> <p>6 by the Commission, as well, to maintain open</p> <p>7 space in the City. So we're reducing what was</p> <p>8 a 30 percent, and now on the new table it's</p> <p>9 showing 25 percent.</p> <p>10 MR. TRIAS: If you look at Number 2, it</p> <p>11 says, "Additional five percent of landscaped</p> <p>12 open space on the elevated levels of</p> <p>13 Multi-Family buildings and other requirements</p> <p>14 shall apply." So there was a minor change,</p> <p>15 yes. There was a minor change in that topic.</p> <p>16 MR. BEHAR: And I think, Maria, it's</p> <p>17 important to keep in mind that the original</p> <p>18 Code required 20 percent, and then it was</p> <p>19 increased to 30 percent or it was proposed to</p> <p>20 increase to 30 percent. I think the idea</p> <p>21 was -- by the subcommittee is that, let's get</p> <p>22 the buildings that do not -- you know, that you</p> <p>23 provide 25 percent, but do not go straight up.</p> <p>24 The idea was, the additional five percent is to</p> <p>25 get relief and have the building with their</p>

<p style="text-align: right;">Page 17</p> <p>1 step up have open space that is visible from 2 the street, so you have a break in the facade, 3 you don't have a solid building going up, like 4 I'm looking across the street, for the total 5 height of the building. And that was the 6 intent of putting the five percent on the upper 7 level, going from 20 to 25 percent. 8 Isn't that the discussion that we had, 9 Ramon? 10 MR. TRIAS: Yes. Yes. That was my 11 recollection. Now, if anybody feels very 12 strongly about a topic, I will be happy to 13 forward that to the Commission, if Ms. Velez 14 believes that -- 15 MS. VELEZ: What is it presently, Ramon? 16 What is it presently? What is our requirement? 17 MR. TRIAS: 20 percent. 20 percent, yes. 18 MS. VELEZ: On MF2 or would be now MF2? Is 19 it 20 percent only? 20 MR. TRIAS: Yes. Let me see if we wrote 21 that in the -- we probably should write that in 22 the memo, so it's clear, but, yes. So the 23 increase is less than it was originally 24 proposed. 25 MS. VELEZ: So the proposal by our</p>	<p style="text-align: right;">Page 18</p> <p>1 consultant was to leave it at 30 percent, I 2 believe. 3 MR. TRIAS: That was the original proposal, 4 yes. 5 MS. VELEZ: By the consultant, was 30 6 percent? 7 MR. TRIAS: Yes. Yes. 8 MS. VELEZ: But, see, that doesn't appear 9 anywhere and that's my concern, that the 10 Commission is seeing Exhibit B and -- 11 MR. TRIAS: The Commission is going to 12 receive the recommendation from Staff, and it's 13 going to receive the comments and the minutes 14 from the Planning & Zoning, and it's going to 15 have the consultant there to have any 16 discussions. Keep in mind, there are many, 17 many people that have many different views on 18 this topic. So that's what the Commission is 19 going to receive and then they'll make a 20 decision. 21 MS. ANDERSON: So I do mirror Maria's 22 concerns about the open space requirements, and 23 mostly for open space that's also usable to the 24 public. In some areas, where we have like a 25 park nearby, there might not be as much stress</p>
<p style="text-align: right;">Page 19</p> <p>1 in that issue, but in some of these areas, 2 where you have very dense building populations, 3 such as in the area south of Bird Road bordered 4 by the Le Jeune and Ponce area that we 5 discussed a couple of meetings ago, that area 6 is lacking some much green space, until you go 7 all of the way down to the Rail. 8 So I do have concerns there, and I don't 9 want us to have a repeat of the problems we've 10 had in the past, where we don't have any green 11 space available for people to be able to enjoy 12 the outdoor space. 13 MR. TRIAS: I understand, and certainly 14 that idea will be explained in detail. 15 MR. TORRE: Mr. Chair, can I continue my 16 comments that I started? 17 CHAIRMAN AIZENSTAT: Yes, please. 18 Continue. 