

1 19, that Wednesday, at 4:00 p.m.
2 MR. MURAI: Miriam, do you want us to just
3 continue the meeting to that date, instead of
4 deferring?
5 MS. RAMOS: I think there are other items
6 on this agenda, so I think you're just
7 deferring this one item.
8 CHAIRMAN AIZENSTAT: That is correct.
9 MR. MURAI: I move to defer, to August
10 19th, this item.
11 CHAIRMAN AIZENSTAT: E-2.
12 MS. VELEZ: Second.
13 CHAIRMAN AIZENSTAT: And we have Maria
14 second. Any discussion?
15 MR. WITHERS: Do we need to find out if
16 Elizabeth is going to join us at that meeting?
17 We've asked everybody but Elizabeth.
18 MR. MURAI: She's not important. She's
19 only the consultant.
20 MS. PLATER-ZYBERG: I'm muted. Yes, I can
21 be there. Thank you for asking.
22 MR. TORRE: Mr. Chair, I have a question.
23 Does it make sense for us to start providing
24 questions with regard to -- think about what
25 those questions would be, so there's a thought

1 MS. RAMOS: No, because that's where you
2 get into -- I mean, it's technically a one way
3 communication, I suppose.
4 MR. MURAI: Okay. Communication from Ramon
5 to me.
6 MR. TRIAS: I mean, I can go back and forth
7 with you, but I cannot have -- I cannot tell
8 other people.
9 MS. RAMOS: Yeah, there may be space --
10 Rene, there may be space for us to -- if you
11 don't know who they're coming from, so if Ramon
12 compiles a list of questions, there may be
13 space for us to be able to put them together
14 and send them to all of you, but let me look at
15 that a little bit more closely to make sure.
16 CHAIRMAN AIZENSTAT: In other words,
17 without the author.
18 MS. RAMOS: Yeah.
19 MR. TORRE: I think that would be helpful
20 for us to understand what everybody else is
21 thinking, and, again, that will be a more
22 productive meeting.
23 CHAIRMAN AIZENSTAT: Okay. So we have a
24 first. We have a second. Any other comments?
25 No?

1 process to be had by Ms. Plater-Zyberg and
2 Staff, so that we're having a more effective
3 meeting and we can all maybe a week before --
4 and maybe suggestions, as well, so that, again,
5 we can have a more productive meeting.
6 CHAIRMAN AIZENSTAT: Craig, are we allowed,
7 or Miriam, are we allowed to do that, as long
8 as it's not circulated, I would assume, between
9 everybody, for Sunshine Laws?
10 MS. RAMOS: Yeah. As long as you don't do
11 it among each other, you're fine. You should
12 just send it to maybe Ramon or whoever the
13 Planning person is going to be.
14 MR. TRIAS: Yeah. The best thing you can
15 do is to give me your questions before the
16 meeting. That is by far the best approach. So
17 anything you need to do, you can always talk to
18 Staff and you can talk to me or any of my
19 Staff.
20 CHAIRMAN AIZENSTAT: Okay. So, at that
21 point, we would ask everybody to send it
22 individually, don't CC or so forth, to any
23 other Board Members.
24 MR. MURAI: Okay. But once you receive
25 them, can you circulate them, Miriam?

1 Call the roll, please, Jill.
2 THE SECRETARY: Venny Torre?
3 MR. TORRE: Yes.
4 THE SECRETARY: Maria Velez?
5 MS. VELEZ: Yes.
6 THE SECRETARY: Chip Withers?
7 MR. WITHERS: Yes.
8 THE SECRETARY: Rhonda Anderson?
9 MS. ANDERSON: Yes.
10 THE SECRETARY: Robert Behar?
11 MR. BEHAR: Yes.
12 THE SECRETARY: Rene Murai?
13 MR. MURAI: Yes.
14 THE SECRETARY: Eibi Aizenstat?
15 CHAIRMAN AIZENSTAT: Yes.
16 The next Item is E-3. Craig, would you
17 like to read that into the record, please?
18 MR. COLLER: Yes. And just a preliminary
19 comment, again, the citation here is to
20 reorganized Code.
21 E-3, an Ordinance of the City Commission of
22 Coral Gables, Florida amending the Future Land
23 Use Map of the City of Coral Gables
24 Comprehensive Plan pursuant to Zoning Code
25 Article 14, "Process," Section 14-213, and

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1 Comprehensive Plan amendment procedures (163
 2 and 3187), Florida Statutes, changing the land
 3 use designation for certain properties located
 4 in Lots 25-39, Block 27, all of Block 28 and
 5 all of Block 36, Crafts Section, Coral Gables,
 6 Florida from either Single-Family High Density
 7 or Multi-Family Duplex Density to Commercial
 8 Low-Rise intensity; providing for a repealer
 9 provision, severability clause, and providing
 10 for an effective date.

11 This item is for public hearing. It is a
 12 legislative item. There are, however, two
 13 Zoning items, I think, that are related. Are
 14 they not, Ramon?

15 MR. TRIAS: Yes, sir. I would recommend
 16 the three items be read into the record
 17 together.

18 MR. COLLER: Okay. So when we do that,
 19 then it's no longer just a purely legislative
 20 meeting and it's quasi-judicial --

21 MR. TRIAS: Can I say something? It's
 22 really a conceptual meeting, because we have
 23 not adopted the MX1. So we're discussing
 24 things generally at this point.

25 MR. COLLER: Right, but we're still going

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1 amendments to effectuate these changes,
 2 pursuant to Zoning Code Article 14, "Process",
 3 Section 14-212 "Zoning Code Text and Map
 4 Amendments"; providing for a repealer
 5 provision, severability clause and providing
 6 for an effective date.

7 Item E-5, an Ordinance of the City
 8 Commission of Coral Gables, Florida providing
 9 for a text amendment to the City of Coral
 10 Gables Official Zoning Code by amending
 11 Appendix A, "Site Specific Zoning Regulations",
 12 Section A-36, "Crafts Section," by deleting
 13 provisions for height restriction for certain
 14 properties legally described as lots 16 and 17,
 15 lots 24 through 30, inclusive, and the west
 16 one-half of lot 23, all in Block 36, Coral
 17 Gables, Florida, providing for a repealer
 18 provision, severability clause, and providing
 19 for an effective date.

20 Items E-4, E-5 and E-3, public hearing.

21 CHAIRMAN AIZENSTAT: Before we do the
 22 presentation, I know there's a laptop that's at
 23 City Hall outside for any individuals that
 24 would like to be there. Do we know if we have
 25 individuals out there?

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1 to conduct it in a quasi-judicial manner. The
 2 reason that Ramon is saying that is, the
 3 rezoning to this MX1 District, the MX1 District
 4 doesn't exist yet, so this is really kind of a
 5 theoretical, you are the recommending body, so
 6 you're giving the input, but I think we still
 7 need to conduct it in a quasi-judicial
 8 procedure.

9 So my recommendation is, I'll read the two
 10 titles in. We'll have the normal
 11 presentations, but then we're going to have to
 12 swear in any witnesses that are going to speak
 13 tonight.

14 Miriam, do you have any additional thoughts
 15 you want to mention on this?

16 MS. RAMOS: No, Craig. You covered it.

17 MR. COLLER: Okay. So Item E-4, an
 18 Ordinance of the City Commission of Coral
 19 Gables, Florida making zoning district boundary
 20 changes for certain properties located in Lots
 21 25-39, Block 27, all of Block 28, and all of
 22 Block 36, Crafts Section, Coral Gables, Florida
 23 from either Single-Family Residential or
 24 Multi-Family 1 Duplex to Mixed Use 1 District;
 25 and making the appropriate zoning map

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1 Okay. So we have none.

2 MR. BEHAR: It's an empty laptop.

3 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
 4 and do the presentation by Staff first, Ramon.

5 MR. TRIAS: Thank you, Mr. Chairman. Could
 6 I have the PowerPoint, please?

7 Just as I told you that the prior item
 8 didn't change anything, this item changes
 9 something very, very specifically.

10 Next, please.

11 And it tries to implement some of the new
 12 ideas that are being proposed, Mixed-Use ideas
 13 that Commissioner Keon talked about, and some
 14 of the ideas that have been discussed with the
 15 neighbors for, perhaps, a couple of years,
 16 quite some time, and it's a very specific area
 17 between Le Jeune, Salzedo and Santander --
 18 Next. Next -- that through the years has
 19 developed with mostly Single-Family, mostly Mid
 20 Century, some older buildings.

21 Next.

22 But that originally, when Merrick was
 23 coming up with the vision, and it was a very
 24 good vision for the City, it was meant to be
 25 more of a live-work and more of a Mixed-Use

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1 area, the Crafts Section. That's why it was
 2 called the Crafts Section. So, from that point
 3 of view, we have an idea of the original
 4 intent.
 5 Next.
 6 So what happens today is that, there's
 7 mostly one story Single-Family houses, a few
 8 buildings from the '20s, but very wide streets,
 9 mostly paved. So what happens is that they
 10 don't look like the typical neighborhoods of
 11 Coral Gables, which have much more trees and
 12 landscape, and so on.
 13 Next.
 14 And we've had many discussions with
 15 neighbors.
 16 Next.
 17 We tried to come up with -- next -- with
 18 some ways of enhancing landscaping, et cetera,
 19 and I think that the best approach -- next --
 20 is to go back to the original and try to use
 21 the MX1, which is very similar, I think, to the
 22 original idea that Merrick had. MX1 is the
 23 lowest Mixed-Use being proposed, and try to
 24 change the Land Use and Zoning for that
 25 District.

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1 is kind of like popping up in yellow, into the
 2 Downtown, and that is the area that we're
 3 talking about. So it's always been a little
 4 bit undefined, in terms of this grandeur
 5 vision.
 6 Next.
 7 In fact, if you look at the existing Future
 8 Land Use Map, you will see that the color that
 9 is not yellow, is an ochre color. It's very
 10 unusual, because that's the only place where
 11 that extra density -- of higher density
 12 Single-Family is in the Comp Plan, and then the
 13 Zoning is simply Single-Family and Duplex
 14 around the perimeter.
 15 Next.
 16 So the request is three things. One is to
 17 have a Comp Plan amendment to allow the
 18 Mixed-Use. The other one is to Zone the area
 19 to MX1, which doesn't exist yet, but at the
 20 point that -- if the Commission were to approve
 21 it, that, in my view, would be the best
 22 designation. And, then, some cleanup language
 23 and some Site Specific lots in the perimeter
 24 that don't really accomplish many of the goals
 25 that we have.

