

CITY OF CORAL GABLES  
LOCAL PLANNING AGENCY (LPA)/  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
VIA ZOOM TELECONFERENCE  
WEDNESDAY, JULY 29, 2020, COMMENCING AT 4:05 P.M.

Board Members Present:  
Eibi Aizenstat, Chairman  
Robert Behar  
Rhonda A. Anderson  
Venny Torre  
Wayne "Chip" Withers  
Rene Murai  
Maria Velez

City Staff and Consultants:  
Ramon Trias, Planning Director  
Miriam Ramos, City Attorney  
Cristina Suarez, Deputy City Attorney  
Craig Coller, Special Attorney  
Jill Menendez, Administrative Assistant, Board Secretary  
Jennifer Garcia, City Planner  
Ana Restrepo, Principal Planner  
Arceli Redila, Principal Planner  
Devin Cejas, Deputy Development Services  
Director/Zoning Official  
Billy Y. Urquia, City Clerk  
Suramy Cabrera, Development Services Director  
Commissioner Pat Keon  
Elizabeth Plater-Zyberg, Consultant  
Judith Bell, Consultant

1 ALSO PARTICIPATING:  
2 Mario Garcia-Serra, Esq.  
3 Jorge Navarro, Esq.  
4 Kirk Menendez  
5 Julio Webel  
6 Maria Mas Blet  
7 Maria Menendez  
8 Richard Formoso  
9 Waldo Toyos  
10 Esperanza Yanis  
11 Claudio Naranjo  
12 Maria Beunza  
13 Juan Castro Lopez  
14 Alain Yanes  
15 Maria Perera  
16 Antonio Miyar  
17 Jorge Arias

1 THEREUPON:  
2 (The following proceedings were held.)  
3 CHAIRMAN AIZENSTAT: Let's go ahead and get  
4 started. I'd like to first, before we get  
5 started, just welcome everybody to this unusual  
6 P&Z Board meeting. These are extraneous times,  
7 and, unfortunately, this is the way we have to  
8 do it, but at least we're able to move forward  
9 and have some progress.  
10 I'd like to call the meeting to order.  
11 Good afternoon, everybody. This Board is  
12 comprised of seven members. Four Members of  
13 the Board shall constitute a quorum, and the  
14 affirmative vote of four Members of the Board  
15 present shall be necessary for the adoption of  
16 any motion. A tie vote will result in the  
17 automatic continuance of the matter until the  
18 next meeting, which shall be continued until a  
19 majority vote is achieved. If only four  
20 Members of the Board are present, which is not  
21 the case today, an applicant shall be entitled  
22 to a postponement to the next regularly  
23 scheduled Board meeting.  
24 Lobbyist Registration and Disclosure, any  
25 person who acts as a lobbyist pursuant to the

1 City of Coral Gables Ordinance Number 2006-11  
2 must register with the City Clerk prior to  
3 engaging in lobbying activities or  
4 presentations before City Staff, Boards,  
5 Committees and/or Commission meeting. A copy  
6 of the Ordinance is available in the Office of  
7 the City Clerk. Failure to register and  
8 provide proof of registration shall prohibit  
9 your ability to present to the Board.  
10 I now officially call the City of Coral  
11 Gables Planning & Zoning Board Virtual Meeting  
12 of July 29th, 2020 to order. Due to COVID-19  
13 the Zoom platform is being used, along with a  
14 dedicated phone line. The time is 4:05.  
15 I will ask now Jill to call the roll, and  
16 when your name is called, please make sure your  
17 microphone is on and acknowledge your presence.  
18 Jill.  
19 THE SECRETARY: Rhonda Anderson?  
20 MS. ANDERSON: Present.  
21 THE SECRETARY: Robert Behar?  
22 MR. BEHAR: Present.  
23 THE SECRETARY: Rene Murai?  
24 CHAIRMAN AIZENSTAT: Is Rene here?  
25 THE SECRETARY: Yes, he is.

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1 MR. MURAI: I just unmuted.  
 2 CHAIRMAN AIZENSTAT: Thank you.  
 3 MR. MURAI: Can you hear me?  
 4 CHAIRMAN AIZENSTAT: I can hear you now.  
 5 THE SECRETARY: Yeah.  
 6 Venny Torre?  
 7 MR. TORRE: I'm here.  
 8 THE SECRETARY: Maria Velez?  
 9 MS. VELEZ: Here.  
 10 THE SECRETARY: Chip Withers?  
 11 MR. WITHERS: I'm here.  
 12 THE SECRETARY: Eibi Aizenstat?  
 13 CHAIRMAN AIZENSTAT: Present.  
 14 Notice Regarding Ex Parte Communications.  
 15 Please be advised that Board is a  
 16 quasi-judicial Board and the Items 2 -- two of  
 17 the five items on the agenda are quasi-judicial  
 18 in nature -- those would be Items E-4 and  
 19 E-5 -- which require Board Members to disclose  
 20 all ex parte communication and site visit. An  
 21 ex parte communication is defined as any  
 22 contact, communication, conversation,  
 23 correspondence, memorandum or other written or  
 24 verbal communication that takes place outside a  
 25 public hearing between a member of the public

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1 regarding the Zoning change. I don't think  
 2 that's a quasi-judicial matter, but if it is, I  
 3 just want to state for the record that I did  
 4 speak with him, but that I'm able to do all of  
 5 the things that the Chairman said.  
 6 CHAIRMAN AIZENSTAT: Thank you.  
 7 MR. COLLER: Could you just describe --  
 8 this is for the Crafts Section items, Item 4  
 9 and 5. Could you just describe generally what  
 10 the conversation related to?  
 11 MR. MURAI: It related to the fact that  
 12 that matter was coming up before the Board.  
 13 That's it.  
 14 MS. ANDERSON: Rhonda Anderson. I also  
 15 received a call from Jorge Navarro, letting me  
 16 know that that matter was coming before the  
 17 Board. No substantial conversation occurred,  
 18 nor will the discussion or the call affect my  
 19 ability to be impartial about the issues being  
 20 presented.  
 21 MR. BEHAR: I did a site visit, just to be  
 22 more familiar with the area. No -- the  
 23 decision that I will make will not be hindered  
 24 on anything that I did on my site visit.  
 25 MR. TORRE: I received a call, also, from