19 MR. TORRE: Thank you. 20 I think the task was done. I think we've 21 accomplished a lot, and we've done a great deal 22 of improvement. In my view of this, there's 23 two goals that I think hopefully can be cured 24 or helped with this, two things. One is the 25 incentive to always do 200-foot</p>	<p style="text-align: right;">Page 20</p> <p>1 (Unintelligible.) I'm hoping this helps to get 2 the smaller projects to happen, to have the 3 variety of buildings, to have Downtown to have 4 something a little bit more articulated and 5 something a little bit more pedestrian friendly 6 and more urban in that sense. 7 The second thing is, from a Residential 8 perspective, I was hoping to get more variety 9 of unit types, so we can have some smaller 10 units, some smaller townhouses and some other 11 types of product that maybe wasn't available 12 for us today. I'm hoping that the parking 13 reduction, and a few of the other things will 14 help to accomplish that. Those two goals, I 15 think, hopefully will be starting to be met 16 with this change. 17 I know that this is not a perfect 18 conclusion to this process and we will have 19 many, many other things to be discussing in the 20 future. I think we should move this forward. 21 It's important that this gets approved. And I 22 think, overall, it does a lot of good for the 23 Code. 24 The other comment that I have is, I think 25 there's some challenges left with the Comp</p>

<p style="text-align: right;">Page 21</p> <p>1 Plan. As much as we have changed the Zoning, 2 there's a lot of red and dark red put next to 3 each other. That makes absolutely no sense, 4 why Downtown, across the street, you have 5 buildings that are, you know, recommended two 6 different heights, when they're just across the 7 street from another Downtown building. That 8 makes absolutely no sense. So that, I think, 9 needs some tweaking along the way. 10 Overall, it's been a good process, and I'm 11 happy with where we are. 12 MR. TRIAS: Mr. Torre, if I could follow-up 13 on your point. 14 Ms. Velez and you are pointing out 15 something very interesting, which I have 16 realized recently, which is, because we have 17 put things in tables and because we have 18 actually done an honest translation of the Comp 19 Plan into Zoning, we realized that there's a 20 lot of things that don't make any sense, and 21 before, that was not as clear. 22 So, you're absolutely right, but I think 23 that what we have here, that doesn't make 24 sense, is the legacy ideas that have been built 25 up on each other and we need to work on it</p>	<p style="text-align: right;">Page 22</p> <p>1 further, but it's really interesting, really, 2 actually, revealing, that the fact that we 3 placed the information that was there in the 4 Code more clearly has led to a lot of the 5 frustration and a lot of the comments and a lot 6 of the concerns. 7 MS. RAMOS: Mr. Chair, if I may. I was 8 muted before. 9 CHAIRMAN AIZENSTAT: Yes. 10 MS. RAMOS: I wanted to speak to the 30 11 percent open space. That change came about, 12 because it was brought up by interested 13 counsel, included in that group might be Mario 14 Garcia-Serra, Jorge Navarro and others that 15 represent developers in Coral Gables often, as 16 what they viewed as a potential taking. So 17 that's where the compromise from 20, to the 30 18 that our consultant initially suggested, to now 19 coming back to this 25 and allowing for the 20 other five percent to be slightly above grade 21 as a compromise with those individuals. 22 MR. TRIAS: And in addition, I do believe 23 that it's a better regulation. Regardless of 24 the legal ramifications, I think that this is a 25 better way to deal with the issue.</p>
<p style="text-align: right;">Page 23</p> <p>1 MR. WITHERS: Can I ask our attorney a 2 question? 3 MS. RAMOS: Sure. 4 MR. WITHERS: Can we add a condition to 5 bonuses, that if a developer wants to obtain a 6 bonus, they have to add another five percent 7 green space? 8 MS. RAMOS: Yeah. So, in the bonus -- 9 concepts of bonus are always much more 10 defensible and less difficult to get a 11 challenge on, because you can take them or 12 leave them. Nobody is compelling you to take 13 that bonus. So if you choose to take it, then 14 you may have to do "X." So that doesn't worry 15 me. 16 MR. WITHERS: Okay. Can we say, in order 17 to even begin to file for a request for a 18 Mediterranean Bonus or whatever, that they have 19 to contribute another five percent, in lieu of 20 actually having to cope with the requirement 21 for the bonus, meaning -- 22 MS. RAMOS: I think that -- 23 MR. WITHERS: Go ahead. 