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1 Next.
 2 And this is not unusual. I'm going to go
 3 fairly fast through the slides.
 4 Next.
 5 Our Zoning has changed. If you look at the
 6 aerial from 1938, you can see that the great
 7 vision of the City didn't quite materialize as
 8 fast as Merrick would have liked, and, then,
 9 through the years, things have changed.
 10 Next.
 11 And at some point, in the first Zoning
 12 Code, there was a very simple look at the Uses,
 13 the Commercial, which we're still dealing with
 14 in this Re-Write, by the way.
 15 Next.
 16 And, then, through the '40s, you can see
 17 more of an interest in trying to develop the
 18 Special Zoning for the corridors, trying to
 19 have more of an urban design approach to
 20 things -- next -- which is also shown in the
 21 '50s. And, again, I'm just trying to expand
 22 the discussion and show that changes to the
 23 Code have been actually quite common.
 24 Next.
 25 And by the '60s, you can see that area that

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1 Next.
 2 So Request Number One is to change the Land
 3 Use to Low-Rise intensity, and you will see,
 4 it's pink, and right next to it, to the east,
 5 is also pink. So it's not something that would
 6 be unusual. It's consistent with the general
 7 development of the area.
 8 Next.
 9 Request Number 2 would be to Zone to MX1,
 10 which is also being proposed for some areas
 11 around this District.
 12 Next.
 13 And, then, finally, in yellow, there are
 14 some lots that have some Site Specifics that
 15 deal with the bungalow type duplex being one
 16 story in height, which, really, don't become --
 17 they're not very useful, in terms of a
 18 regulation, given the way the area has
 19 developed.
 20 Next.
 21 And just, in a very simple diagram, that's
 22 the existing condition. In red is the area
 23 that we're dealing with.
 24 Next.
 25 This is some of the type of -- the low end

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1 of the infill of MX1, if it were to be
 2 developed with small incremental projects.
 3 And Next.
 4 That will give you a sense of some slightly
 5 denser opportunities. But you can see, the San
 6 Sebastian Apartment is right to the south of
 7 that, and Downtown, you can see, the massing of
 8 the buildings to the north. So it fits fairly
 9 consistently with existing development.
 10 Next.
 11 Some of the drawings that I hope to bring
 12 next time we talk about the Code, some of the
 13 more detailed drawings that show the type of
 14 development are here, and this shows you that,
 15 in the smaller increment, that there's three
 16 stories. In the big increment, there could be
 17 a potential six, with Med Bonus Level 2, but
 18 generally speaking the emphasis is in the
 19 smaller increment, which right now is just not
 20 possible with the existing regulations, like
 21 Commissioner Keon mentioned.
 22 Next.
 23 Perhaps, not surprisingly, we've had a lot
 24 of support from the neighborhood. There's a
 25 petition, there's several e-mails. All of the

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1 believe there may be some neighbors, and I'll
 2 be happy to answer any questions.
 3 CHAIRMAN AIZENSTAT: Is there a
 4 presentation being done by anybody else or
 5 you're the only presentation?
 6 MR. TRIAS: I think that's it. I think
 7 that's it. I do know that there was some
 8 interest and there may be some public input
 9 that you may want to include.
 10 CHAIRMAN AIZENSTAT: Okay.
 11 MR. COLLER: Mr. Chairman, we're going to
 12 need to read in those messages that were sent
 13 in --
 14 CHAIRMAN AIZENSTAT: Correct.
 15 MR. COLLER: -- at the appropriate time.
 16 CHAIRMAN AIZENSTAT: Can we go ahead and
 17 read in those messages that were sent first,
 18 Jill?
 19 THE SECRETARY: Yes. I will look for
 20 them.
 21 CHAIRMAN AIZENSTAT: Okay.
 22 While Jill is looking for this, I would
 23 like to remind everybody, if everybody, that's
 24 on the Zoom platform, that would like to speak,
 25 if you could please send a chat directly to

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1 communications I received today were in support
 2 of the request.
 3 Next.
 4 We've had public notification. We've had
 5 the legal ad, the mailings, 1,500 feet, we
 6 mailed the -- we noticed all of the properties,
 7 also, and this has been posted on City Hall and
 8 the web page, and also we posted the Staff
 9 Report.
 10 And -- next.
 11 This is the map, which we will verify that
 12 everybody got the proper notice.
 13 Next.
 14 And the Staff recommendation for Request
 15 Number 1, which is the Comprehensive Plan
 16 Amendment, is approval, because it is
 17 consistent with the Comprehensive Plan
 18 standards. Request Number 2 is also approval,
 19 which is the Zoning Code Map Amendment, should
 20 the Zoning Code be adopted as proposed, and,
 21 finally, we're also recommending approval for
 22 the Text Amendment to remove some of the Site
 23 Specifics.
 24 Next.
 25 That's the end of the presentation. I

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1 Jill Menendez. You can do that individually.
 2 It's a pop down menu.
 3 MR. TRIAS: Mr. Chairman --
 4 CHAIRMAN AIZENSTAT: Yes.
 5 MR. TRIAS: -- my Staff checked and Rhonda
 6 Anderson was mailed a letter. She's within the
 7 1,500 feet. So I don't know what the issue was
 8 there.
 9 CHAIRMAN AIZENSTAT: Okay. And everybody
 10 that is on the phone line, we'll take you up
 11 next. That is *9, to be recognized, and each
 12 individual person will be sworn in prior to
 13 speaking or testifying.
 14 Jill, you're muted. Could we unmute Jill?
 15 Thank you.
 16 THE SECRETARY: First speaker is Kirk
 17 Menendez.
 18 CHAIRMAN AIZENSTAT: Well, before we ask
 19 for the speakers, you were going to read in the
 20 e-mails that were sent to you, so we could
 21 enter them for the record.
 22 THE SECRETARY: First comment was from
 23 Dennis Fundora. Hello, my name is Dennis
 24 Fundora, the authorized agent of 317 Holding,
 25 LLC, which is legal owner of 317 Malaga Avenue,

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1 Coral Gables, Florida 33134. I'm submitting
 2 the attached e-comment, in the absence, to be
 3 read at the PZ Meeting on July 29th, 2020. I'm
 4 hereby confirming the entity support of the
 5 Crafts Section rezoning. As Members of the
 6 Planning and Zoning Board are aware, this area
 7 is no longer compatible with Single-Family
 8 residential use, as there is no buffer to the
 9 surrounding Commercial development, which
 10 results in increased amounts of traffic,
 11 privacy issues, safety concerns and parking
 12 overflow issues due to the neighboring police
 13 station, car dealerships, office buildings and
 14 retail establishment.

15 Secondly, these homes are surrounded by
 16 existing and proposed Commercial development,
 17 all of which tower above these Low-Rise
 18 residences, further eroding privacy and the
 19 quality of life that Coral Gables is known for.
 20 Being surrounded by Commercial development,
 21 where speeding cars are a daily concern,
 22 decreases property values and makes it
 23 difficult to find renters.

24 Finally, the Crafts Section was promised
 25 streetscape improvements and buffer to improve

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1 Department several times to ticket cars which
 2 were parked blocking our driveway.

3 We complained about a car dealer, who was
 4 using our streets to allow their clients to
 5 test drive cars at high speeds, to no avail.
 6 We began to feel that Catalonia, with its
 7 office buildings, Commercial retail
 8 establishments and increased vehicular traffic
 9 on our treeless street was not the City
 10 Beautiful we once enjoyed.

11 In 2005, after spending several years of
 12 hoping for a chance -- I think they meant
 13 change -- we gave up and moved to Surfside and
 14 now use our home as a rental. With each year
 15 that passes, we find that our home is harder to
 16 rent, as few people want to raise a family in a
 17 Commercial like environment. Also, this is
 18 evident as property values on the west side of
 19 Le Jeune Avenue, with its tree lined streets,
 20 are 20 to 25 percent higher. I, therefore,
 21 support the City initiative to rezone this area
 22 for Commercial use. Thank you.

23 Maria B. (sic) Lopez. My name is Maria L.
 24 Lopez. I own 355 Malaga. I strongly support
 25 the proposed rezoning for Commercial use. As

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1 the street and those were never delivered.
 2 Property owners have been promised a rezoning
 3 for more than ten years. Accordingly, I
 4 respectfully request that the Planning & Zoning
 5 Board votes to approve the proposed rezoning
 6 immediately, as this cannot wait any longer.
 7 Very truly yours, 317 Holdings, LLC, Denise
 8 Fundora.

9 John Martini. To the Officials and Staff
 10 Members of the Planning & Zoning Board, my name
 11 is John Martini and I own my home at 310
 12 Catalonia Avenue, which I purchased in 1992.
 13 We lived in Madison, New Jersey before coming
 14 here, and spent six months researching which
 15 area we should move to, and chose Coral Gables,
 16 as we were impressed by the quality of life
 17 which Coral Gables offered with the title of
 18 the City Beautiful.

19 At first, we were very happy with the
 20 change and found Catalonia to be an ideal place
 21 to live. However, as the years passed, we
 22 discovered that Catalonia does not provide the
 23 same quality of life as other areas of the
 24 Gables. We began to have problems with the
 25 parking, and over the years, called the Parking

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1 an 84-year-old widow, I depend on renting this
 2 property to single families for income. When I
 3 purchased the property over a decade ago, the
 4 area was quiet and attractive, family friendly,
 5 and it was a pleasure working with single
 6 families to occupy the property. Not so
 7 anymore. This block is surrounded by
 8 Commercial and retail areas now, and single
 9 families are no longer attracted to this area.
 10 Traffic has dramatically increased. Malaga
 11 Avenue is often used by speeding cars to cut to
 12 and from Le Jeune, and illegal street side
 13 parking by Commercial visitors prevent
 14 residents from parking in front of their own
 15 homes.

16 Finally, the nearby Commercial and retail
 17 stores have removed all privacy from the area,
 18 and safety issues, not just from speeding cars,
 19 but also from increased foot traffic, are
 20 concerning. This neighborhood is simply no
 21 longer a Single-Family area. It is sandwiched
 22 and isolated among retail stores and offices.
 23 Again, given the realities of the area, I
 24 strongly support the re-zoning proposal and
 25 urge this Board to favorably recommend the

1 proposed changes to the City Commission.
 2 My name is Stefan Seuss, and I live at 340
 3 Catalonia Avenue, Coral Gables, Florida 33134.
 4 I've live between the Gables and Coconut Grove
 5 for the last 20 years, and at the above stated
 6 address, my third summer. I live here
 7 sometimes with my two teenage sons, who I share
 8 with my ex-wife. I support the proposed
 9 rezoning of the above stated section by the
 10 City of Coral Gables for the following reasons:
 11 Since I've known this area of the Gables,
 12 Catalonia was used as a through street during
 13 rush hours on many mornings and in the evening.
 14 However, since I've lived here, I've seen that
 15 my street is used extensively by vehicles to
 16 avoid traffic on Le Jeune and the traffic
 17 increased monthly. Unfortunately, sometimes
 18 the street even turns into a race course and
 19 I'm reluctant to let my kids use their
 20 skateboard in front of the house. Now, with
 21 even more increased heavy truck traffic
 22 catering to The Plaza Coral Gables, the street
 23 is no longer a residential neighborhood street.
 24 I understand that the construction traffic
 25 will subside when The Plaza is finished, but

1 THE SECRETARY: There's one more.
 2 CHAIRMAN AIZENSTAT: Would you read it,
 3 please?
 4 MS. REDILLA: Which I can read. Okay.
 5 My name is Marissa Tenazas and we own 352
 6 Catalonia Avenue. I know that there is a
 7 proposal to refine our area. We support such
 8 proposal on our street, to help expand our
 9 Commercial area in Coral Gables. I'm currently
 10 attending the Zoom meeting, but I cannot stay
 11 through the whole meeting, but wanted to
 12 express my views. Thanks. Best regards, Louis
 13 Tenazas and Marissa Tenazas.
 14 CHAIRMAN AIZENSTAT: Thank you.
 15 I think there's also the petition that was
 16 handed in. If we could read the body of the
 17 petition and then you can tell us how many
 18 signatures are on there for that Petition?
 19 Would that suffice, Craig?
 20 MR. COLLIER: That would be fine.
 21 CHAIRMAN AIZENSTAT: Thank you.
 22 Jill.
 23 THE SECRETARY: The petition was submitted
 24 by Jorge Navarro. Consent to the City
 25 initiated proposed change of Land Use and

1 then there will be another increased traffic
 2 situation in connection with the occupants and
 3 visitors of the Center. I'm actually for the
 4 Plaza development, but I understand that my
 5 neighborhood cannot be seen as a Single-Family
 6 zoned area anymore. Additionally, all areas
 7 towards the north, with now two car
 8 dealerships, and to the east with Commercial,
 9 to me, this area is well suited by following
 10 your proposal and convert it into a Mixed-Use
 11 area, but still with low impact.
 12 Since I've lived in Miami, your City, with
 13 some exceptions, in the Alhambra area, has done
 14 a great job to improve the appeal of Coral
 15 Gables for businesses and residents alike, and
 16 I trust that you will make the right decision
 17 to lead the City into the future.
 18 Thank you very much for your time. I wish
 19 you a successful hearing. Best regards.
 20 And that is it.
 21 MR. TRIAS: Mr. Chairman, there's one
 22 additional --
 23 CHAIRMAN AIZENSTAT: Is there one
 24 additional one?
 25 MR. TRIAS: Yes.