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1 and a member of the quasi-judicial Board  
 2 regarding matters to be heard by the Board.  
 3 If anyone made any contact with a Board  
 4 Member regarding an issue before the Board, the  
 5 Board Member must state on the record the  
 6 existence of an ex parte communication and the  
 7 party who originated the communication. Also,  
 8 if a Board Member conducted a site visit  
 9 specifically related to the case before the  
 10 Board, the Board Member must also disclose such  
 11 visit. In either case, the Board must state on  
 12 the record -- the Board Member must state on  
 13 the record whether the ex parte communication  
 14 and/or site visit will affect the Board  
 15 Member's ability to impartially consider the  
 16 evidence to be presented regarding the matter.  
 17 The Board Member should also state that his or  
 18 her decision will be based on substantial  
 19 competent evidence and testimony presented on  
 20 the record today.  
 21 Does any Board Member have such  
 22 communication or site visit to disclose at this  
 23 time?  
 24 MR. MURAI: Just for the record, I did  
 25 speak with Jorge Navarro of Greenberg Taurig,

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1 Jorge Navarro, and the same as the other Board  
 2 Members, I don't feel that I should have any  
 3 reason not to be impartial in this matter.  
 4 MS. VELEZ: I did not receive any phone  
 5 call and I did not make a site visit.  
 6 CHAIRMAN AIZENSTAT: Okay. I had a message  
 7 from Jorge, basically asking what the procedure  
 8 was going to be for witnesses and individuals  
 9 that wanted to testify, and I asked Jill to  
 10 please reach out to him and give him that  
 11 information.  
 12 Okay. Good.  
 13 Swearing In, the swearing in process will  
 14 be different than normal today. With the  
 15 exception of attorneys, when we take up a  
 16 quasi-judicial item, which would be 4 and 5,  
 17 each member of the public will be sworn in  
 18 before they speak. Also, I ask that each  
 19 speaker first state their full name and  
 20 address, for the record, prior to speaking.  
 21 We have two platforms that are being  
 22 conducted. One platform is a Zoom platform,  
 23 and we also have a phone line, a call-in line  
 24 forum. On the Zoom platform participants, I  
 25 will ask any person wishing to speak or testify

1 on a specific agenda item to please open your  
2 chat and send a direct message to Jill  
3 Menendez, stating the agenda item you would  
4 like to speak about, and include your full  
5 name. Jill will call you, when it's your turn.  
6 Depending on the number of speakers, I ask that  
7 you limit your remarks to three minutes.

8 People that are on the phone platform,  
9 after the Zoom platform participants are done,  
10 I will ask phone participants to comment on the  
11 agenda items. I also will ask you to please  
12 limit your remarks to three minutes.

13 At this time, I'd like to ask the Clerk  
14 about any e-comments or e-mails that have been  
15 received. Jill?

16 MR. TRIAS: Mr. Chairman, you have received  
17 two e-mails with several comments, received  
18 today by Staff.

19 CHAIRMAN AIZENSTAT: Correct. I  
20 acknowledge that. Were any items received  
21 after four o'clock?

22 MR. TRIAS: No, sir.

23 CHAIRMAN AIZENSTAT: Okay. Do we need to  
24 read those into the record or we can just  
25 attach those to the record? Craig?

1 CHAIRMAN AIZENSTAT: Very good.

2 MR. COLLER: Okay. That's helpful.

3 MR. WITHERS: Can I ask a question?

4 CHAIRMAN AIZENSTAT: Go ahead, Chip.

5 MR. WITHERS: This is to the City Attorney.  
6 How were neighbors notified in the Zoom? I'm  
7 sorry, what?

8 MR. TRIAS: There was a mailed notice to  
9 the neighbors and people within 1,500 feet and  
10 the back of the notice had extensive and  
11 detailed direction of how to use the Zoom  
12 meeting.

13 CHAIRMAN AIZENSTAT: Chip, does that answer  
14 your question?

15 MR. TRIAS: I'm speaking of the second  
16 item, the items -- the quasi-judicial items on  
17 the agenda.

18 MR. WITHERS: Do they have access to the  
19 link that we were given?

20 MR. TRIAS: Can you repeat the -- I  
21 couldn't hear you.

22 MR. WITHERS: We were given a link to be  
23 able to look into the file, the supporting  
24 documentation. Were they provided that link,  
25 as well?

1 MR. COLLER: I think we've identified that  
2 those comments were distributed to the Board  
3 Members, and the Board Members have them.  
4 However, I'm thinking that there may be  
5 participants that will not have gotten them.  
6 So we may need to read them into the record,  
7 since we do have people that are on this, that  
8 would not have gotten it. So maybe we can --  
9 one of them is a petition with a very short  
10 sentence, that I think can be read, and the  
11 other one is a little bit longer, but I guess  
12 we need to read those.

13 CHAIRMAN AIZENSTAT: Should we read those  
14 at the time when we take up that agenda item,  
15 as opposed to right now?

16 MR. COLLER: Yes. Yes. We should.

17 CHAIRMAN AIZENSTAT: Okay.

18 MR. COLLER: I think they all dealt with  
19 Items 4 and 5, so we can read them at that  
20 time.

21 CHAIRMAN AIZENSTAT: Okay. Perfect.

22 CITY CLERK: Mr. Coller, you should also  
23 know that at the time the Board received their  
24 e-mails, they were all uploaded and made  
25 available to the public.

1 MR. TRIAS: I could check. I believe so.

2 CHAIRMAN AIZENSTAT: I think, Ramon, what  
3 Chip was asking is if the links that we were  
4 provided is of public record?

5 MR. TRIAS: Yeah. The link you were  
6 provided is the Legistar link that is always  
7 available and is part of the public record. So  
8 that's a typical way to access information.

9 MR. WITHERS: No, I understand that, but  
10 were they especially provided, in their  
11 notification, the ability to access those  
12 files? That's my question.

13 MR. TRIAS: Yeah, I understand.

14 MR. WITHERS: Eibi, I want to make sure, if  
15 they were supposed to get it, that they got it.  
16 If it doesn't matter, then it doesn't matter.  
17 I just want to make sure, for our attorney, as  
18 well, if they should have been provided that  
19 link.