24 MS. RAMOS: -- the best way to do it would 25 be like a tailored, to get this bonus -- you</p>	<p style="text-align: right;">Page 24</p> <p>1 know, to get this amount of Med 1, whatever, 2 you have to give this much more green space. 3 For 2, this much more, for 3, this much more. 4 This is just from a purely legal perspective, 5 in terms of defending it. Whether that's good 6 or bad policy, I can't speak to. 7 MR. WITHERS: You know, I mean, here the 8 developers are at the table trying to be our, 9 you know, colleagues in putting together a 10 Zoning Code, and they bring up the fact that 11 we're going to get sued because we're taking 12 some of their land. I mean, that, to me, is 13 just counterproductive. 14 MS. RAMOS: Or their use, the use of that 15 land. 16 MR. WITHERS: Yeah. And, you know, on the 17 other hand, you know, they'll be asking for 18 variances and Overlays and Planned Area 19 Developments in order to benefit them. 20 So, Venny, how do you feel about making a 21 requirement, like an additional five percent 22 green space, to get the bonuses? I don't think 23 we have that in our Code now. 24 MS. RAMOS: I don't think we do. From a 25 legal standpoint, I don't think it's</p>

<p style="text-align: right;">Page 25</p> <p>1 problematic, but like I say, I don't know if</p> <p>2 it's good policy, in terms of, you know, how</p> <p>3 you develop a city. I would leave that to</p> <p>4 Ramon and to Elizabeth Plater-Zyberg.</p> <p>5 MR. WITHERS: Ramon, what do you think?</p> <p>6 MR. TRIAS: I think the City Manager and</p> <p>7 Staff have discussed the idea of refining some</p> <p>8 of the bonus processes that we have as a second</p> <p>9 phase of this effort. So I think what you're</p> <p>10 saying makes sense. It's just that tweaking</p> <p>11 that bonus program is not a simple task, as you</p> <p>12 know.</p> <p>13 MR. WITHERS: All right.</p> <p>14 MR. TRIAS: So I do think that we</p> <p>15 anticipate looking at it in the future, and</p> <p>16 that could be one of the outcomes.</p> <p>17 MR. BEHAR: And, Ramon, may I say</p> <p>18 something? In the past, whenever we had a</p> <p>19 project that has a PAD, the open space has been</p> <p>20 up to like 30 percent, so --</p> <p>21 MR. TRIAS: The minimum is 20 percent, yes.</p> <p>22 MR. BEHAR: Right. But in some projects,</p> <p>23 you have requested, you know, green space, and</p> <p>24 the example is, One, The Regency in the North</p> <p>25 Gables, that in order to get additional</p>	<p style="text-align: right;">Page 26</p> <p>1 bonuses, they provided more green space. And</p> <p>2 you guys, you know, made it without even being</p> <p>3 on a policy, just by the fact that when you</p> <p>4 approved the project, you know, you requested</p> <p>5 to have additional green space, right?</p> <p>6 MR. TRIAS: Right. And that happens</p> <p>7 through the design process and the different</p> <p>8 reviews that we have, and typically more green</p> <p>9 space and more open space is provided than the</p> <p>10 minimum requirement.</p> <p>11 MS. RAMOS: Yeah, and I think it's</p> <p>12 important to note, too, that for PADs, there's</p> <p>13 a lot of flexibility being given to the</p> <p>14 developer, in exchange for more public benefit.</p> <p>15 And so that's where that conversation occurs.</p> <p>16 MR. BEHAR: Right.</p> <p>17 MR. TRIAS: And it's a very extensive</p> <p>18 conversation, Mr. Behar, and you've been in</p> <p>19 many of them. As you know, it's takes months</p> <p>20 to figure that out.</p> <p>21 So, I think, Mr. Withers' recommendation is</p> <p>22 a very good one for that second phase of the</p> <p>23 review that we have to take after we get done</p> <p>24 with this.</p> <p>25 MS. ANDERSON: How soon can we do that?</p>