1 Zoning. We, the undersigned owners of property
 2 within the area in the City of Coral Gables,
 3 founded by the following right of way, West Le
 4 Jeune Road, Southwest 42nd Avenue, north,
 5 east/west Alley bisecting Block 27 of the Coral
 6 Gables Crafts Section, east of Salzedo Street,
 7 south Santander Avenue, do hereby consent to a
 8 City of Coral Gables initiated change of the
 9 areas Land Use and Zoning designations as to
 10 incorporate this area into the City Central
 11 Business District and to permit Multi-Family
 12 and Mixed Residential/Commercial Uses.
 13 CHAIRMAN AIZENSTAT: And how many
 14 signatures?
 15 THE SECRETARY: They're not numbered. One
 16 second. I believe, over -- about 20.
 17 CHAIRMAN AIZENSTAT: I've got 18, plus 17,
 18 plus one, two, three -- plus, twelve. 18, 17,
 19 12. And then we have an additional --
 20 MR. BEHAR: 47 -- 48.
 21 CHAIRMAN AIZENSTAT: 48. Thank you,
 22 Robert. I knew we needed an architect on the
 23 Board.
 24 Jill, how many speakers do we have?
 25 THE SECRETARY: We have fifteen.

1 CHAIRMAN AIZENSTAT: And are they Zoom or
 2 are they phone line or --
 3 THE SECRETARY: I believe most of them are
 4 Zoom.
 5 MR. BEHAR: Are we going to give a time
 6 limit for the speakers, since we have 15 --
 7 CHAIRMAN AIZENSTAT: Yes. So there's a
 8 three-minute time limit, which I had stated at
 9 the beginning.
 10 THE SECRETARY: Sorry, we also have a
 11 telephone number that's also wanting to
 12 comment.
 13 CHAIRMAN AIZENSTAT: Okay. And who will be
 14 doing the swearing in?
 15 THE SECRETARY: The court reporter.
 16 CHAIRMAN AIZENSTAT: If the court reporter,
 17 please, when Jill call the name of the person
 18 and they are unmuted and acknowledge, if you
 19 would please swear them in.
 20 Jill, go ahead and please call the first
 21 witness.
 22 THE SECRETARY: Kirk Menendez.
 23 (Thereupon, the participant was sworn.)
 24 CHAIRMAN AIZENSTAT: Thank you. If you
 25 could please start by stating your full name

1 Single-Family homes began on the 300 Blocks of
 2 Malaga and Catalonia, in the late 1940s. It
 3 was a detour of opportunity from the original
 4 plan for the area.
 5 Fast-forward to 2002, and discussions about
 6 rezoning this area to Commercial began. In
 7 early 2000s, I recall a couple of Planning &
 8 Zoning Board Members at a P&Z meeting openly
 9 question why Single-Family homes were located
 10 in what was fundamentally a Commercial area,
 11 and they were right to question. When you look
 12 at our streets, they're the same width and
 13 makeup as most every street criss-crossing the
 14 Downtown area of the City. We even have the
 15 same type of street lights you'd find
 16 throughout the City's urban core, and we are on
 17 the same electrical grid as parts of the
 18 commercially zoned areas of the Crafts Section.
 19 In fact, the San Sebastian building at the
 20 corner of University Drive and Le Jeune was
 21 actually a full fledged hotel in the early days
 22 of the City, during the peak of George
 23 Merrick's vision for Coral Gables.
 24 So, just like I have a history with the
 25 City, this area has a history, too, and it's

1 and your address.
 2 MR. MENENDEZ: Sure.
 3 My name is Kirk Menendez. I reside at 325
 4 Malaga Avenue, and I support the rezoning.
 5 I've been a resident of Coral Gables and of its
 6 Crafts Section since 1962, when JFK was
 7 president, and I've resided on the 300 Block of
 8 Malaga since 1977. I've been deeply involved
 9 in the community, including the Youth Center,
 10 where I've coached for over 25 years, and where
 11 today I'm the longest serving President of the
 12 75-year-old Coral Gables War Memorial Youth
 13 Center Association.
 14 For more than half a century, my life has
 15 been closely intertwined with the City, with
 16 the Crafts Section, and most importantly, with
 17 the area being considered for re-zoning today.
 18 And this proposed area has an extensive
 19 history, too. In 1942, George Merrick died
 20 without seeing his vision for the Crafts
 21 Section completed. When World War II ended in
 22 1945, GIs flocked to South Florida to study at
 23 UM and starts their families. Suddenly, there
 24 was a great demand for smaller, more affordable
 25 homes. That is when construction of

1 the same history as the Commercial areas that
 2 immediately surround it. They're one and the
 3 same. It's finally time to codify what
 4 everyone has known for decades, that the area
 5 between Catalonia and Santander and Le Jeune
 6 and Salzedo is meant to be Commercial. It
 7 always has.
 8 So, on behalf of my family, I strongly
 9 request that you please support this item and
 10 approve the rezoning. Thank you.
 11 CHAIRMAN AIZENSTAT: Thank you, sir.
 12 THE SECRETARY: Sophia Larraz.
 13 MR. MURAI: Eibi, can we swear all
 14 witnesses at once?
 15 CHAIRMAN AIZENSTAT: Craig wanted to do
 16 them individually.
 17 MR. COLLER: You can't really do it all at
 18 once. It's just a limitation of the
 19 technology. So, unfortunately, we're going to
 20 have to swear them one at a time.
 21 THE SECRETARY: We have Julio Webel.
 22 CHAIRMAN AIZENSTAT: Could you please state
 23 your full name for the record and your address?
 24 MR. WEBEL: My name is Julio Webel, 309
 25 Malaga Avenue.

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1 CHAIRMAN AIZENSTAT: Go ahead, please.
 2 (Thereupon, the participant was sworn.)
 3 MR. WEBEL: Good afternoon, Mr. Chair and
 4 Members of the Board. Thank you for the time.
 5 My name is Julio Webel. I reside at 309
 6 Malaga, and I support the rezoning of this
 7 area. Coral Gables is very proud of the
 8 streets. I don't think -- that if we re-zone
 9 these streets, we can be proud of this area,
 10 also.
 11 It's very simple. The area does not have a
 12 street infrastructure and elements of the
 13 streetscape that allow for comfortable
 14 Single-Family houses in this street, and that's
 15 why it's very difficult to live in the area,
 16 for traffic and many other issues that my
 17 neighbors have mentioned. Fifty-foot right of
 18 way, the scale is not of a comfortable street,
 19 the lighting, the signage, nothing goes with a
 20 Single-Family house.
 21 And to finish -- I'm not going to talk too
 22 much, but to finish, I'm going to leave you
 23 with a picture that really contrasts what
 24 really Coral Gables Single-Family housing is
 25 versus our area.

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1 here.
 2 And, then, in addition to that, there's so
 3 much traffic and parking issues that also does
 4 not allow it to be as attractive as comorable
 5 properties for the expense and the investment
 6 of this property. Thanks very much for hearing
 7 us. And -- that's it. Thank you.
 8 CHAIRMAN AIZENSTAT: Thank you, ma'am.
 9 THE SECRETARY: Jorge Navarro.
 10 MR. NAVARRO: Hi, can you hear me?
 11 CHAIRMAN AIZENSTAT: Yes, we can.
 12 MR. NAVARRO: Great. Did you want to swear
 13 me in?
 14 CHAIRMAN AIZENSTAT: Attorneys, I don't
 15 think need to be sworn in, unless I'm
 16 incorrect --
 17 MR. COLLER: I'm wondering if Mr. Navarro
 18 has an interest in a property? Is he appearing
 19 as an attorney or is he appearing as a property
 20 owner?
 21 MR. NAVARRO: I'm appearing as an attorney
 22 representing 25 of the property owners within
 23 the rezoning boundary.
 24 MR. COLLER: Oh, well, then you don't need
 25 to be sworn.

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1 So thank you very much, and I'll leave with
 2 a picture.
 3 THE SECRETARY: Maria Mas.
 4 (Thereupon, the participant was sworn in.)
 5 MS. MAS BLET: Thank you. My name is
 6 actually Maria Mas Blet, and I am here
 7 representing MBP Malaga Holdings, LLC, who is
 8 the owner of 323 Malaga Avenue, Coral Gables,
 9 Florida 33134.
 10 I want you to know, I grew up in Coral
 11 Gables since 1976, and I've own this
 12 property -- we've owned this property since
 13 2014. I fully support the City's proposed
 14 rezoning, for a variety of reasons. This
 15 property is a rental property, and our ability
 16 to rent it on a market valuation has been
 17 significantly declined due to the ongoing
 18 situation with regard to the traffic, the
 19 safety issues, even the landscape has changed,
 20 and it's much more sterile, which is not
 21 Single-Family home conducive. Obviously, it
 22 impacts our ability to rent the property, and
 23 we would like to support this rezoning, which I
 24 think will be much more consistent with what
 25 the valuation and the positive aspect will be

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1 CHAIRMAN AIZENSTAT: State your full name
 2 and address, please.
 3 MR. NAVARRO: Thank you.
 4 For the record, Jorge Navarro, with offices
 5 at 333 Southwest 2nd Avenue. I'm here this
 6 evening on behalf of 25 of the property owners
 7 that are located within the Crafts Section
 8 neighborhood.
 9 As you've heard, and you will hear this
 10 evening from many residents that live in the
 11 area, who are 100 percent in support of the
 12 City's efforts to re-designate this area to be
 13 consistent with the surrounding uses and the
 14 Zonings that exist there today. This
 15 application has been a long time coming for
 16 these neighbors, who have been expressing
 17 concerns and issues that have been presented by
 18 this inconsistent Zoning to the City for years.
 19 As the City's Downtown core has actually
 20 grown and developed over the last decades,
 21 these neighbors have dealt with traffic,
 22 littering, security, and the many inherent
 23 issues associated with having Single-Family
 24 Residential located directly adjacent to your
 25 Downtown core and to your Commercial District,

1 that has high intensity uses, without any of
 2 the buffers, transitions, landscaping,
 3 streetscape that you traditionally tend to find
 4 in a Single-Family neighborhood.
 5 As the neighbors have expressed and will
 6 express this evening, this area is no longer
 7 viable or suitable for Residential
 8 Single-Family uses. This application, as being
 9 proposed by the City, fixes a problem, and
 10 simply put, just makes sense. When you look at
 11 the existing Zoning Map, it's easy to see why
 12 this application makes so much sense. This
 13 area is an isolated pocket of Single-Family
 14 homes. It's located in a sea of Commercial
 15 Zoning, and it's essentially your hole in the
 16 doughnut, which we are trying to fix and round
 17 out your Downtown core.
 18 The neighborhood is isolated and separated
 19 from the other Residential areas in the
 20 neighborhood by Southwest 42nd Avenue, which is
 21 a major commercial thoroughfare. It's also
 22 bifurcated by University Drive to the south,
 23 and directly to the North and east, it abuts
 24 your Downtown core, without any buffers,
 25 physical barriers or transitions from these