20 CHAIRMAN AIZENSTAT: Understood.

21 Ramon, you'll look into that and be able to  
22 answer that as we go on?

23 MR. TRIAS: Yeah. I'm looking for the  
24 actual notice. Maybe somebody from Staff has  
25 it --

1 MR. TORRE: It's on there. It's on the  
 2 back of the page. It gives the Zoom website  
 3 for connection to this and the meeting ID  
 4 number, as well.  
 5 MR. WITHERS: No. No. I'm speaking about  
 6 the Legistar link for all of the supporting  
 7 documents for the item.  
 8 MR. TRIAS: The link states CoralGables.com  
 9 as the place where you can find the items.  
 10 MR. WITHERS: So it doesn't? It says,  
 11 CoralGables.com? It doesn't give the specific  
 12 link? I don't know how hard the question is.  
 13 In the e-mail, we were provided a link --  
 14 MR. TRIAS: Yes. Yes.  
 15 MR. WITHERS: -- for the supporting  
 16 documents. I just want to know if that link  
 17 was given to the residents who were going to  
 18 attend this meeting? That's all I'm asking.  
 19 MR. TRIAS: No, the link was not included  
 20 exactly as it was provided to you.  
 21 MR. WITHERS: So my question to the City  
 22 Attorney is, is it necessary that we provided  
 23 the link? The reason I ask is, I attended Zoom  
 24 meeting, and, you know, these types of virtual  
 25 meetings over the past month and a half like

1 everybody has, and I have sat on a  
 2 quasi-judicial Board and I can tell you that  
 3 the same information that we have available to  
 4 us, in some states, should have been provided  
 5 to the other people, and I'm just asking if we  
 6 are required in Dade County to provide that  
 7 link to the residents that are attending this  
 8 meeting.  
 9 MR. COLLER: Well, actually, this has sort  
 10 of remained unchanged being in the Zoom  
 11 platform versus the regular platform.  
 12 MR. WITHERS: Okay.  
 13 MR. COLLER: When you advertise a title or  
 14 send an advertisement that places someone at  
 15 inquiry notice, that they're welcome to check  
 16 the record. I believe that the notice  
 17 indicates that it can be found at  
 18 CoralGables.com and when you go to the website,  
 19 you do see the agenda is published. So there  
 20 is a publication of the agenda and the items.  
 21 So I believe that the notice was adequate.  
 22 MR. WITHERS: Okay. Perfect. That's all I  
 23 wanted to make sure of.  
 24 Okay. Thank you very, very much.  
 25 CHAIRMAN AIZENSTAT: Thank you.

1 MS. ANDERSON: I do have a follow-up  
 2 question on that notice issue, as well. Are  
 3 Board Members, that live within the area of  
 4 notice, omitted from the mailing?  
 5 MR. TRIAS: No.  
 6 MS. ANDERSON: Because I didn't receive  
 7 one, and I'm within that 1,500 range.  
 8 MR. TRIAS: Are you certain you're within  
 9 the 1,500 feet depth?  
 10 MS. ANDERSON: I'm looking at what's on  
 11 Page 7 of your public notice section, and 1,500  
 12 feet reaches all of the way to the City Park in  
 13 front of City Hall, and it encompasses Hernando  
 14 Street, which I live on.  
 15 So, according to that radius, I am within  
 16 that circle.  
 17 MR. TRIAS: We could verify that. We get  
 18 the information from the IT Department, so  
 19 certainly we can verify whether your address  
 20 was omitted or not.  
 21 MS. ANDERSON: Okay. Thank you.  
 22 CITY CLERK: Mr. Chair, before you  
 23 continue, just something really quick. For  
 24 those on the phone, they cannot unmute  
 25 themselves. However, they can raise their hand

1 by pressing \*9 on their phone and that's how  
 2 they'll get acknowledged.  
 3 CHAIRMAN AIZENSTAT: That's perfect. I  
 4 hope everybody heard that. \*9?  
 5 CITY CLERK: Yes, sir.  
 6 CHAIRMAN AIZENSTAT: Okay, for those on the  
 7 phone.  
 8 MR. WITHERS: Is that preferred instead  
 9 with advising the Board Chair and asking --  
 10 CITY CLERK: I'm sorry, what was the  
 11 question again?  
 12 MR. WITHERS: Is that better than advising  
 13 the Board Chair that you would like to make a  
 14 comment on the chat?  
 15 CITY CLERK: No. No. No. So those who  
 16 are on the Zoom platform, they can chat with  
 17 the Board Chair. It's just that if you're on  
 18 the phone, there is no way to chat.  
 19 MR. WITHERS: Okay.  
 20 CITY CLERK: So you can press \*9 to get our  
 21 attention.  
 22 CHAIRMAN AIZENSTAT: That would be at the  
 23 time when it's open for such an item via the  
 24 phone platform, correct?  
 25 Okay. Let's move on.

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1 Approval of the minutes. Did everybody get  
 2 a chance to take a look at the minutes that  
 3 were sent to us?  
 4 MR. MURAI: Yeah. I move for approval.  
 5 MS. ANDERSON: Yes. I second.  
 6 CHAIRMAN AIZENSTAT: Rene moved the  
 7 approval. We have a second. Any questions or  
 8 comments? No?  
 9 Jill, call the roll please.  
 10 THE SECRETARY: Robert Behar?  
 11 CHAIRMAN AIZENSTAT: Robert, you're on  
 12 mute.  
 13 MR. BEHAR: Sorry. Yes.  
 14 THE SECRETARY: Rene Murai?  
 15 MR. MURAI: Yes.  
 16 THE SECRETARY: Venny Torre?  
 17 MR. TORRE: Yes.  
 18 THE SECRETARY: Maria Velez?  
 19 MS. VELEZ: Yes.  
 20 THE SECRETARY: Chip Withers?  
 21 MR. WITHERS: Yes.  
 22 THE SECRETARY: Rhonda Anderson?  
 23 MS. ANDERSON: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 CHAIRMAN AIZENSTAT: Yes.

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1 MR. COLLER: Thank you, Mr. Chairman.  
 2 Item E-1, an Ordinance relating to the  
 3 Zoning Code of the City of Coral Gables,  
 4 Florida, adopted as Ordinance Number 2007-01,  
 5 as amended, reorganizing the Zoning Code,  
 6 revising and renumbering Article and Section  
 7 numbers, transferring certain Divisions and  
 8 Sections from the Zoning Code to the Code of  
 9 the City of Coral Gables, known as the City  
 10 Code, updating certain department names, but  
 11 providing no substantive changes to the Zoning  
 12 Code, providing for a repealer provision, a  
 13 severability clause, codification, and  
 14 providing for an effective date.  
 15 Item E-1, public hearing, and the Chair has  
 16 previously asked me to identify, this is a  
 17 legislative, not a quasi-judicial item.  
 18 CHAIRMAN AIZENSTAT: Thank you, Mr. Coller.  
 19 Mr. Trias.  
 20 MR. TRIAS: Mr. Chair, I would request that  
 21 we take Items 1 and 2 at the same time, because  
 22 they're related.  
 23 CHAIRMAN AIZENSTAT: As long as the City  
 24 Attorney is good with that, I think we all are.  
 25 MR. COLLER: Sure.