<p style="text-align: right;">Page 27</p> <p>1 MR. WITHERS: And how do you feel about the</p> <p>2 placement of the green space?</p> <p>3 MR. TRIAS: Well, that's the key. The key</p> <p>4 is that it has to be meaningful and well</p> <p>5 designed and it has to be a square or a plaza</p> <p>6 or something that matters or a park.</p> <p>7 MR. WITHERS: It just can't be a hedge</p> <p>8 along the side of the building.</p> <p>9 MR. TRIAS: Absolutely. That's the biggest</p> <p>10 issue by far. And I have to say that the</p> <p>11 consultant, at the very beginning of this</p> <p>12 process, did prepare some diagrams to go with</p> <p>13 that idea of open space.</p> <p>14 So I think the question was, how soon can</p> <p>15 we start? Well, I think we can start very</p> <p>16 soon. As soon as we finish this process, my</p> <p>17 intent is to continue with the refinement of</p> <p>18 the open space, Med Bonus design oriented</p> <p>19 regulations that we have.</p> <p>20 MR. WITHERS: And one last question, did we</p> <p>21 ever look at amplifying maybe our -- you know,</p> <p>22 our swale area, by allowing the developer to --</p> <p>23 I mean, if they -- adding to an existing green</p> <p>24 space that the City might have to amplify the</p> <p>25 green space?</p>	<p style="text-align: right;">Page 28</p> <p>1 I remember when the first iteration of the</p> <p>2 Old Spanish Village came into play, and it was</p> <p>3 a Planned Area Development, the City already</p> <p>4 had swales, but in return, the City asked the</p> <p>5 developer to expand the swales by ten feet, to</p> <p>6 give it a richer, deeper swale look as part of</p> <p>7 a trade.</p> <p>8 MR. TRIAS: Well, I mean, those kinds of</p> <p>9 very precise design choices happen all of the</p> <p>10 time, but they're in the Zoning Code per se.</p> <p>11 The Zoning Code allows and encourages the</p> <p>12 process, but the actual design depends on the</p> <p>13 location, of course.</p> <p>14 MR. WITHERS: I got it. Okay. Thank you.</p> <p>15 CHAIRMAN AIZENSTAT: Any other comments,</p> <p>16 Chip?</p> <p>17 MR. WITHERS: No, I'm good.</p> <p>18 MR. TORRE: I have a comment to that, and,</p> <p>19 again, this is maybe a question for the</p> <p>20 urbanist, for the professional. I mean,</p> <p>21 there's one thing to ask for open space on very</p> <p>22 large buildings, and they become sort of pocket</p> <p>23 parks and so on, but when you're trying to do</p> <p>24 multiple buildings and they're all small, to</p> <p>25 make all of the smaller buildings continually</p>

<p style="text-align: right;">Page 29</p> <p>1 have green space, I'm not sure to -- the</p> <p>2 amount, let's say, the City would get with</p> <p>3 pocket parks and things like that, I'm not sure</p> <p>4 they equal out, and I don't know that the rule</p> <p>5 being across the board makes as much sense as</p> <p>6 the bigger buildings.</p> <p>7 You know, I don't know if it's different --</p> <p>8 Liz, what do you think? If it's more than a</p> <p>9 10,000 square foot lot, they're made to go back</p> <p>10 ten feet across the entire, you know, Aragon or</p> <p>11 one of these other streets. Does that make a</p> <p>12 lot of sense?</p> <p>13 MS. PLATER-ZYBERG: You know, we've looked</p> <p>14 at these, in particular, in three dimensional</p> <p>15 drawings quite a bit, and by asking for the</p> <p>16 space to be of a meaningful dimension, we</p> <p>17 imagine that it would be broader as a courtyard</p> <p>18 entry or a courtyard within the building,</p> <p>19 rather than a setback the full length of the</p> <p>20 building, for instance, which doesn't make</p> <p>21 sense, because then you have the blank walls of</p> <p>22 the building next door or whatever. And in</p> <p>23 some cases, it could also have a cross-block</p> <p>24 past it, and that can be landscaped and more</p> <p>25 amenable than some of the ones that exist</p>	<p style="text-align: right;">Page 30</p> <p>1 currently.</p> <p>2 So I don't think that it's a penalty, in</p> <p>3 that sense, and most of the townhouses</p> <p>4 residents have -- if they have a hundred foot</p> <p>5 deep lot, they meet that space internally</p> <p>6 anyway.