1 vote to approve this application here this
 2 evening. Thank you.
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 THE SECRETARY: Anthony Villar.
 5 Maria Menendez.
 6 (Thereupon, the participant was sworn.)
 7 MS. MENENDEZ: And thank you very much.
 8 And thank you, and good afternoon Board
 9 Members. It's great to see you all.
 10 For the record, my name is Maria Menendez
 11 and I live with my family at 322 Catalonia
 12 Avenue. We've lived here for 27 years. We
 13 love the City of Coral Gables. We love it for
 14 the quality of life and the services it strives
 15 to provide the residents, but the quality of
 16 life in our small neighborhood area has
 17 diminished over the years, and the changes --
 18 the discussion to change the Zoning and Land
 19 Use for this area has been going on for a very
 20 long time, more than fifteen years, that I can
 21 recall.
 22 During the 27 years in my home, and you
 23 will hear from other residents that have lived
 24 there even longer, the City has not provided
 25 any improvements or funding to our three-block

1 intense Commercial uses.
 2 As a result, and as you've heard tonight,
 3 these families have had an issue with having
 4 good quality of life in this area, whether
 5 it's, you know, cut through traffic, loading
 6 from Commercial vehicles, trying to get into
 7 your Downtown, overflow parking from some of
 8 the Commercial uses and the retail uses in the
 9 area that use this parking to walk over to
 10 those goods and services, privacy, safety and
 11 noise.
 12 So we would ask that you support the City's
 13 application to re-designate this area to
 14 Commercial. I think that everyone's entitled
 15 to the reasonable use of their property, and I
 16 don't think that it's no longer reasonable to
 17 have Single-Family here, and as you've heard,
 18 this area no longer provides the high level and
 19 the quality of life and the high living
 20 standards that the City Beautiful has worked so
 21 hard to achieve and provide for its residents.
 22 So, on behalf of the residents of this area
 23 and the 59 residents that have signed the
 24 petition that we submitted, we would ask that
 25 you support the Crafts Section neighbors and

1 Residential areas, no trees, no grass, no
 2 traffic calming, no amenities, no neighborhood
 3 enhancements. Over the years, the City has
 4 viewed this three-block area as not worthy of
 5 an investment, due to the proximity to
 6 Commercial and the potential for rezoning and
 7 re-development.
 8 Our area is not compatible to the typical
 9 Coral Gables Single-Family Residential
 10 neighborhood. It is an enclave. We are
 11 separated from other Residential neighborhoods
 12 by Le Jeune Road on the west and by University
 13 Drive on the south, that includes the
 14 four-story historic San Sebastian Apartments,
 15 that buffers the Residential area to the south
 16 from us. We have Commercial Zoning to the
 17 north, and separated by an alley, and to the
 18 east, across Salzedo, that we share with our
 19 Commercial neighbors.
 20 I would like to share with you some of the
 21 challenges we face in our neighborhood, and on
 22 a daily basis, that has gotten worse over the
 23 years. Our wide Residential streets are
 24 speedways for testing cars for the Mercedes
 25 Benz dealership just north of us. Our wide

1 Residential streets are cut through to and from
 2 work frequent by speeding cars trying to avoid
 3 traffic congestion on Le Jeune Road and a
 4 school zone just north of us along Palermo.
 5 Our wide streets are currently being used
 6 as a delivery route for the construction
 7 material and equipment for the Plaza project,
 8 formerly known as the Agave project, east of us
 9 on Ponce. Our Residential streets are used as
 10 overflow parking for Commercial areas that
 11 surround us and Commercial events from the
 12 Knights of Columbus Banquet Hall and Ponce
 13 Circle Park east of us. Although we have
 14 restricted parking, it is not enforced
 15 regularly.
 16 Our quality of life will continue to be
 17 impacted by additional developments in our
 18 area, such as the Mercedes Benz expansion to
 19 the old police and fire station, bringing the
 20 dealership activities closer to our Residential
 21 neighborhood, an additional development site
 22 anticipated in our same area resulting from the
 23 land exchange from the Mercedes Benz, a new
 24 high density development proposed at Catalonia
 25 and Ponce, east of our neighborhood, which is

1 for our area, as presented and supported by
 2 Staff.
 3 Thank you, Board Members. Thank you for
 4 your time, your service and your consideration
 5 of our request.
 6 CHAIRMAN AIZENSTAT: Thank you, Maria.
 7 MS. MENENDEZ: Thank you.
 8 THE SECRETARY: Richard Formoso.
 9 (Thereupon, the participant was sworn.)
 10 MR. FORMOSO: Hi. My name is Richard
 11 Formoso, and I own the property at 301 Malaga
 12 Avenue, and I support the rezoning. I obtained
 13 the property in 2017 with the intent of
 14 occupying the house. After a year long
 15 renovation, during which time I became more
 16 acquainted with the immediate area, I decided
 17 not to occupy the house and rent it out.
 18 The main driver of this decision was the
 19 impact on the quality of life the surrounding
 20 Commercial area has on the home. I have had
 21 some difficulty renting the house due to the
 22 same issues. It seems that this area,
 23 surrounded by Commercial property to the north
 24 and east and also Multi-Family apartments to
 25 the south and Le Jeune to the west, would be

1 eliminating the dedicated right-hand turn from
 2 Ponce to University, vacating this right-hand
 3 turn will potentially divert traffic east on
 4 Catalonia Avenue, when traffic is backed up
 5 from a red light at Ponce and University. This
 6 is bound to happen, especially during peak
 7 hours, when Commercial traffic is heading home
 8 in the evening.
 9 And, finally, the existing Commercial just
 10 north of us, the Commercial Zoning just north
 11 of us, allows for High-Rise development. A
 12 parcel assembly of 20,000 square feet or more
 13 may be built up to the height of 190 feet --
 14 MS. REDILLA: Time.
 15 MS. MENENDEZ: -- less than 200 feet from
 16 our Single-Family neighborhood. I'm almost
 17 finished.
 18 I believe that you are all in receipt of a
 19 petition signed by 100 percent of the property
 20 owners along the 300 Block of Catalonia and
 21 Malaga Avenue. We are the residents that
 22 initiated this modest request some time ago.
 23 Therefore, I, along with my neighbors,
 24 respectfully request that you recommend
 25 approval of the rezoning and Land Use change

1 better utilized if absorbed into the adjoining
 2 Zoning. I believe the area is no longer
 3 compatible with Single-Family residences, and I
 4 support the rezoning of this area. Thank you.
 5 CHAIRMAN AIZENSTAT: Thank you.
 6 THE SECRETARY: Waldo Toyos.
 7 (Thereupon, the participant was sworn.)
 8 MR. TOYOS: Good evening, Chairman and
 9 Board Members. My name is Waldo Toyos. I
 10 reside at 1044 Coral Way. I am here on behalf
 11 of Coral Gables Knights of Columbus. We are
 12 the neighbors to the east of three blocks on
 13 Salzedo and Catalonia Avenue. We have been at
 14 our location since we built it in 1950 and we
 15 are in support of changing the Zoning for our
 16 neighbors to the west, and I hope that you do
 17 support the change, as this just makes sense.
 18 These three blocks should be Commercial. Thank
 19 you.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 Next person.
 22 THE SECRETARY: H. Yaniz
 23 (Thereupon, the participant was sworn.)
 24 MS. YANIZ: Good evening. My name is
 25 Esperanza Yaniz. I, along with my sister, Dr.

1 Teresa Santos represent 330 Catalonia, my
 2 mother's property, Maria Rodriguez.
 3 We support the rezoning. My mother has
 4 lived there for 25 years, and like everyone has
 5 said, I support this. The traffic -- not only
 6 the traffic, but the speed that the cars go
 7 through there, it's become dangerous. As far
 8 as my mother, she's still in a good health
 9 condition. She takes walks. And I fear the
 10 minute she tells me she's going for a walk.
 11 It's just dangerous and we support the rezone.
 12 Thank you.
 13 CHAIRMAN AIZENSTAT: Thank you.
 14 THE SECRETARY: Claudio.
 15 (Thereupon, the participant is sworn.)
 16 CHAIRMAN AIZENSTAT: State your name and
 17 address, please, for the record.
 18 MR. NARANJO: Yes. Claudio Naranjo, 356
 19 Malaga Avenue, 33134.
 20 CHAIRMAN AIZENSTAT: Go ahead, please.
 21 MR. NARANJO: I've lived here eleven years
 22 with my family and support the City's rezoning
 23 effort of the Crafts Section. I don't consider
 24 this area -- I'm reading off notes. I'm
 25 looking down here -- I don't consider this area

1 that really wasn't what we were looking for, as
 2 far as a Residential property.
 3 So my husband and I do support strongly the
 4 rezoning of the area. The home is nestled
 5 between Commercial businesses, allowing for a
 6 lot of noise, traffic, parking issues, and not
 7 affording the kind of quality of life that you
 8 would expect in a Single-Family Residential
 9 neighborhood. So, again, we support the
 10 rezoning of the area. Thank you.
 11 CHAIRMAN AIZENSTAT: Thank you for your
 12 time.
 13 THE SECRETARY: Juan Castro Lopez.
 14 (Thereupon, the participant was sworn.)
 15 CHAIRMAN AIZENSTAT: Could you please state
 16 your name and address, for the record?
 17 MR. CASTRO LOPEZ: My name is Juan Castro
 18 Lopez. I'm here representing SRG Corp., which
 19 is the owner of the San Sebastian Apartments
 20 that are located on University Drive
 21 (Unintelligible), to the property that's being
 22 relocated.
 23 My family has owned --
 24 CHAIRMAN AIZENSTAT: Would you please state
 25 your address? Mr. Castro, if you could please

1 Residential any longer. There's constant
 2 traffic cutting from and out to Le Jeune Road.
 3 On one occasion, while crossing Malaga, I
 4 missed being run over by a speeding car by two
 5 or three inches.
 6 These streetwide public roads are on sewer
 7 and lend themselves easily to a Commercial
 8 application. Thank you very much.
 9 CHAIRMAN AIZENSTAT: Thank you, sir.
 10 THE SECRETARY: Santiago Beunza.
 11 CHAIRMAN AIZENSTAT: Santiago, are you with
 12 us?
 13 MS. BEUNZA: I'm Amalia Beunza. I'm
 14 Santiago's wife. This is actually my son's
 15 Zoom account.
 16 (Thereupon, the participant was sworn.)
 17 CHAIRMAN AIZENSTAT: Could you please state
 18 your full name and address, for the record?
 19 MS. BEUNZA: My name is Amalia Beunza, and
 20 our address is 300 Malaga Avenue, and we want
 21 to say, we purchased the property not too long
 22 ago, probably about two years ago, with the
 23 intent of actually moving in. However, once we
 24 were there and doing some of the remodeling
 25 that we were doing inside, we discovered that

1 state your address.
 2 MR. LOPEZ CASTRO: Yes. 300 University
 3 Drive, Coral Gables, Florida.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 MS. CASTRO LOPEZ: I'm here representing
 6 SRG Corporation, which owns the San Sebastian
 7 Apartments. My family has owned the building
 8 for many years, and I have to say that while
 9 I'm not opposed to the rezoning, I have serious
 10 concern about the impact the new rules will
 11 have for the people that are deciding to stay,
 12 which are the people that, you know, will have
 13 a problem with the increased traffic. I think,
 14 before this is approved, I think we should try
 15 to find solutions on how to minimize the impact
 16 for those residents that are not going to be
 17 selling their properties, and that they're
 18 going to decide -- they will decide to stay
 19 living there.
 20 So I would ask that Commission, that they
 21 defer voting on the issue, until, first,
 22 solutions to some of these issues have been
 23 addressed and until the specifics of the new
 24 Zoning are approved, which I understand are not
 25 yet. Thank you.