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1 Before we start reading the items into the  
 2 agenda, I just want to give the procedure for  
 3 tonight that we will use, a brief overview,  
 4 quickly.  
 5 First, we will have the identification of  
 6 item by Mr. Coller. Then we'll have the  
 7 presentation by Staff. Then we'll have the  
 8 presentation by our outside consultant. And  
 9 then we'll have a brief question and discussion  
 10 by the Board.  
 11 Once that is done, I will open it to the  
 12 public comment. First, to the Zoom platform,  
 13 as I had described earlier; second, to the  
 14 phone line platform, as I had described  
 15 earlier. And we will also go ahead and read  
 16 any e-comments or e-mails into the record as  
 17 they pertain specifically to an item.  
 18 I'll then go ahead and close the public  
 19 comment. The Board will have a discussion,  
 20 and, then, if there's a motion, further  
 21 discussion, or a second to the motion, and then  
 22 a vote, if any, that's appropriate.  
 23 Any questions from the Board? No?  
 24 Mr. Coller, would you please read the first  
 25 item into the record?

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1 CHAIRMAN AIZENSTAT: Please proceed.  
 2 MR. COLLER: Item E-2, an Ordinance of the  
 3 City Commission of Coral Gables, Florida  
 4 providing for text and map amendments to the  
 5 City of Coral Gables Official Zoning Code  
 6 pursuant to Zoning Code Article 14,  
 7 "Process" -- let me just stop here for one  
 8 minute, because I need to give an explanation.  
 9 Because E-1 is the re-organization of the  
 10 Zoning Code, the sections I'm going to read to  
 11 you pre-suppose that re-organization is  
 12 accomplished. So these section numbers that  
 13 I'm referring to in the title are indeed the  
 14 new section numbers, if the first Ordinance,  
 15 the re-organization is adopted. So I'll  
 16 continue -- Pursuant to Zoning Code Article 14,  
 17 "Process," Section 14-212, "Zoning Code Text  
 18 and Map Amendments," by amending the following  
 19 provisions: (1) Article 1, "General  
 20 Provisions," creating new zoning districts:  
 21 Multi-Family 3 (MF3), Multi-Family 4 (MF4),  
 22 Mixed-use 1 (MX1), Mixed-Use 2 (MF2), Mixed-Use  
 23 3 (MX3), and Design/Industrial District  
 24 Overlay; and deleting: Multi-Family Special  
 25 Area (MSFA), Commercial Limited (CL),

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1 Commercial (C), Industrial (I), and the north  
 2 and south Industrial Mixed-Use Overlay  
 3 Districts, and making the appropriate zoning  
 4 map amendments to effectuate these changes; (2)  
 5 Article 2 "Zoning Districts", creating new  
 6 zoning districts and associated provisions, and  
 7 deleting floor area ratio requirements in  
 8 certain districts; (3) Article 4 "Uses",  
 9 allowing certain uses in new zoning districts,  
 10 and updating Telecommunication provisions; (4)  
 11 Article 4 "Urban Design and Public Improvement  
 12 Standards", refining public realm requirements'  
 13 (5) Article 5 "Architecture", updating zoning  
 14 districts to be consistent with Article 2' (6)  
 15 Article 6 "Landscape" updating and increasing  
 16 certain open space requirements; (7) Article 10  
 17 "parking" updating certain parking  
 18 requirements' (8) Article 14 "Process";  
 19 revising and clarifying processes for zoning  
 20 applications; and (9) Article 16,  
 21 "Definitions"; updating certain definitions;  
 22 providing for repealer provision, severability  
 23 clause, codification, and providing for an  
 24 effective date.  
 25 Item E-2, public hearing and also a

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1 the presentation, I want to have them together.  
 2 Certainly, there are two separate items, and  
 3 you can vote differently and separately later  
 4 on. Or if the Board believes that there's more  
 5 time needed, that could be discussed later on,  
 6 but at this point, I think we have a  
 7 presentation that explains the ideas and the  
 8 concepts, and we have our consultant, also,  
 9 that can provide some very valuable content.  
 10 So my thinking is, we can go ahead with the  
 11 presentation and then the discussion can lead  
 12 us to wherever it does lead.  
 13 MR. BEHAR: Okay.  
 14 CHAIRMAN AIZENSTAT: Ramon, would you  
 15 continue, then, with the presentation?  
 16 MR. TRIAS: Yes. Thank you very much,  
 17 Mr. Chairman. If I could have the PowerPoint  
 18 on the screen.  
 19 I think that you all need to be commended  
 20 for the very good work that we've put together  
 21 into this project.  
 22 Next, please.  
 23 And as we have just discussed, we have two  
 24 items. 1 is the re-organization, which I think  
 25 we have discussed with you several times, and I

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1 legislative item. Since we're calling both, I  
 2 presume it's the desire of the Board to have  
 3 the public hearing on both items at the same  
 4 time. Is that the desire of the Board?  
 5 CHAIRMAN AIZENSTAT: I think it is, unless  
 6 anybody objects.  
 7 MR. BEHAR: Can I ask a question? Item E-2  
 8 pertains to the documents that -- I printed it  
 9 out, because it was much easier for me to try  
 10 to compare. This, which is the -- encompassed  
 11 the proposed Zoning Code Attachment B, correct?  
 12 MR. TRIAS: Yeah. And what happens is that  
 13 Item E-1 is related to that text, because it's  
 14 re-arranged. So basically they're together.  
 15 MR. BEHAR: But this has a lot of -- I  
 16 mean, I don't have a problem with E-1, but I  
 17 have gone through a lot since, you know, not  
 18 Friday, because I was out and I started on  
 19 Monday morning, but I've gone through a lot of  
 20 this, I don't see how I could look at all of  
 21 this today and make a decision on this, unless  
 22 we could separate and say, the organization,  
 23 rename it, I have no issues with --  
 24 MR. TRIAS: Mr. Behar, I think that those  
 25 are very valid points. Just for the purpose of

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1 don't think that there are any major issues or  
 2 controversies on that one. And then the next  
 3 one is the actual provisions -- yeah, thank you  
 4 -- the actual provisions and the Map Amendment,  
 5 which I think implement most of the things that  
 6 you have discussed for the past two years, more  
 7 or less.  
 8 Next.  
 9 Now, the process has been fairly lengthy,  
 10 and some of you have played multiple roles in  
 11 the process. Some of you participated in the  
 12 working group that we had. Some of you have  
 13 given comments at different Commission  
 14 Workshops. But what I want to remind you,  
 15 because we've had this very uncomfortable break  
 16 in the last few months, of the very, very hard  
 17 work that went into this, and all of the many  
 18 meetings that we've had already, and to  
 19 encourage you to see if we are able to make  
 20 some determinations and some progress to move  
 21 this together.  
 22 This is a team effort. I think -- I want  
 23 to thank all of you for the work you've done.  
 24 It is going to be a team effort to get it to  
 25 the end. So I really encourage you to help us