</p> <p>7 MR. TORRE: You know, I was talking more</p> <p>8 about the Downtown core and how that setback --</p> <p>9 you know, multiple pockets and so on, with</p> <p>10 having (inaudible) or does it help the street</p> <p>11 when you start doing that quite often in a</p> <p>12 smaller sense.</p> <p>13 MS. PLATER-ZYBERG: You know, it doesn't</p> <p>14 have to be along the streetfront. It can be in</p> <p>15 the building, as well. So, you know, I think</p> <p>16 there were a couple of buildings we were</p> <p>17 looking at Downtown. I'm not exactly sure</p> <p>18 which one. I think one (unintelligible)</p> <p>19 Miracle Mile, the newer buildings that have</p> <p>20 that kind of open space. Some of it is</p> <p>21 relating to the street, and, in fact, I think</p> <p>22 it's part of the enrichment of the City, but,</p> <p>23 you know, they're saying, you know, this is</p> <p>24 something that can be looked into further, but</p> <p>25 I think at this point, if we don't do it now, I</p>
<p style="text-align: right;">Page 31</p> <p>1 don't think it's going to come back. I worry</p> <p>2 that it won't come back as a further</p> <p>3 refinement.</p> <p>4 CHAIRMAN AIZENSTAT: Thank you.</p> <p>5 MR. TRIAS: The advice that I would give</p> <p>6 is, to think in terms of percentage only is not</p> <p>7 going to do the job, and that's the concern</p> <p>8 that I think Mr. Torre was expressing, that</p> <p>9 that by itself is not enough. So we need to</p> <p>10 think in terms of design implications of that</p> <p>11 open space and have some criteria.</p> <p>12 CHAIRMAN AIZENSTAT: Rene.</p> <p>13 MR. MURAI: Yeah. I have a question. Are</p> <p>14 there any significant recommendations that Liz</p> <p>15 made that you are not incorporating?</p> <p>16 MR. TRIAS: I don't think so, but you can</p> <p>17 ask Liz. I don't believe so.</p> <p>18 MR. MURAI: Liz?</p> <p>19 MS. PLATER-ZYBERG: You know, this is the</p> <p>20 one that we felt -- that we had some reason to</p> <p>21 say, but if it's going to continue -- the</p> <p>22 discussion will continue, perhaps, as Ramon is</p> <p>23 pointing out, it can be worked on further, but</p> <p>24 we think this was the main one. And, as Ramon</p> <p>25 said, the bonuses or something could be worked</p>	<p style="text-align: right;">Page 32</p> <p>1 on further.</p> <p>2 MR. TRIAS: And the intent is to have Liz</p> <p>3 as our consultant for the second phase, by the</p> <p>4 way, and that's something that the City Manager</p> <p>5 has already committed to.</p> <p>6 MR. MURAI: But generally speaking, you</p> <p>7 have followed Liz's recommendation, generally</p> <p>8 speaking? Liz?</p> <p>9 MS. PLATER-ZYBERG: Yes. Rene, you know, I</p> <p>10 think that we've made -- when I think back to</p> <p>11 the beginnings of this and how messy it all</p> <p>12 seemed to us, not being -- using the Code on a</p> <p>13 daily basis to begin with at that time, I think</p> <p>14 that we've made enormous strides in bringing it</p> <p>15 into a much more coherent format. It's</p> <p>16 something that, if you -- at some point, if</p> <p>17 certain aspects of it wanted to be worked on</p> <p>18 further, it's not going to be a kind of</p> <p>19 piecemeal addition to the Code. There's now</p> <p>20 logical places for that kind of work to happen,</p> <p>21 as people's ideas and the conditions evolve,</p> <p>22 and so we're actually very pleased that there's</p> <p>23 a kind of format for these sorts of things to</p> <p>24 be dealt with.</p> <p>25 But in terms of the content, as well, I</p>