1 CHAIRMAN AIZENSTAT: Thank you, sir.
 2 THE SECRETARY: Rochelle Yanes.
 3 (Thereupon, the participant was sworn.)
 4 MR. YANES: All right. My name is Alain
 5 Yanes. I live in 341 Malaga Avenue. I moved
 6 in about ten years ago. I live with my wife
 7 and my three children, who are preteens, and --
 8 they're 15, 13 and 11. When we moved in, they
 9 were very young.
 10 The neighborhood has changed in the last
 11 ten years. I feel like it's no longer safe for
 12 them to ride their bike. It's -- the street
 13 that I live in is used mostly for people to
 14 drive by and cut across, and I feel like --
 15 it's just not a safe neighborhood anymore for
 16 children -- families with small children. I've
 17 heard my neighbors so eloquently explain the
 18 reasons, and I totally am in support of the
 19 rezoning. Thank you.
 20 CHAIRMAN AIZENSTAT: Thank you, sir.
 21 THE SECRETARY: Maria Perera.
 22 CHAIRMAN AIZENSTAT: Is Ms. Perera here?
 23 I don't see her.
 24 Jill, do you see her?
 25 THE SECRETARY: She's using a different

1 CHAIRMAN AIZENSTAT: Okay.
 2 MS. PERERA: I'm with my China office on
 3 the other. I apologize, but I'm by myself here
 4 and I don't know how to do it and I don't want
 5 to lose my signal with them.
 6 Is it possible that you can swear me in as
 7 if I were on the phone?
 8 MR. COLLER: She can speak. It's just not
 9 going to be considered sworn testimony.
 10 There's so much testimony that's been in this
 11 matter, that somebody speaking, that's not
 12 sworn in, she'll go unsworn, and it's not
 13 considered sworn testimony, but there's other
 14 testimony.
 15 Or if she could take a pass and we can try
 16 to come back to her.
 17 MS. PERERA: Oh, yes, you can come back to
 18 me. That would be great. I'll finish with the
 19 other one and I'll get back. Yes.
 20 THE SECRETARY: Actually, she is the last
 21 speaker, unless I missed someone, or she can
 22 submit her comment at Planning@CoralGables.com.
 23 CHAIRMAN AIZENSTAT: Ms. Griese?
 24 MS. PERERA: You want me to submit them in
 25 writing? Okay.

1 name, Griese.
 2 CHAIRMAN AIZENSTAT: Is she unmuted?
 3 THE SECRETARY: I'm trying to unmute her now.
 4 CHAIRMAN AIZENSTAT: Okay.
 5 THE SECRETARY: I also sent her a private
 6 message, no request (sic).
 7 CHAIRMAN AIZENSTAT: Unfortunately, I don't
 8 see the name that you -- oh, I see Griese.
 9 Can we unmute her ourselves?
 10 MS. PERERA: I'm sorry, I had a call on the
 11 other line from my office.
 12 CHAIRMAN AIZENSTAT: Even if we don't see
 13 you, could you raise your right hand and let us
 14 know that you're raising your right hand?
 15 MS. PERERA: Yes, I am raising my right
 16 hand. My name is Maria Perera.
 17 CHAIRMAN AIZENSTAT: Can you swear her in
 18 this way?
 19 THE REPORTER: I'm supposed to be able to
 20 see her.
 21 CHAIRMAN AIZENSTAT: Ms. Griese, is there a
 22 way to put on your camera?
 23 MS. PERERA: Yes. I have two Zoom calls
 24 going on at the same time. I'm not sure how to
 25 do that. Give me a second.

1 CHAIRMAN AIZENSTAT: Unless you'd like to
 2 speak now.
 3 MS. PERERA: Okay. I'll speak now, then,
 4 but I won't be sworn in.
 5 CHAIRMAN AIZENSTAT: That is correct.
 6 Please proceed.
 7 MS. PERERA: So my name is Maria Perera,
 8 333 Malaga, and I do agree with everybody, with
 9 everybody's comments. I do thank you, Board
 10 Members, for your time and service. I fully
 11 support the rezoning of this area. I'm a
 12 hundred percent supportive on that, and I hope
 13 it can be done as soon as possible.
 14 My property is a rental property and I have
 15 seen a huge decline. It's very difficult to
 16 rent, and it's -- and I agree with everyone's
 17 comments about the traffic congestion, the
 18 speeding cars, the safety concerns, and the
 19 noise, the pollution and so many other things.
 20 So I'm happy that this is -- you know,
 21 up-front, that you can consider it, and I hope
 22 for a positive consideration on your part.
 23 CHAIRMAN AIZENSTAT: Thank you, Ms. Perera.
 24 MS. PERERA: Thank you so much, sir.
 25 CHAIRMAN AIZENSTAT: Anybody else --

1 THE SECRETARY: Sorry. There's one more
 2 speaker that came back into Zoom.
 3 CHAIRMAN AIZENSTAT: Okay.
 4 THE SECRETARY: Anthony Miyar.
 5 (Thereupon, the participant was sworn.)
 6 CHAIRMAN AIZENSTAT: If you could state
 7 your full name and address, please, for the
 8 record.
 9 MR. MIYAR: Sure. My name is Antonio
 10 Miyar. My address is protected. I'm calling
 11 on behalf of my parents, Miguel Miyar, Caridad
 12 Miyar, 345 Malaga Avenue. They have asked me,
 13 you know, to represent them. My father is 95
 14 years old. My mother is 93. They purchased
 15 the house in Malaga in 2003. They were
 16 extremely happy when they purchased the house.
 17 At that time, the Mercedes dealership was
 18 parking all of their cars, picking up with
 19 shuttles and picking up all of the employees.
 20 The City of Coral Gables was so kind to put
 21 up permit parking. As a matter of fact,
 22 tomorrow I'm going to go renew my dad's parking
 23 for his permits outside, which has controlled
 24 the parking somewhat. However, people still
 25 come and park in front of other people's

1 MR. ARIAS: Good evening, Board Members.
 2 Thank you for your time. Jorge Arias here, at
 3 318 Malaga Avenue, and I do support the
 4 rezoning of the streets in the Crafts Section
 5 neighborhood. I've lived here for fifteen
 6 years. However, the neighborhood has changed,
 7 and going over some of the concerns some of the
 8 other residents have regarding the development
 9 to the north, and, of course, to the east, with
 10 The Plaza, that's only going to change -- it's
 11 only going to increase the traffic and the
 12 parking, you know. Our streets lend themselves
 13 to easily park, and whether it be the Mercedes
 14 Benz dealership employees or whether it be the
 15 building to our south, to the south, the
 16 Sebastian Apartments, also add to the parking
 17 problems.
 18 Also, safety, I know that several residents
 19 have experienced break-ins into their cars or
 20 even homes, and that just doesn't lend itself
 21 to what we know as the City Beautiful, and it
 22 doesn't just fit. We are isolated, and we
 23 don't really benefit from those tree lined
 24 streets that our neighbors to the west of Le
 25 Jeune benefit from.

1 houses. It's very difficult for them, for my
 2 dad and my mom, at their age. My neighbor next
 3 door has small kids -- next door to my parents
 4 has small kids, and for them to play outside,
 5 also, I've noticed.
 6 And I've noticed a gentleman earlier, when
 7 I just got back, that he talked about that he's
 8 against this, but he owns a building, an
 9 apartment building, and people from those
 10 apartment buildings park on our street, and
 11 this is something where my parents are not
 12 happy. With their age and everything, they're
 13 still healthy, however, it really bothers them.
 14 So when they found out about this Zoning
 15 change that the City has proposed, they're
 16 extremely happy about it and they're very
 17 supportive of it, and they want to thank the
 18 beautiful City of Coral Gables, and if they
 19 decide to move, they will continue to live in
 20 Coral Gables. Thank you.
 21 CHAIRMAN AIZENSTAT: Thank you, sir.
 22 Anybody else, Jill?
 23 THE SECRETARY: We have one more speaker
 24 that came back. Jorge Arias.
 25 (Thereupon, the participant was sworn.)

1 So our two children can't really ride their
 2 bicycles safely, due to the increased traffic
 3 cutting through the neighborhood, or if it's
 4 not those that are cutting through, it's the
 5 Mercedes Benz dealership testing out their high
 6 powered cars.
 7 So, again, I do support the rezoning, and
 8 thank you for your time.
 9 CHAIRMAN AIZENSTAT: Thank you, sir.
 10 Jill, anybody else?
 11 THE SECRETARY: No, I don't think I missed
 12 anyone, but -- unless I did --
 13 CHAIRMAN AIZENSTAT: And by phone, we don't
 14 have anybody?
 15 THE SECRETARY: No. No one on the phone.
 16 CHAIRMAN AIZENSTAT: Okay. At this point,
 17 I would like to close the public for comment,
 18 and I'd like to open it up for the Board.
 19 Robert, let's start with you.
 20 MR. BEHAR: Thank you.
 21 This has been a very interesting hour or
 22 so. Unlike the previous application, previous
 23 item, on this, I want to truly commend Staff
 24 for the great presentation and making it very
 25 clear. I commend you guys for that. Great

1 job, thank you.
 2 I don't think I've been involved in any of
 3 the meetings in the last -- since I've been in
 4 the Planning & Zoning, off and on for the last
 5 fifteen years, that I have seen so much support
 6 for an application of rezoning. I'm very
 7 surprised that the only objector is the owners
 8 of the Multi-Family building that is at the
 9 edge of what we're looking to re-zone, because
 10 what I think this would create is exactly what
 11 he has, and yet he's objecting, but he has the
 12 right to do so.
 13 I have an idea, and I am taking my
 14 architect's hat off, and I'm going to put my --
 15 a little -- try my want to be attorney's hat or
 16 re-zoning attorney, and use my guidance to tell
 17 me, if we -- I know that we're trying to -- in
 18 the new rezoning, this would be -- I believe
 19 we're going to be MX1, but if we were to today
 20 approve, like a Mixed -- MXD, with a high
 21 restriction, similar to the Commercial
 22 Low-Rise, that when I compare in the new Zoning
 23 Code, the Commercial Low-Rise -- MXD with
 24 Commercial Low-Rise, that only allow 77 feet,
 25 would be the same as the MX1. Can we re-zone

1 of Land Use, which we have as one of the items,
 2 and then it would require writing an Overlay
 3 specifically for this area, which we don't have
 4 at this moment. So, I mean, that could be one
 5 of the recommendations you make.
 6 MR. BEHAR: Any other way, Mr. Trias, that
 7 we could do this today?
 8 CHAIRMAN AIZENSTAT: Craig.
 9 MR. COLLER: Yeah. I think it's
 10 problematic, because of the way it's
 11 advertised. Sometimes, when something is
 12 within the scope of the ad, normally you find
 13 it like in County applications, where somebody
 14 is asking for, the State used one acre or the
 15 request is, and you have a request within that
 16 request. So you could go to a step down Zoning
 17 that would be within the ad, but this is kind
 18 of a different animal, with an Overlay.
 19 What I would suggest, because this
 20 ultimately is advertised for the Commission, I
 21 think what you could do is adopt this; however,
 22 with a recommendation that you consider, if the
 23 Board is not inclined to do the Mixed-Use, to
 24 recommend to the Board that it be advertised in
 25 the way that you suggested, and it ultimately