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1 with this process.  
 2 Next.  
 3 The re-organization is fairly  
 4 straight-forward. We changed some of the  
 5 Articles. We transferred some text that really  
 6 wasn't related to Zoning, per se, to the City  
 7 Code, and we also updated a few department  
 8 names and those kinds of housekeeping issues.  
 9 Next.  
 10 The Text Amendments are fairly ambitious.  
 11 Some ideas are very big ideas, some are very  
 12 small, but what I would like to express today  
 13 is that there's nothing new that you haven't  
 14 seen before. The content, the ideas, the  
 15 different recommendations that have been  
 16 discussed, have been fairly stable for,  
 17 perhaps, the last six months or even longer  
 18 than that. So nothing has changed in the  
 19 recent weeks, except making sure that the typos  
 20 and the coordination was correct. So that's  
 21 something that I think may make our discussion  
 22 a little bit easier.  
 23 And, then, the other issue is that the  
 24 Zoning Map was amended in such a way to be  
 25 consistent with the Comprehensive Plan. It may

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1 potential. So some of those issues, I think,  
 2 have been clarified and made easier to  
 3 understand through this process.  
 4 Next.  
 5 And as you can see, the changes in the map  
 6 are relatively small. They're really very  
 7 targeted, very clearly defined, in areas that  
 8 make the Code more user friendly.  
 9 Next.  
 10 We've had public notification at least nine  
 11 times in the website and we've had about six  
 12 newspaper advertisements, as many of those  
 13 meetings have taken place, whether it's  
 14 Planning & Zoning Workshops or Commission  
 15 Workshops, we've always followed the legal  
 16 notice.  
 17 Next.  
 18 For Request Number 1, Staff recommends  
 19 approval. I think we've discussed this in the  
 20 past. And if you have any questions, we'll be  
 21 happy to address them. Request Number 1 is the  
 22 re-organization.  
 23 Next.  
 24 And Request Number 2, which is the actual  
 25 change, the update of the provisions, Staff

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1 look like changes were made and they were, but  
 2 they were only made as long as they were  
 3 absolutely consistent with the Comprehensive  
 4 Plan. And our consultant will be able to  
 5 explain that in some detail.  
 6 Next.  
 7 Now, to make it a little bit easier,  
 8 perhaps, we had a couple of attachments that  
 9 tracked all of the different items that had  
 10 been modified or changed, and I counted about  
 11 94 in the Zoning Code update, plus a few more,  
 12 for the consistency with some of the City  
 13 Attorney interpretations. So those are  
 14 attachments that I think could be helpful and  
 15 may be able to guide some of the discussion now  
 16 and in the future next. Next.  
 17 And on the map, like I said, even though it  
 18 appears different, all of this is trying to  
 19 clarify through the new Zoning designations to  
 20 try to make it very clear that each Zoning  
 21 designation means what it says. Right now,  
 22 unfortunately, the Zoning is a little bit  
 23 vague. It's just Commercial. And as many of  
 24 you know, it depends on the underlying Land  
 25 Use, in terms of the actual development

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1 also recommends approval, because all of the  
 2 changes are consistent with the Comprehensive  
 3 Plan.  
 4 Now, in addition to what we all have done,  
 5 in terms of our contribution to this effort,  
 6 we've also had a world class consultant,  
 7 Elizabeth Plater-Zyberk, and Julie Bell, have  
 8 been very, very helpful, very much hands on, in  
 9 terms of making sure that everything was ready  
 10 for you, and Liz has a presentation that will  
 11 explain the content of the changes in the  
 12 provision, the actual -- I think, the issues  
 13 that most of you probably are interested in,  
 14 and then Staff and our consultant will be able  
 15 to answer any questions.  
 16 So we can go to the next presentation.  
 17 And, Liz, if you could proceed.  
 18 MS. PLATER-ZYBERG: Thank you.  
 19 Sorry for the hand signals. I was  
 20 requesting unmuting.  
 21 So I'm going to give you -- first of all,  
 22 my name is Elizabeth Plater-Zyberg. I'm with  
 23 DPZ Co-Design, and I live in the City of Coral  
 24 Gables, at the 6612 Le Jeune Road.  
 25 I'm going to give a little bit of

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1 elaboration with regard to both, the  
 2 re-organization and the content updating, in a  
 3 slightly longer presentation than the outline  
 4 that Ramon gave you.  
 5 Next, please.  
 6 So this, I think, is a slide that you've  
 7 seen before, but I thought it was worth just  
 8 looking at it one more time, so that we could  
 9 point out that, part of the clarification was  
 10 to try to make things much easier to find, to  
 11 aggregate like content, and if you look at the  
 12 current Table of Contents, a lot of what is --  
 13 has its own sections in the proposed or new  
 14 Table of Contents work, was aggregated in  
 15 Article 5, Development Standards, in a way that  
 16 we found quite difficult to use.  
 17 The appendices grew, because some things,  
 18 like the University Campus District, which  
 19 remains unchanged, was embedded. I've already  
 20 forgotten, but I think in Article 5, and the  
 21 Business Improvement District, which is largely  
 22 about operations and not really Zoning issues,  
 23 likewise was given its own place. So, here  
 24 you see it. It may look more complex, because  
 25 it's longer, because it really clarifies, we

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1 there are a few lots, I believe, left that  
 2 could become apartment buildings, as well, the  
 3 Low-Rise Residential, and then MF4 is a very  
 4 small High-Rise Residential area in the  
 5 Biltmore Way area.  
 6 In addition, in the MF2 area, we were  
 7 trying to address the small lots that are being  
 8 left in between re-development, in order to  
 9 enable small lot development and  
 10 re-development. And then the Commercial Zoning  
 11 became three new Mixed-Use Zonings. You know,  
 12 you had the old -- the existing Code has a  
 13 Mixed-Use section, and so much of that found  
 14 its way into each of these three categories,  
 15 and where the regulations were all over the  
 16 place, now they're in there in one place under  
 17 the MXs.  
 18 The Overlay Districts have remained, and  
 19 they're in one place in the Code. You'll see  
 20 that shortly. And, then, some of the standards  
 21 that we're applying in certain areas, like just  
 22 Mixed-Use for which you have to apply for, are  
 23 now being applied to all MX zone districts, in  
 24 order to make buildings street and pedestrian  
 25 friendly, as I think you've been trying to do