<p style="text-align: right;">Page 33</p> <p>1 think a lot of strides were made.</p> <p>2 MR. MURAI: So you're pleased with the</p> <p>3 content?</p> <p>4 MS. PLATER-ZYBERG: Yes.</p> <p>5 MR. MURAI: Okay. The second question,</p> <p>6 Ramon, we discussed in Mixed-Use projects,</p> <p>7 whether to make it a Mixed-Use project, you</p> <p>8 have to have retail on the ground floor, as</p> <p>9 opposed to perhaps office use.</p> <p>10 MR. TRIAS: Either works, office or retail.</p> <p>11 MR. MURAI: Okay. Because we said that,</p> <p>12 you know, sometimes to try to get a Mixed-Use</p> <p>13 project, we put retail where it doesn't belong.</p> <p>14 It's a waste.</p> <p>15 MR. TRIAS: No. No. We have expanded the</p> <p>16 definition, so it's more flexible.</p> <p>17 MR. MURAI: Okay. That's all. No more</p> <p>18 comments.</p> <p>19 CHAIRMAN AIZENSTAT: Okay. Thank you,</p> <p>20 Rene.</p> <p>21 Maria, did you have any further comments?</p> <p>22 MS. VELEZ: The other comment, again, going</p> <p>23 back to the chart, because I noticed that, you</p> <p>24 know, the Mixed-Use, there were no changes from</p> <p>25 the prior one.</p>	<p style="text-align: right;">Page 34</p> <p>1 On this one, the prior one had the rear</p> <p>2 setback at the alley as five feet across the</p> <p>3 board, and it's no longer that way, and I do</p> <p>4 have concerns about that, as well. Once you</p> <p>5 have an alley, I think that adds expansion to</p> <p>6 the rear setback, by virtue of the alley. I</p> <p>7 think that, particularly in the MF1, where most</p> <p>8 of those properties are investment properties,</p> <p>9 and I know Chip commented the last time about</p> <p>10 perhaps having a look at the Ponce de Leon</p> <p>11 area, where most of those MF1s are, and they</p> <p>12 have alleys -- I believe they have alleys all</p> <p>13 along the side. I was asking to see if we had</p> <p>14 a map of alleys. I have not been able to see</p> <p>15 that yet.</p> <p>16 That, again, I think that should go back to</p> <p>17 five. I saw somewhere else we were changing</p> <p>18 the pool setback in Single-Families can be five</p> <p>19 feet, so pool and equipment could be five feet,</p> <p>20 but, yet, when you have an alley in the rear,</p> <p>21 you're still requiring a ten-foot setback both,</p> <p>22 on Single-Family and on MF1. I think that</p> <p>23 needs to be looked at a little more.</p> <p>24 MR. TRIAS: That is the required rear</p> <p>25 setback, the ten feet, whether you have an</p>
<p style="text-align: right;">Page 35</p> <p>1 alley or you don't have an alley. So what</p> <p>2 you're saying is that if you have an alley, you</p> <p>3 want to have a smaller setback?</p> <p>4 MS. VELEZ: I think that should be the same</p> <p>5 across the board. Say you have a four or six</p> <p>6 unit building in an MF3 or an MF2 area, and it</p> <p>7 backs onto an alley, and then you've got a</p> <p>8 Single-Family building on the other side of the</p> <p>9 alley. There are a lot of five-foot setback.</p> <p>10 MR. TRIAS: Okay. I understand your issue.</p> <p>11 Let me see if we can show it better in the</p> <p>12 chart.</p> <p>13 MS. VELEZ: Yeah. Other than that, I know</p> <p>14 we had also discussed townhouse parkings and</p> <p>15 the requirement that it's only one now, as a</p> <p>16 minimum, and I understand that is a minimum,</p> <p>17 but we had also talked about perhaps gearing</p> <p>18 that to the size of the townhouse. The concern</p> <p>19 being that we have too many cars parking on the</p> <p>20 street, parking on the swale. Once we do</p> <p>21 bump-outs, we're also limiting parking that's</p> <p>22 available in front of the townhouses. So I</p> <p>23 think that's another issue that needs a little</p> <p>24 more work, and I know Venny has a lot of</p> <p>25 comments that he could -- you know, he has</p>	<p style="text-align: right;">Page 36</p> <p>1 experience there, and he could give us a lot</p> <p>2 more help on that.</p> <p>3 MR. TRIAS: The related issue is the open</p> <p>4 space requirements for the townhouse, and if</p> <p>5 you have one parking space, it's easier to do</p> <p>6 it at the ground level. If you have two, then</p> <p>7 you're able to do it upstairs, at the second</p> <p>8 level. So it's a little bit complicated. I'll</p> <p>9 be happy to discuss it further with Mr. Torre.</p> <p>10 MS. VELEZ: Thank you.</p> <p>11 That's it for me, Eibi.</p> <p>12 CHAIRMAN AIZENSTAT: Thank you, Maria.</p> <p>13 Rhonda.</p> <p>14 MS. ANDERSON: Yes. I agree with the</p> <p>15 comments that have been made thus far. With</p> <p>16 regard to encouraging smaller townhomes, I</p> <p>17 think we do need to limit the size of the unit,</p> <p>18 in order to do so for that one parking space,</p> <p>19 because if you don't say that it's just a one</p> <p>20 bedroom townhome, and you have one space</p> <p>21 parking on those, I don't think we're going to</p> <p>22 get what we are really looking for and then</p> <p>23 we'll end up with a lack of parking, and some</p> <p>24 of these areas don't have off-street parking</p> <p>25 readily available. Then our swales will begin</p>