1 this today, so it could continue forward
 2 independently of the total Zoning Re-Write by
 3 doing that today?
 4 MR. TRIAS: Mr. Behar, I believe what
 5 you're saying is that it would be a Mixed-Use
 6 Overlay, right?
 7 MR. BEHAR: Correct.
 8 MR. TRIAS: Like we have in some other
 9 places, yeah.
 10 MR. BEHAR: Correct. That way, Mr. Trias,
 11 we could move it forward to -- you know, to
 12 Commission and we don't have to wait for this,
 13 because I -- listen, I'm in strong support of
 14 this, and I think this is -- you know, and I've
 15 been around the City long enough, for the last
 16 fifteen years or, you know, more, since this
 17 area has come into play, and I think it's about
 18 -- personally, I don't know about the rest of
 19 the Board Members, but I think it's time for
 20 this to happen.
 21 So I don't want to delay it any further. I
 22 want to find a way that -- a mechanism that we
 23 could approve, in a way, tonight, to move it
 24 forward.
 25 MR. TRIAS: Yeah. That would be a change

1 may have to then be re-advertised as such, but
 2 at least you could have that recommendation.
 3 So I think that's -- that would be the way
 4 to accomplish it. I mean, even how we're doing
 5 this right now, we don't really have the
 6 Mixed-Use in place, so it's sort of
 7 theoretical, as it is, but since you're a
 8 recommending body, I think you can include that
 9 as an alternative, that you recommend that this
 10 type of Zoning be considered for this section.
 11 MR. BEHAR: Let's listen to the rest of the
 12 Board and then we'll come back.
 13 CHAIRMAN AIZENSTAT: Robert, any other
 14 comments?
 15 MR. BEHAR: No. I think this is --
 16 personally, I think this is a very good idea,
 17 but that's it.
 18 CHAIRMAN AIZENSTAT: Thank you.
 19 Rhonda. If we could unmute Rhonda, please.
 20 MS. ANDERSON: There we go. I think I got
 21 it. I'll get used to this eventually.
 22 In general, I think it's a long time coming
 23 with this area, and I do think that we can do
 24 some nice things in a wholistic fashion,
 25 because the problems that exist on the east

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1 side of Le Jeune, and when we do this building,
 2 will spill over to the west side of Le Jeune.
 3 So I'm making the following suggestions, in
 4 addition to what's already been laid out. That
 5 we look at the traffic impact in a wholistic
 6 fashion, and instead of going project by
 7 project for traffic calming to be implemented
 8 in the streets that will be impacted, that we
 9 use a formula, for instance, for, if this is
 10 built out to its totality, with a number of
 11 units, to have impact fees contributed towards
 12 that traffic calming that's going to be needed
 13 to be done, because you'll have an impact on
 14 traffic on the west side of Le Jeune, maybe not
 15 to the extreme speed that we do on the east
 16 side of Le Jeune, but you'll have it
 17 nonetheless.
 18 A good example is the Bacardi Building,
 19 which used to be the Hurricane building, some
 20 impact fees were brought back into the west
 21 side of Le Jeune to add traffic circles,
 22 medians on Segovia, those types of things. If
 23 you're doing an entire area, it could be better
 24 apportioned between all of the projects, rather
 25 than burdening one of the projects.

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1 feet, encourage very large assemblages and so
 2 on. That is one of the reasons why we were
 3 proposing the changes that we discussed earlier
 4 today. Now, that's one aspect of things.
 5 Another aspect of things is the street
 6 design, which includes potential landscape and
 7 greenery, which would be the North Ponce. That
 8 was also done. That was done as a capital
 9 project.
 10 So, I mean, what I would say today is that
 11 this type of support and this type of
 12 discussion should give you some comfort in the
 13 sense that the Code, as proposed, that gist of
 14 the Code, are actually fairly useful and have
 15 support, and I think the cleanest way to do it
 16 is the way we're proposing it.
 17 There could be other ways to do it, as
 18 Mr. Behar is proposing, and we're very happy to
 19 look into them. I'm not a hundred percent
 20 ready to tell you, this is the way to do it,
 21 but we could certainly, if you choose to
 22 forward this, we could come up with some other
 23 alternatives.
 24 MS. ANDERSON: Short of adopting the
 25 proposed Code as it is right now, is there a

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1 So those are thoughts on the traffic
 2 calming that's going to be necessary for the
 3 increased traffic. The other thing I think you
 4 can do is some things in the way of green
 5 space, like we did in the North Ponce corridor,
 6 and to plan it out at this stage, where you can
 7 identify where there are specimen trees,
 8 whether they should be left in place or moved
 9 to an appropriate location.
 10 I note, Article 2-405, for the tree
 11 protection plan, (unintelligible.) I suggest
 12 that we all adopt it and apply it here and
 13 you'll end up with a nicer, I think, result in
 14 the end.
 15 Ms. Trias, I don't know what type of
 16 development is expected to come into this area
 17 with this being a Mixed-Use, more Residential,
 18 but I do think something like you have in the
 19 North Ponce, a green corridor (Unintelligible).
 20 What do you see coming?
 21 MR. TRIAS: Well, the idea behind MX1 is to
 22 have the smaller increment Mixed-Use, and right
 23 now, if we were to do what Mr. Behar is
 24 proposing, unfortunately, some of the other
 25 rules of the Code encourage the 20,000 square

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1 mechanism for this to move forward as it was
 2 written?
 3 MR. TRIAS: Possibly, and I say that,
 4 because it may require several amendments to
 5 the text of the Code, to allow for the smaller
 6 increment development. But --
 7 MS. ANDERSON: Go ahead.
 8 MR. TRIAS: Yeah. Go ahead, Craig.
 9 MR. COLLER: Along those lines, you could
 10 do an alternative either MX1 -- or in the
 11 recommendation, is approve MX1, or, in the
 12 alternative, an Overlay, as has been suggested.
 13 That way you've given the Commission the
 14 option, and if --
 15 MR. TRIAS: For example, the Industrial
 16 District Overlay changed the size of the parcel
 17 to 10,000 square feet in that area only, and it
 18 was done specifically as an Overlay for that
 19 area. Those kinds of things can be done, but
 20 I'm not sure it's going to be any faster than
 21 reviewing the Code again and trying to explain
 22 it better, so that we all feel comfortable with
 23 what's being proposed.
 24 MS. ANDERSON: I would not want to see this
 25 area go to large assemblages or, you know,

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1 another large development, which is going to
 2 garner even more traffic into the Residential
 3 area west of Le Jeune. We're not solving a
 4 problem, but -- we're resolving a small
 5 problem, but making a bigger problem down the
 6 line for all of the residents that are between
 7 Red Road and Le Jeune Road, which is already a
 8 pretty significant thoroughfare at certain
 9 times.
 10 So those are my comments on that. Do you
 11 have any thoughts on the green space, you know,
 12 of putting in Article 2-405 and applying it to
 13 this area as well.
 14 CHAIRMAN AIZENSTAT: Okay. Rene.
 15 You may have to unmute Rene.
 16 MR. BEHAR: Rene is doing exercise in his
 17 bicycle.
 18 MR. BEHAR: May I, while we wait for Rene?
 19 My only reason is that, if any chance the
 20 Code is not going to move, you know, as fast as
 21 we may want to expect, there's a mechanism here
 22 that could allow this to move forward.
 23 Mr. Trias and Mr. Collier, that's my intent.
 24 MR. TRIAS: The answer is, yes, and we need
 25 to think about it a little bit and I need to

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1 included, right?
 2 MR. TRIAS: No. They're included in that
 3 rectangle. There were some lots that had Site
 4 Specifics regulations, and those were special,
 5 and that's the third request, but they're
 6 included.
 7 MR. MURAI: So all of the lots in these
 8 blocks are included?
 9 MR. TRIAS: Yes.
 10 MR. MURAI: Okay. And the second question
 11 I have is, I see that with Mediterranean Bonus,
 12 you can go up to five stories, I think; is that
 13 correct?
 14 MR. TRIAS: Six, with the right size
 15 parcel.
 16 MR. MURAI: Right. And there's a whole
 17 bunch of -- obviously, a lot of Single-Family
 18 homes there. How is that going to impact all
 19 of these Single-Family homes, if they go all of
 20 the way to six stories, the people who are
 21 still living there?
 22 MR. TRIAS: It's unlikely that that will be
 23 the standard of development, because you have
 24 to provide parking, you have to do many things.
 25 So it's more likely that the typical

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1 confer with Mr. Coller.
 2 MR. COLLER: So I think Miriam -- can you
 3 unmute Miriam please?
 4 MS. RAMOS: Hi, again, everybody. Ramon, I
 5 think that Craig's suggestion is a real good
 6 solution. What I'm hearing, from at least the
 7 Board Members that have spoken, is that they're
 8 in favor. So perhaps a vote that recommends to
 9 the Commission either/or would resolve the
 10 timing issue and allow this to move forward in
 11 either event.
 12 In other words, if the Commission takes too
 13 long or needs additional time or whatever comes
 14 up with the Zoning Code Re-write, that it
 15 wouldn't hold up the rezone.
 16 MR. TRIAS: Or the Commission may not
 17 change the Code, that there still be an
 18 opportunity to do this.
 19 MS. RAMOS: Correct. So I think that the
 20 best -- since this is a recommending Board,
 21 maybe the best thing is to recommend either/or.
 22 MR. TRIAS: Yeah. I agree.
 23 CHAIRMAN AIZENSTAT: Okay. Rene.
 24 MR. MURAI: Yeah. A couple of questions.
 25 One is, there are some lots that are not

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1 development will be smaller and more
 2 incremental.
 3 MR. MURAI: Yeah. My concern, Ramon, would
 4 be that somehow or another somebody assembles
 5 parcels and goes up to six stories and you
 6 still have, you know, a whole bunch of
 7 Single-Family homes there, and, you know, it's
 8 going to make it even worse than it is today.
 9 I mean, other than that, I'm all in favor. I
 10 understand the issues, the traffic and so
 11 forth, but my only concern is that.
 12 And I'm just want to, you know, make sure
 13 that the residents know that it can go up to
 14 six stories, not just three stories. That's my
 15 concern.
 16 CHAIRMAN AIZENSTAT: Okay. Thank you.
 17 Chip.
 18 MR. WITHERS: Yeah. When I was Chair of
 19 the Zoning Board in 1991, we were talking about
 20 this issue. So I think, in all fairness, if we
 21 wait another month or two months to get this
 22 done -- I don't see the urgency to push the
 23 Commission for an Overlay. I would rather go
 24 with the MX1.
 25 Look, we already have an attorney that's

1 representing 25 homeowners, and I'm not going
 2 to speculate on anything, but when you see an
 3 attorney saying they're speaking on behalf of
 4 25 homeowners, there has to be some kind of
 5 assemblage going on. That concerns me.
 6 And I'm not -- listen, I'm very happy for
 7 these folks. I hope they have a very big pay
 8 day, because they're going to sell their homes
 9 and make a lot of money, and that's what it's
 10 all about. So their investment was good in
 11 Coral Gables, and I'm glad the City Beautiful
 12 is paying them back.
 13 I do agree with Rhonda, and I do agree with
 14 Mr. Murai, that, you know, my concern is --
 15 here's an opportunity for, you know, a big area
 16 of Coral Gables, that we have the right
 17 opportunity now to let the Commission vision
 18 it, design it correctly. Let's do something
 19 right. Let's not just allow, you know, big
 20 assemblages to take place and big buildings to
 21 get built.
 22 I'm in favor of the MX1. Hopefully, with
 23 the changes, it will allow smaller sites to
 24 develop, that we kind of keep those heights and
 25 densities down.