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1 believe, and will make this -- in addition, I  
 2 think it's important to point out that this  
 3 makes additions or changes to the Code over  
 4 time somewhat easier. We've already seen that  
 5 in process as we were moving through the  
 6 changes through our work, because it's easier  
 7 to find things and you don't have to put  
 8 something at the end of a series of numbers,  
 9 which is unrelated to the prior issue. Those  
 10 of you who use the Code regularly, I think,  
 11 might understand that this will help its  
 12 evolution over time.  
 13 Next, please.  
 14 So, just to go into some of those changes a  
 15 little bit, the general provisions are really  
 16 very much the same. The Zoning Districts has  
 17 already been explained briefly. Of course, the  
 18 Single-Family and the duplex have been  
 19 maintained exactly the way they have been, but  
 20 it was in the Multi-Family area that we did  
 21 primarily two things. One was a bit of work on  
 22 MF2, the FAR being removed and the density will  
 23 still hold -- the maximum densities will still  
 24 be in place, and as Ramon mentioned, MFSA  
 25 became MF3 and MF4. MF3 is the townhouses, and

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1 for a long time. The uses have been updated.  
 2 There's a new table.  
 3 Next.  
 4 We will see that a little bit later.  
 5 The Urban Design Standards, which also were  
 6 in several different areas, have been collated  
 7 into one area. Small changes in the Street  
 8 Design Standards. The Architecture Section has  
 9 all been moved into one place. Landscape,  
 10 small changes. And, then, finally, I will  
 11 speak a little bit about some of the changes in  
 12 the Parking Article, which are listed here. I  
 13 won't talk about them right now.  
 14 Next, please.  
 15 And Ramon pointed out that there were small  
 16 changes in the process. The Article, and, of  
 17 course, as you might expect, definitions have  
 18 been cleaned up, and, in fact, there were some  
 19 descriptions in the definitions which were  
 20 really standards or more than just a  
 21 definition, and those were moved into the main  
 22 body of the Code.  
 23 I've already mentioned the appendices, so  
 24 we could move on to the next slide, please.  
 25 Ramon talked about the maps a little bit.

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1 In the right-hand one, you can see, in the key  
 2 to the right, how each Zoning category,  
 3 from which of the existing categories it has  
 4 emerged, and I would just point out that, at  
 5 the bottom, there is a blue line, which shows  
 6 the Design District. This brings together the  
 7 two Industrial Districts, which were also  
 8 attached to the Mixed-Use Section, and that's  
 9 one District which I will talk about when I go  
 10 through the Overlay Districts.  
 11 Next.  
 12 So here you can see that these MX1, 2 and 3  
 13 are largely the Central Business District, the  
 14 North Ponce corridor. The South Ponce corridor  
 15 is MX1. And, then, that the Multi-Family, the  
 16 dark brown, is MX4. That area was largely MFSA  
 17 and very complex in the existing Code.  
 18 I'm sorry, I'm already speaking as if it's  
 19 in the past tense. It's still your Code.  
 20 And what we tried to do is, just clarify,  
 21 according to -- really, largely, according to  
 22 the development which has already occurred, and  
 23 I think, upon closer examination, hopefully,  
 24 you will agree with that.  
 25 Next.

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1 different names, Overlay District, District  
 2 Overlay, and we've suggested that they all just  
 3 be called District Overlay, and they are all  
 4 here, much in the order they were, but  
 5 scattered around the existing Code, and you'll  
 6 see that the Design District Overlay really is  
 7 the one that's added. And Planned Area  
 8 Development stays as it was or as it is.  
 9 Next, please.  
 10 This article has two tables, which show the  
 11 differences between -- or aggregate the  
 12 Residential uses, the MFs on one table, and the  
 13 MXs on another table, and they're very similar  
 14 in structure now, which -- and I should say  
 15 that "structure" is coming out of the existing  
 16 Code, and then there's certain other notes on  
 17 the bottom, the Mediterranean Bonus is included  
 18 in these, and so it's -- we hope it's a much  
 19 simpler affair of where you go to look for the  
 20 essential issues attached to any Zoning  
 21 category.  
 22 Next.  
 23 So, for both of those tables, this is the  
 24 structure, A, B, C, D, E. The Performance  
 25 Standards are the greater part of it, and in

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1 Likewise, with the areas to the south, much  
 2 of this was largely a direct translation from  
 3 the prior designation to the proposed one. And  
 4 here you can see that the Industrial District  
 5 is much more unified, in terms of the Zoning  
 6 category.  
 7 Next.  
 8 So, to speak to all of these Zoning  
 9 Districts, I think the easiest way is to talk  
 10 to you a little bit about how it's organized,  
 11 and so the Residential Districts have their own  
 12 section, running from Single-Family all of the  
 13 way to MF4. Should there ever be a distinct  
 14 place in the City, somehow, in some way,  
 15 different, it could be added to this area.  
 16 The Mixed-Use District, the MXs, except for  
 17 certain capacity, which is evident and I will  
 18 show you how it's made evident in the proposed  
 19 text; however, had so many similarities that  
 20 most of the text is in Section 201, in which  
 21 they're dealt with in a unified fashion, with  
 22 certain district differences called out.  
 23 The Special Use and Preservation Districts,  
 24 these are exactly the way they were, and then  
 25 the District Overlays. These had many

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1 each one of those -- in each one of the  
 2 districts, it follows in this order. It's an  
 3 order that was embedded in the Code, but not  
 4 always used in categories which have been added  
 5 or modified in recent years. So we tried to  
 6 bring it back into order in this fashion.  
 7 Next.  
 8 And so that largely corresponds, also, in  
 9 order to the tables. So here, in Multi-Family,  
 10 you will -- and in the Residential table, you  
 11 will see that Single-Family has its own column  
 12 and MF1 has its own column, and then you will  
 13 notice that there are two different lot sizes  
 14 in MF2 and 3. This is also part of your  
 15 existing Code structure, the idea that  
 16 something like height and density, for  
 17 instance, sometimes relates differently to what  
 18 the building height is.  
 19 So, in this case, it's primarily height of  
 20 which differs, according to the size of site  
 21 that you have, and so that's maintained in this  
 22 manner by calling out the different site areas  
 23 and site widths. And then you'll see, MF3, in  
 24 the text, speaks to the townhouse and the small  
 25 apartment building separately, and then MF4 is