<p style="text-align: right;">Page 37</p> <p>1 to deteriorate as a result of that.</p> <p>2 And, you know, working in certain areas, we</p> <p>3 need to do that visioning, so that we have</p> <p>4 meaningful open space. So that, you know, I</p> <p>5 think we can work with the bonus programs, as</p> <p>6 Chip has mentioned, but, you know, if there's</p> <p>7 things that the developer does, where we can</p> <p>8 have additional open space, either on-site or</p> <p>9 off-site, through some visioning, that would be</p> <p>10 beneficial.</p> <p>11 I'm glad to see that you had more bike</p> <p>12 parking spaces. I'm still a little concerned,</p> <p>13 when you have family units, that, you know, one</p> <p>14 parking space to four units is maybe</p> <p>15 problematic. So it might require a little more</p> <p>16 study on that.</p> <p>17 And TDRs, I'm in favor of them. I do think</p> <p>18 we need to look at each area, though, and see</p> <p>19 if perhaps we need to look at whether there's a</p> <p>20 reasonable -- a park within a reasonable</p> <p>21 distance, if we're going to be, you know,</p> <p>22 reducing the amount of green space on the</p> <p>23 ground level.</p> <p>24 So those are my comments. And thank you,</p> <p>25 again, all of you, for all of your hard work on</p>	<p style="text-align: right;">Page 38</p> <p>1 this project, and I look forward to following</p> <p>2 up.</p> <p>3 CHAIRMAN AIZENSTAT: Thank you, Rhonda.</p> <p>4 Robert.</p> <p>5 MR. BEHAR: Mr. Chair, like I said, and I</p> <p>6 stated before, I feel very confident that we</p> <p>7 will continue working with Liz and Ramon to</p> <p>8 make sure everything is done correctly, to the</p> <p>9 best of -- to what would be the best possible</p> <p>10 Code. The fundamental concern here was to make</p> <p>11 sure that we did not lose -- the owners of</p> <p>12 properties did not lose any development rights,</p> <p>13 and I think that, at this point, we feel like,</p> <p>14 you know, we're almost there. There's a couple</p> <p>15 of little more tweakings that has to be done,</p> <p>16 but I think it's important -- I think it needs</p> <p>17 to be a process, just an evolution that is</p> <p>18 going to continue, and this is not the end.</p> <p>19 We're going to have to amend it and I'm sure</p> <p>20 Liz and Ramon and everybody who has been</p> <p>21 working on it will follow-up to make sure it's</p> <p>22 done correctly.</p> <p>23 I am very pleased where we are today, and I</p> <p>24 feel very confident we're going to end up with</p> <p>25 a very good -- a much better Code than what we</p>
<p style="text-align: right;">Page 39</p> <p>1 had before. Thank you.</p> <p>2 CHAIRMAN AIZENSTAT: Thank you.</p> <p>3 I would very much encourage, Ramon, that</p> <p>4 you work also closely with the City Attorney's</p> <p>5 Office. I know Miriam and Craig have really</p> <p>6 worked hard on this, and it's important to make</p> <p>7 sure that we don't take owner's rights and it's</p> <p>8 important to really get a good Code.</p> <p>9 I also look forward to the second stage of</p> <p>10 this, where we can look at bonuses and how we</p> <p>11 can possibly get additional items for the City,</p> <p>12 such as the open spaces, possibly, where it's</p> <p>13 not determined to be a taking of right or so</p> <p>14 forth.</p> <p>15 I want to very much thank Liz for working</p> <p>16 on this and putting all of the hard efforts,</p> <p>17 the City Staff, Ramon and his entire Staff,</p> <p>18 Development Services, Dennis, basically, you</p> <p>19 know, the group of architects that have come</p> <p>20 together with the attorneys, also, to work on</p> <p>21 this, and I think it's really come -- I don't</p> <p>22 want to say a long way, but they've actually</p> <p>23 made quite a bit of strides since even a month</p> <p>24 ago that we'd initially seen this, and that</p> <p>25 shows dedication and I just want to thank</p>	<p style="text-align: right;">Page 40</p> <p>1 everybody for doing that.