1 thing that Rhonda brought up.
 2 I think MX1 would be a perfect solution for
 3 this neighborhood. I'm all in favor of going
 4 forward with the MX1. I don't think we need to
 5 go into Overlays or anything at this point. I
 6 don't think that would go any quicker. If, for
 7 any reason, MX1 doesn't go through with the
 8 Rewrite, then we could certainly consider
 9 putting elements of an MX1 concept into a
 10 specific Overlay at that time, but definitely I
 11 would hold off and do the MX1. Thank you.
 12 CHAIRMAN AIZENSTAT: Thank you.
 13 I agree also with the MX1. I would have a
 14 concern about massing a lot of properties and
 15 what that would do to other homes or
 16 Residential areas or homeowners that do not
 17 want to sell. So I agree with the comments
 18 that are being made.
 19 Is there a --
 20 MR. BEHAR: By the way, Eibi, excuse me --
 21 CHAIRMAN AIZENSTAT: Yes, go ahead, Robert.
 22 MR. BEHAR: What I was proposing is, at the
 23 end result, is what the MX1 will allow, okay.
 24 It was not to be able to assemble big lots.
 25 The intent is, at the end, it will be exactly

1 MR. MURAI: I'm with you.
 2 MR. TORRE: I concur with what Chip just
 3 said. I think we should just probably do the
 4 right thing and wait for it to be done with the
 5 MX1. All of the specifics to MX1 we discussed
 6 earlier are appropriate, and what's on CL right
 7 now is not. So MX1 is more comfortable for us.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 Maria.
 10 MR. TORRE: I'm sorry, I am in favor, so
 11 that's not an issue for me to delay or anything
 12 else. It's just to make sure that it goes
 13 through the right motions.
 14 CHAIRMAN AIZENSTAT: Sorry about that,
 15 Venny. I thought you were done. I apologize.
 16 Maria.
 17 MS. VELEZ: I agree wholeheartedly. I like
 18 the MX1 concept here. I do think, also, that
 19 we do need to take into account the surrounding
 20 area. I remember when Village of Merrick Park
 21 came up, traffic increased in the surrounding
 22 areas, in the vicinity, in the Residential
 23 area. So we do have to look at that, as well,
 24 and do traffic calming and looking at the
 25 bigger picture. I think that's a really wise

1 the same thing that the MX1 would allow,
 2 nothing more, nothing less.
 3 I agree that we need to be very
 4 restrictive, and, yes, Chip, you're right, this
 5 has to be planned correctly, because this is an
 6 opportunity that the City has to create
 7 something very good here, but what I was
 8 proposing, again, is nothing more than what the
 9 MX1 would allow -- eventually allow.
 10 CHAIRMAN AIZENSTAT: Okay. Is there
 11 anybody that would like to make a motion?
 12 MR. MURAI: Yeah. I'd like to make a
 13 motion to approve the recommendation of the
 14 Staff, so it could go to the Commission, with
 15 our recommendation, with a caveat, at least,
 16 just to -- it's not part of the motion, but
 17 perhaps the Commission or the Staff can mention
 18 to the Commission my concern that I'm not sure
 19 this is an appropriate area for six-story
 20 buildings and Mediterranean Bonuses.
 21 MR. COLLIER: Well, we're going to have to
 22 take each of the items separately, and, of
 23 course, you can put those comments on all of
 24 the items, but the first item is going to be
 25 the Comp Plan change. That's Item E-3.

1 So the first motion would relate to E-3,
 2 and any of the comments or recommendations you
 3 want to add to that.
 4 MR. MURAI: I move it, with the comments
 5 that I made.
 6 CHAIRMAN AIZENSTAT: So you're moving E-3
 7 with the comments that you just made?
 8 MR. MURAI: Yes.
 9 CHAIRMAN AIZENSTAT: Is there a second?
 10 MS. VELEZ: I'll second.
 11 CHAIRMAN AIZENSTAT: Maria second.
 12 Any discussion?
 13 MS. ANDERSON: A couple of questions,
 14 really. With the Mediterranean Bonus, a lot of
 15 times, we've asked the architect, to put in
 16 some other, you know, more green space, things
 17 of that nature, not lower the units per acre,
 18 and then allow the application of Med Bonuses
 19 to get some better --
 20 MR. MURAI: I did not understand what you
 21 said.
 22 MS. ANDERSON: Okay.
 23 MR. MURAI: Maybe I didn't hear you.
 24 MS. ANDERSON: Okay. With the
 25 Mediterranean Bonuses, we get the benefits of

1 the Staff.
 2 CHAIRMAN AIZENSTAT: Right now, what we do
 3 have is, we have a motion and we have a second.
 4 Do you want to amend your motion?
 5 MR. MURAI: No.
 6 CHAIRMAN AIZENSTAT: Or do you want to keep
 7 it the way it is?
 8 MR. TRIAS: The motion is for the Land Use
 9 change, and the Land Use change doesn't control
 10 the Zoning details that we're talking about.
 11 CHAIRMAN AIZENSTAT: Correct. It's as
 12 presented, for the MX1.
 13 MR. TRIAS: Yeah, but the first motion is
 14 Land Use only.
 15 MR. COLLER: The first one doesn't relate
 16 to the MX1, which is the Zoning category. This
 17 is to change it from -- there are some parts
 18 that are Single-Family high density and other
 19 parts that are Multi-Family Duplex Density,
 20 also Commercial Low-Rise intensity; is that
 21 correct, Ramon?
 22 MR. TRIAS: Yes, sir. Yes, sir. And the
 23 change of Land Use, is just change of Land Use,
 24 and it has nothing to do with MX1.
 25 CHAIRMAN AIZENSTAT: Okay. Rene, is that

1 some better architecture and green space is
 2 increased in areas. Perhaps what we could do
 3 is lower the density down, so that with the Med
 4 bonuses, you're not getting to do larger sizes,
 5 that you're concerned about. This is just
 6 really a discussion item for our question now.
 7 Mr. Trias.
 8 MR. TRIAS: Yeah, you could do many things
 9 like that. It's just that it would require
 10 additional amendments and it may complicate
 11 this a little bit too much. Almost you would
 12 have to do what Robert Behar is proposing,
 13 which is an Overlay. I'm not sure. I mean, I
 14 think if the concern is the height and the
 15 number of stories, maybe it's better just to
 16 directly talk about that, height and stories,
 17 more than density, I think.
 18 MS. ANDERSON: Okay.
 19 MR. MURAI: My concern, as I stated, is the
 20 effect, as I think Chip stated, on the people
 21 who are not selling, the people who are going
 22 to continue to live there. All of a sudden,
 23 they have a six-story building, that takes away
 24 sun, light and everything. I just want to pass
 25 that on to the Commission to consider and to

1 still your motion on E-3?
 2 MR. MURAI: Yes.
 3 CHAIRMAN AIZENSTAT: Maria, you second it?
 4 MS. VELEZ: Yes.
 5 MR. TORRE: This is zero setback on the
 6 sides. If you have a home, and you have six
 7 stories, you have a problem either way.
 8 (Unintelligible.)
 9 The issue is the architecture and the
 10 parking, and there's going to be a right answer
 11 there, and I think there are some other
 12 complexities in that regard. So I'm not sure,
 13 that if we start to change things that are
 14 specific to MX1 right now, are we going to be
 15 very smart, because we have to see how the
 16 whole thing really shapes up. I think we have
 17 to understand MX1 a little better.
 18 MR. TRIAS: Yeah. And the other thing I
 19 would say to everyone is that, keep in mind
 20 that we also have the Board of Architects'
 21 review. We have a lot of other types of review
 22 that ensure high quality buildings. It's not
 23 only Zoning, in a pure sense.
 24 MR. MURAI: But, Ramon, if you're entitled
 25 to the Mediterranean Bonus based on your

1 architecture or whatever the criteria is,
2 you're entitled to that. But it goes to the
3 Board of Architects. Can the Board of
4 Architects simply say, we don't want three
5 story buildings here?

6 MR. TRIAS: The Board of Architects has to
7 approve your project. It's not like you're
8 just entitled --

9 MR. MURAI: Yes. No, I understand they
10 have to approve their project, but can they
11 just simply say, well, we don't like five-story
12 or six-story buildings in this area? I doubt
13 it.

14 MR. TRIAS: It is not unusual to change the
15 massing of buildings, and I was thinking more
16 in terms of what -- the issue, what happens
17 when you have a house next to you, and you're
18 trying -- well, you know, those are the types
19 of discussions that take place most of the
20 time. However, if there's a concern, certainly
21 we can look at it more closely.

22 CHAIRMAN AIZENSTAT: Craig, if you could,
23 please, right now, so I understand this
24 correctly, we're voting only on E-3. And E-3
25 only deals with moving it from Single-Family

1 Density or Multi-Family Duplex Density to
2 Commercial Low-Rise intensity. It does not
3 take into account the MX1 yet.

4 MR. COLLER: That's correct. And I guess
5 the concerns about the height could be -- your
6 recommendation may be more applicable to the
7 MX1 District and what would be permitted.

8 MR. TRIAS: Yes.

9 MR. COLLER: So I think it would be more
10 germane to E-4 than probably E-3.

11 CHAIRMAN AIZENSTAT: Correct.

12 MS. VELEZ: Oh, okay.

13 CHAIRMAN AIZENSTAT: Correct. That's why I
14 was asking that question.

15 MR. BEHAR: But if the MX1 is not approved,
16 what happens then?

17 MR. COLLER: And that's why I said to all
18 of you in the very beginning of this, to a
19 certain extent, we're looking at a theoretical
20 Zoning District. You are making a
21 recommendation. When we talked about, well,
22 there was some discussion and some people
23 thought, well, maybe we should have an
24 alternative to have an Overlay, so that would
25 also be a recommendation.

1 If we were at the Commission stage, we'd
2 have to be a lot more specific and the title
3 would be more specific, but because you're
4 making a recommendation, you have the ability
5 to be more flexible in what you want to tell
6 the Commission, and then the Commission will
7 have to tailor the item accordingly.

8 MR. MURAI: Okay. Yeah, I'd like to move
9 my motion please.

10 CHAIRMAN AIZENSTAT: Okay. We have the
11 motion as Rene. We have a second from Maria.

12 Call the roll, please.

13 THE SECRETARY: Rene Murai?

14 MR. MURAI: Yes.

15 THE SECRETARY: Venny Torre?

16 MR. TORRE: No. I think the issue of the
17 height should not be brought up at this point.
18 (Unintelligible). I think we have to really
19 get into the means of this, before we start
20 putting restrictions on what's going to get
21 approved. So the answer is, no.

22 THE SECRETARY: Maria Velez?

23 MS. VELEZ: Yes.

24 THE SECRETARY: Chip Withers?

25 MR. WITHERS: Yes.

1 THE SECRETARY: Rhonda Anderson?

2 MS. ANDERSON: Yes.

3 THE SECRETARY: Robert Behar?

4 MR. BEHAR: Yes.

5 THE SECRETARY: Eibi Aizenstat?

6 CHAIRMAN AIZENSTAT: Yes.

7 The second item, we're now going into E-4,
8 which is going to be where the MX1 is.

9 MR. BEHAR: But we can't do MX1 now. We
10 can't do this. That's the conflict we have
11 created.

12 Mr. Coller, can you elaborate on that?

13 MR. COLLER: Yes. As I said before,
14 because we knew in the very beginning that MX1
15 doesn't exist at this point; however, at some
16 point, the Board -- the Commission is going to
17 have to take your recommendation, making a
18 decision on what they want to do.

19 So yours is a recommendation, and it is
20 dealing with a potential Zoning category which
21 at this time does not exist. However, because
22 you're making a recommendation, not a decision,
23 we believe that you could make that decision.
24 You could also make recommendations for
25 alternatives, if you wish.