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1 the taller apartments that are on the west side  
 2 of Le Jeune Road.  
 3 Next.  
 4 We did a lot of studies in all of the  
 5 categories, and I'm just giving you an example  
 6 of one here. It's not intended to show you a  
 7 specific building, but just some of the  
 8 maximums that are possible, and I should say  
 9 that these are somewhat unlikely, because, for  
 10 instance, if you're not filling the pedestal  
 11 with parking, you probably would have narrower  
 12 buildings in order to receive light and air,  
 13 especially in a Residential building. They  
 14 rarely exceed 60 or 65 feet in width. But we  
 15 just wanted to show that the maximum and the  
 16 most abstract version of the envelope, and you  
 17 can look at these or perhaps you looked at  
 18 these more thoroughly as you went through, but  
 19 we were -- I think these tests satisfied us  
 20 that we were treating these areas fairly, that  
 21 some of the changes we were making, like  
 22 removing FAR, was not undermining in any way  
 23 the capacity of these sites, and, in fact,  
 24 possibly the opposite. And so it's really  
 25 about clarifying it and making it easier to

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1 they really should be useful space of a certain  
 2 proportion. I believe we said one to three.  
 3 And what you are seeing is something that  
 4 was embedded in many of your Overlays, is this  
 5 idea that there's a 45-foot height --  
 6 three-story, 45-foot height, which relates to  
 7 the smaller sites, and for the larger sites,  
 8 would then require a step back, in order to use  
 9 that as a kind of unifying data in between  
 10 small and large or small and tall, let's say.  
 11 Next.  
 12 We looked, as well, at Miracle Mile, to  
 13 understand how the -- whether some of the small  
 14 single-story buildings might not be able to  
 15 redevelop to that 45-foot height at least.  
 16 It's difficult, if you only have a 25-foot  
 17 frontage, but once you get it to 50 and more,  
 18 you could do a bit more, and so that might  
 19 encourage some re-development, and we would  
 20 hope maybe even some Residential -- additional  
 21 Residential uses along the Mile.  
 22 Next.  
 23 So, hopefully, that gives you some  
 24 background for MF and MX, and, of course, those  
 25 are the underlying Zoning for these various

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1 use.  
 2 Next.  
 3 And, then, with regard to the MXs,  
 4 similarly each of the column relates in  
 5 height -- relates height to width and size of  
 6 site. Here, we were -- I think, probably one  
 7 change is allowing the smaller sites that are  
 8 beginning to languish in between the larger  
 9 sites that have been re-developing near  
 10 Commercial areas, to both, allow and encourage  
 11 building on the smaller sites. And so, in this  
 12 case, FAR is maintained, because it's a  
 13 different situation with the Commercial  
 14 buildings, but many -- most of the other  
 15 restrictions or regulations, in terms of  
 16 setback and so on, are the same as you're  
 17 familiar with now.  
 18 Next.  
 19 And, likewise, there were many studies  
 20 made. One change that we've suggested is that  
 21 the open space that's required should have a  
 22 certain proportion. It should never be -- or  
 23 we should no longer be streaming it out along  
 24 the edge of the site with the little hedges  
 25 that get caught up under awnings and so on, but

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1 Overlays. I will take you through each one of  
 2 these very quickly, but individually, to show  
 3 you what they look like, speaking to some  
 4 changes -- potential changes along the way.  
 5 Next, please.  
 6 So the Central Business District, which is  
 7 very short, really speaks to identifying the  
 8 location of the District, and it plays a role,  
 9 because of, for instance, parking exemptions,  
 10 which I will get to next, in particular, for  
 11 the smaller lots in this District.  
 12 Next.  
 13 The Miracle Mile District, of course,  
 14 follows completely the original intentions.  
 15 You know, you're seeing text that both, shows  
 16 crossouts for removals and underlinings for  
 17 additions, and I'm not going to go into each  
 18 one of those, but I should point out that much  
 19 of the under -- much of the crossing out went  
 20 somewhere else. It wasn't really big changes,  
 21 and much of the underlining, what looks new,  
 22 came from somewhere else or was a reaffirmation  
 23 of something that was intended.  
 24 So, one of the new ones, no parking shall  
 25 be -- the garage shall be allowed within 60

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1 feet of Miracle Mile, I think it has always  
 2 been one of the intentions that there should be  
 3 no parking garages facing forward on Miracle  
 4 Mile, but that was -- may have been in the MX  
 5 area, for instance, pertaining to Miracle Mile.  
 6 Next, please.  
 7 The Giralda Plaza District Overlay, of  
 8 course, that's something that was produced not  
 9 so long ago, and very much the same. This will  
 10 be -- this will come up again when we get to  
 11 the parking, for parking exemptions, but very  
 12 much reinforcing what's there and what's  
 13 intended to be there now.  
 14 Next, please.  
 15 The North Ponce Neighborhood Conservation  
 16 District Overlay, this is a longer one, and  
 17 it's very much the same. Home office is moved,  
 18 I believe, to Definitions or to Uses --  
 19 probably to Uses. So that's one reason it's  
 20 not here, because it's a Conditional Use in  
 21 other places, as well.  
 22 Next.  
 23 This is more of the same Overlay, and so  
 24 the Garden Apartment Conservation Benefits  
 25 Program remains. Everything remains, and those

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1 to work with. In fact, we're very much aware  
 2 that, in many of these areas, there are a few  
 3 sites left for re-development at the scale of  
 4 the Overlay, but nonetheless trying to --  
 5 trying to make it a place of coordination, and  
 6 a kind of unified urban intent.  
 7 Next.  
 8 The North Ponce Mixed-Use District, very  
 9 much exactly what was there or what is there  
 10 now.  
 11 Next.  
 12 And so, the uses, likewise, were looked at  
 13 very carefully, in terms of some uses which  
 14 were described in other parts of the Code, are  
 15 brought here and everything organized according  
 16 to principal accessory, special restrictions,  
 17 following on that, but, likewise, it's similar.  
 18 Similarly, it's pretty easy to add new ones  
 19 here, if you wish, along the way, and, then,  
 20 the first thing, like docks and  
 21 telecommunications, are always their own kind  
 22 of animal.  
 23 We did add one thing, which is, there's  
 24 always been permitted and conditional use.  
 25 This is a type of table that already was in the

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1 cross-outs are just somewhere else.  
 2 Next.  
 3 The RIR, Residential Infill Regulations  
 4 Overlay, likewise staying largely the same and  
 5 just pointing out that the density, in the  
 6 lower left-hand corner, the maximum density is  
 7 according MF2, which is, of course, related to  
 8 the Comprehensive Plan, but that there were, I  
 9 should say, many references to the  
 10 Comprehensive Plan or there are many references  
 11 to the Comprehensive Plan, that whenever  
 12 possible, we are making references to another  
 13 part of the Code that relates to the  
 14 Comprehensive Plan, so you don't always have to  
 15 be looking to another document outside. This  
 16 should be automatically tied to it, anyway.  
 17 Next.  
 18 The Design District Overlay, which is, in  
 19 fact, a new district, but gathers all of the --  
 20 all of the descriptive and restricting  
 21 components that were in the North and South  
 22 Industrial and MX areas of the Code before, and  
 23 so, you know, someone with interest in this  
 24 area might want to take a closer look at it,  
 25 but we're hoping that that also makes it easier