</p> <p>2 Any other comments from anybody?</p> <p>3 MR. WITHERS: I have one comment.</p> <p>4 CHAIRMAN AIZENSTAT: Yes, Chip.</p> <p>5 MR. WITHERS: You know, each one of us has</p> <p>6 different thoughts and feelings and it seems</p> <p>7 that we all kind of have the thread -- the</p> <p>8 common vision and thread to this, and I don't</p> <p>9 know if it would help our esteemed Planning and</p> <p>10 Zoning Director, if he can put it together, but</p> <p>11 almost like a brief vision statement or</p> <p>12 something that kind of outlines what our</p> <p>13 feelings are.</p> <p>14 I mean, I think we all had a concern about,</p> <p>15 you know, more green space, better quality of</p> <p>16 life, by protecting, you know, the</p> <p>17 Single-Family residences across Le Jeune Road,</p> <p>18 so that the Commission could get the feel of</p> <p>19 our Board and the direction we were going.</p> <p>20 It's just a thought. I think it might help</p> <p>21 them understand some of the direction in which</p> <p>22 we were, you know, coming from. So that's just</p> <p>23 a thought.</p> <p>24 CHAIRMAN AIZENSTAT: Okay. Any other</p> <p>25 comments? No?</p>

<p style="text-align: right;">Page 41</p> <p>1 Ramon, once again, talk about just what</p> <p>2 your next steps will be going forward.</p> <p>3 MR. TRIAS: The next step is, on Tuesday,</p> <p>4 the 15th, we'll have a meeting with the</p> <p>5 Commission for First Reading, obviously a</p> <p>6 public meeting under the Zoom format, and at</p> <p>7 that time, we'll finalize policy discussions</p> <p>8 and then we will finalize the text for the</p> <p>9 Second Reading yet to be scheduled.</p> <p>10 CHAIRMAN AIZENSTAT: Okay.</p> <p>11 MR. TRIAS: And I want to thank the City</p> <p>12 Attorney's Office, Miriam, and, of course,</p> <p>13 Craig. They've been very helpful throughout</p> <p>14 the whole process.</p> <p>15 CHAIRMAN AIZENSTAT: Okay. And, also, the</p> <p>16 Deputy of Development Services Director --</p> <p>17 MR. TRIAS: Devin Cejas, of course, and our</p> <p>18 consultant, Jennifer and Arceli and Ana from my</p> <p>19 Staff.</p> <p>20 CHAIRMAN AIZENSTAT: Okay. Thank you,</p> <p>21 everybody.</p> <p>22 Is there anything else?</p> <p>23 MS. VELEZ: I just saw a note from Rhonda</p> <p>24 that says that she's been muted and she could</p> <p>25 not comment.</p>	<p style="text-align: right;">Page 42</p> <p>1 MS. ANDERSON: Thank you.</p> <p>2 CHAIRMAN AIZENSTAT: There you go, Rhonda.</p> <p>3 MS. ANDERSON: Thank you. Thank you.</p> <p>4 I was just going to second your comments.</p> <p>5 The hard work is evident. So that's when I</p> <p>6 noticed I was muted.</p> <p>7 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>8 Again, thank you also to the entire Board for</p> <p>9 putting all of their efforts, their questions,</p> <p>10 their concerns and really making this happen.</p> <p>11 It's important. It's important when citizens</p> <p>12 care about the City where they live and it</p> <p>13 makes it actually a better place.</p> <p>14 I guess, if there's nothing further, we</p> <p>15 only had one item on the agenda, is there a</p> <p>16 motion to adjourn?</p> <p>17 MR. MURAI: So moved.</p> <p>18 MS. ANDERSON: Second.</p> <p>19 CHAIRMAN AIZENSTAT: We have a second. Any</p> <p>20 comments? No?</p> <p>21 All right. Thank you, everybody, for</p> <p>22 attending.</p> <p>23 (Thereupon, the meeting was concluded at</p> <p>24 4:50 p.m.)</p> <p>25</p>
<p style="text-align: right;">Page 43</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3 S T A T E O F F L O R I D A :</p> <p>4 S S .</p> <p>5 C O U N T Y O F M I A M I - D A D E :</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 14th day of September, 2020.</p> <p>17</p> <p>18</p> <p>19 S I G N A T U R E O N F I L E</p> <p>20 _____</p> <p>21 NIEVES SANCHEZ</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	