1 MR. MURAI: I'd like to make a motion.
 2 CHAIRMAN AIZENSTAT: Go ahead, please.
 3 MR. MURAI: Yeah. The motion is, when the
 4 Commission approves the Zoning Code and the
 5 changes that were considered today to create
 6 the MX1 category, that the Commission -- that
 7 we recommend that this area be included or the
 8 Zoning of this area be changed to MX1, with my
 9 comment on the Mediterranean Bonus and my
 10 concern about the height. That's not part of
 11 the motion. That's just for the Staff to push
 12 on.
 13 So the motion is to approve -- when the MX1
 14 is created, to approve a Zoning change in this
 15 area.
 16 CHAIRMAN AIZENSTAT: And would that be
 17 without the alternative of an Overlay?
 18 MR. MURAI: Without it.
 19 MR. BEHAR: But just as a discussion, Rene,
 20 if the -- the alternative will achieve exactly
 21 the same thing that the MX1 will achieve, okay.
 22 What happens if the MX1 is delayed for, I'm
 23 going to play devil's -- a year. We're going
 24 to wait for a year for this to be. You don't
 25 think that an alternative that will achieve

1 MR. MURAI: But, Venny, the motion doesn't
 2 include any restriction on Mediterranean Bonus.
 3 That's just a comment that I wanted the Staff
 4 to push up to the Commission.
 5 MR. TORRE: Okay. I will put that I am
 6 right now in favor and my vote should be yes on
 7 both items, the first one and this one. I
 8 understood it to be that you wanted it to go up
 9 with that being stricken from the change.
 10 MR. MURAI: That's just a comment, that I
 11 wanted the Commission to consider the effect
 12 that the bonus will have on the adjoining
 13 residents, and I think Chip spoke to the same.
 14 MR. TORRE: Can I revise my previous vote?
 15 CHAIRMAN AIZENSTAT: Venny, let's finish
 16 this one first, and then we'll ask Craig.
 17 MR. TORRE: Sure. I just want to make sure
 18 I don't get seen as somebody who was against
 19 this, because that's not the case at all.
 20 MR. COLLER: Well, if he wants to change
 21 his vote, let him change it now.
 22 CHAIRMAN AIZENSTAT: For the previous?
 23 MR. TORRE: The clarification that came
 24 from Rene made me understand that that's not
 25 what the intent is. So that vote should be

1 exactly the same right --
 2 MR. MURAI: No. My answer is that I agree
 3 with those who said that we should -- this
 4 doesn't have to be done this way. It has to be
 5 done the correct way, with the whole Zoning
 6 Code and the new Zoning classifications. So my
 7 motion stands as it is.
 8 MS. ANDERSON: I agree with you.
 9 CHAIRMAN AIZENSTAT: Is there a second on
 10 his motion?
 11 MS. ANDERSON: I'll second the motion, and
 12 the comments.
 13 CHAIRMAN AIZENSTAT: We have a first,
 14 second. Any discussion?
 15 Having heard none, call the roll, please, Jill.
 16 THE SECRETARY: Venny Torre?
 17 MR. TORRE: I want to be clear to Staff,
 18 the residents, Commissioners, that I'm for this
 19 item. The only thing I am against is the
 20 restriction on the Mediterranean Bonus, because
 21 we have not studied or viewed MX1 substantially
 22 as it pertains to this area to make that call
 23 currently. So I'm voting, no, not because I'm
 24 against the item; I'm voting against the
 25 restriction of the Mediterranean Bonus.

1 yes. Thank you.
 2 MR. COLLER: Okay.
 3 CHAIRMAN AIZENSTAT: Okay. Then we're
 4 changing the previous vote for Venny to a yes.
 5 And, then, on this one?
 6 MR. TORRE: Yes, sir. The answer is, yes,
 7 both times.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 THE SECRETARY: For E-3 and E-4 is yes?
 10 MR. COLLER: Oh, I'm sorry. You already
 11 voted, no, on the first one and we moved on to
 12 the second one. Was it your intent to
 13 change --
 14 CHAIRMAN AIZENSTAT: That's why I was
 15 asking --
 16 MR. COLLER: It's a little late on that
 17 one, you can ask for -- well, you weren't on
 18 the prevailing side.
 19 MR. WITHERS: I'll bring it up on the
 20 prevailing side. I'll bring it up as soon as
 21 we get this voted on. I'll bring it up.
 22 MR. COLLER: All right. We can have a
 23 reconsideration.
 24 MR. WITHERS: I'll bring it up. I'll bring
 25 it up.

1 MR. TORRE: Thank you.
 2 THE SECRETARY: Maria Velez?
 3 MS. VELEZ: Yes.
 4 THE SECRETARY: Chip Withers?
 5 MR. WITHERS: Yes.
 6 THE SECRETARY: Rhonda Anderson?
 7 MS. ANDERSON: Yes.
 8 THE SECRETARY: Robert Behar?
 9 MR. BEHAR: And just for clarification, all
 10 this does is, we're going to wait for the MX1
 11 to be implemented and go into effect before
 12 this area goes into effect, correct?
 13 MR. MURAI: That's my motion.
 14 MR. BEHAR: I'm going to vote, yes, on it.
 15 THE SECRETARY: Rene Murai?
 16 MR. MURAI: Yes.
 17 THE SECRETARY: Eibi Aizenstat?
 18 CHAIRMAN AIZENSTAT: Yes. I'm going to
 19 vote, yes, but if I may say, I would like for
 20 the Commission to consider an Overlay, if it
 21 helps out, not to create bigger density or hurt
 22 the neighbors, but if it helps the process.
 23 MR. MURAI: Just a recommendation. Fine.
 24 MR. BEHAR: Mr. Chair, I agree with you a
 25 hundred percent.

1 THE SECRETARY: Rene Murai?
 2 MR. MURAI: Yes.
 3 THE SECRETARY: Venny Torre?
 4 MR. TORRE: Yes.
 5 THE SECRETARY: Maria Velez?
 6 MS. VELEZ: Yes.
 7 THE SECRETARY: Chip Withers?
 8 MR. WITHERS: Yes.
 9 THE SECRETARY: Rhonda Anderson?
 10 MS. ANDERSON: Yes, and re-incorporating
 11 the prior comments.
 12 THE SECRETARY: Robert Behar?
 13 MR. BEHAR: Yes.
 14 THE SECRETARY: Eibi Aizenstat?
 15 CHAIRMAN AIZENSTAT: Yes.
 16 And, now, the last item is E-5, correct,
 17 Craig?
 18 MR. COLLER: Correct.
 19 CHAIRMAN AIZENSTAT: Is there a motion?
 20 MR. MURAI: What is E-5?
 21 MR. TRIAS: E-5 has Site Specifics on a few
 22 of duplex properties that limit the height to
 23 one story. It's a Site Specific, I believe,
 24 from the 1970s.
 25 MR. TORRE: I'll move this.

1 MR. WITHERS: I would like to recall a
 2 previous item, Mr. Chair.
 3 CHAIRMAN AIZENSTAT: Yes, sir.
 4 MR. WITHERS: The item right before this.
 5 I'd like some clarification on one of our Board
 6 Member's vote, if that's possible.
 7 MR. COLLER: We have a motion for
 8 re-consideration. We need a second.
 9 MR. MURAI: Second.
 10 MR. COLLER: You can voice vote say, aye,
 11 so it brings it back to you.
 12 (All Board Members voted aye.)
 13 MR. COLLER: Okay. So now we're back to
 14 the original motion, and, then, is the desire
 15 then to call the roll again on the motion?
 16 MR. WITHERS: Yes. I don't know if I heard
 17 the vote correctly. So maybe we can revote on
 18 this thing, what do you think?
 19 CHAIRMAN AIZENSTAT: Aye.
 20 MR. COLLER: Sure. You're now at the point
 21 where you can call the roll. It's approval in
 22 accordance with Department recommendations. I
 23 think it was a straight approval on the Comp
 24 Plan amendment.
 25 CHAIRMAN AIZENSTAT: Jill.

1 MS. ANDERSON: Does this cover all of the
 2 lots or just some of them?
 3 MR. TRIAS: Originally, it was all of the
 4 duplexes facing San Sebastian.
 5 MS. VELEZ: Okay. So we would be deleting
 6 the height requirement of the one story height
 7 requirement?
 8 MR. TRIAS: Well, there's a requirement for
 9 height, but also a bungalow type, which is not
 10 very clear in my mind what that means.
 11 MR. MURAI: It's not clear in your mind and
 12 you want us to vote?
 13 MS. TRIAS: It's not clear in my mind that
 14 it means anything.
 15 MR. MURAI: I have no idea what you're
 16 saying.
 17 MR. COLLER: I think the desire is to
 18 eliminate the bungalow mention; is that
 19 correct?
 20 MR. TRIAS: Yes, sir.
 21 CHAIRMAN AIZENSTAT: That's the way I
 22 interpreted it, also.
 23 MS VELEZ: I will move this. I'll be happy
 24 to move this item, E-5.
 25 MR. BEHAR: I'll second.

1 CHAIRMAN AIZENSTAT: Hold on, guys. I
 2 think Venny went ahead and made a motion.
 3 MR. TORRE: It doesn't matter.
 4 CHAIRMAN AIZENSTAT: It doesn't matter.
 5 Sorry.
 6 Maria makes the motion. Robert seconds it.
 7 Any discussion? None. Call the roll,
 8 please.
 9 THE SECRETARY: Chip Withers?
 10 MR. WITHERS: Yes.
 11 THE SECRETARY: Rhonda Anderson?
 12 MS. ANDERSON: Yes.
 13 THE SECRETARY: Robert Behar?
 14 MR. BEHAR: Yes.
 15 THE SECRETARY: Rene Murai?
 16 MR. MURAI: Yes.
 17 THE SECRETARY: Venny Torre?
 18 MR. TORRE: Yes.
 19 THE SECRETARY: Maria Velez?
 20 MS. VELEZ: Yes.
 21 THE SECRETARY: Eibi Aizenstat?
 22 CHAIRMAN AIZENSTAT: Yes.
 23 I'd like to thank everybody for their
 24 patience for sitting here for about
 25 four-and-a-half hours and going through this.

1 MS. ANDERSON: Second.
 2 (The Board voted aye.)
 3 (Thereupon, the meeting was concluded at 8:40
 4 p.m.)
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1 I know it's unusual times, but I wish everybody
 2 well, and I thank everybody for their service
 3 and what everybody is doing. It's much
 4 appreciated.
 5 And I also want to thank the Staff and the
 6 outside consultant for the hard work and all of
 7 the time that they have put in, and I don't
 8 want them to think it's not noticed or
 9 appreciated. Thank you.
 10 We already have our set date for the next
 11 meeting. Jill, what date was that?
 12 THE SECRETARY: Next meeting is August
 13 12th.
 14 MS. VELEZ: No.
 15 MS. ANDERSON: No, 19.
 16 MR. TRIAS: Next meeting is August 12th,
 17 the regular meeting, and then the Special
 18 Meeting is the 19th.
 19 CHAIRMAN AIZENSTAT: So we have set up two.
 20 We have one a date specific.
 21 Okay. Is there a motion to adjourn?
 22 MR. MURAI: I'll move it.
 23 MS. ANDERSON: Move it.
 24 CHAIRMAN AIZENSTAT: We have it moved.
 25 Second. Everybody in favor?

1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 6th day of August, 2020.
 17
 18
 19 SIGNATURE ON FILE
 20 _____
 21 NIEVES SANCHEZ
 22
 23
 24
 25