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1 Code, and I think you can see, the new tables  
 2 that we're adding, are trying to conform with  
 3 things that were already working in the  
 4 existing Code, but we added AR, Additional  
 5 Regulations, as a kind of note, to enable  
 6 people to understand that later in the text  
 7 there's going to be something else said about  
 8 that use. And, for instance, AR, here, for  
 9 Home Office, will have in the text some of what  
 10 was moved out of the Overlay District that I  
 11 just pointed out to you.  
 12 We're getting close to the end. Next.  
 13 So, parking, of course, that's always a big  
 14 deal in every Code. I should point out very  
 15 interesting discussions about how parking is  
 16 being used currently, and there was, I think,  
 17 we've said this in prior meetings, a lot of  
 18 input, also, from the City's Parking  
 19 Department, but the two pages that I'm showing  
 20 you here, a lot of the dimensional and  
 21 descriptive issues of parking spaces are  
 22 largely the same, but two things that are new  
 23 are the payment in lieu and remote off-street  
 24 parking, which the City discussed and decided  
 25 to include in the Code, I think, within the

1 past year. It was pretty recent. So I just  
 2 wanted to point out that it's here.  
 3 And, then, in terms of the amount of  
 4 required parking, most -- I'll talk about  
 5 specific amounts a little bit later, but we  
 6 spent a good amount of time on the exemptions,  
 7 and so here you can see the Central Business  
 8 District Overlay comes into play, because  
 9 it's -- we're suggesting that the ground  
 10 floors, which, in effect, are already existing,  
 11 if it's a small building, without its own  
 12 parking, that that could continue without  
 13 applying any stress to the City, and -- as  
 14 well, that the narrow -- the small lots should  
 15 not be required to provide off-street parking,  
 16 to encourage their re-development over time.  
 17 Similarly, MX -- excuse me, Giralda Plaza  
 18 and Miracle Mile, that there be some reductions  
 19 for certain uses, retail, restaurant, in the  
 20 upper floors, and that the shared and remote  
 21 parking that's on the prior page can play a  
 22 role here. And, then, in the Design District,  
 23 some of the exemptions that were, in fact,  
 24 playing a role in the Industrial District are  
 25 included here. So, the operations is not that

1 presentation.  
 2 The next slide will show us that overview  
 3 of what's being proposed, and I'd be happy to  
 4 answer questions.  
 5 CHAIRMAN AIZENSTAT: Thank you, Liz.  
 6 At that time, Board Members, do you have --  
 7 let me just get myself situated here. I'd like  
 8 to see if Board Members have any questions.  
 9 Chip, would you like to start?  
 10 MR. WITHERS: I do, yeah. I mean, I have a  
 11 bunch of questions, but obviously I'm not going  
 12 to ask them all. I'm going to read a little  
 13 bit more about this. Is the plan -- what is  
 14 the overall plan on this, to just pass it with  
 15 confirmation that everything in here is what we  
 16 agree with, or are we going to send it to  
 17 Commission with, we kind of understand it, but  
 18 still have some open questions? I mean, what's  
 19 -- how do we pass this up to the next level?  
 20 MR. TRIAS: Mr. Chairman, if I could help a  
 21 little bit.  
 22 CHAIRMAN AIZENSTAT: Yes.  
 23 MR. TRIAS: What's going on right now is  
 24 that the Commission has scheduled a Workshop on  
 25 September 1st.

1 different.  
 2 So, you know, this is trying to, again,  
 3 once again, assist with the small lots that  
 4 remain among the big. And, then, the next  
 5 several pages, but let's go to the next one, we  
 6 did do some modifications. We did suggest some  
 7 modifications in the parking requirements.  
 8 You'll notice that Single-Family is crossed  
 9 out. That's because there was a detached  
 10 Single-Family. There doesn't seem to be a  
 11 distinction that plays a role in the Code. So  
 12 this is just part of cleaning up.  
 13 But we generally went from the 250 square  
 14 feet of floor area per space, up to 300, and,  
 15 in a few cases, like Overnight Accommodation,  
 16 which is on the right-hand side, made some  
 17 changes to make that less onerous after a good  
 18 deal of research with other cities, and,  
 19 generally speaking, the industry, in general,  
 20 how parking is being used in urban hotels these  
 21 days.  
 22 Next.  
 23 And, finally, just some changes which are  
 24 required, for instance, with the religious  
 25 institution, and that -- next -- concludes my

1 MR. WITHERS: Okay.  
 2 MR. TRIAS: This is the only other time  
 3 that this is going to be reviewed.  
 4 MR. WITHERS: Okay.  
 5 MR. TRIAS: So, basically, you have time  
 6 today to provide input. My hope is that we get  
 7 some good discussion about the big ideas and  
 8 the concepts, and we have time to refine the  
 9 text prior to Commission. So that's the  
 10 schedule that is existing at this point.  
 11 MR. WITHERS: Okay. So, Ramon, then maybe  
 12 the question I have for you, what is the plan  
 13 for the US-1 corridor? That study is on, it's  
 14 off, it's on, it's off. This encompasses some  
 15 of it. But I thought there was going to be an  
 16 entire study and a review and Master Plan for  
 17 the US-1 corridor. How does that fall under  
 18 this?  
 19 MR. TRIAS: Well, that's a separate  
 20 project. I don't think -- I don't think there  
 21 are any changes in this proposed text that  
 22 would make it any different than it is now,  
 23 except for a requirement for a ten-foot  
 24 mandatory setback at the sidewalk. Except for  
 25 a few things like that, I don't believe that

1 there's anything that you could say is a Master  
 2 Plan for US-1. That was a separate project,  
 3 and, certainly, that could continue, if the  
 4 Commission decides to do that.  
 5 MR. WITHERS: So you don't think there's  
 6 going to be any discussion about the US-1  
 7 corridor in this Re-Write?  
 8 MR. TRIAS: Like I said, I know one  
 9 specific proposal, which is a mandatory  
 10 setback -- maybe Liz can remember some other  
 11 issues -- but nothing general that I would  
 12 describe as a Master Plan.  
 13 MR. WITHERS: Okay. Liz, is there  
 14 something, other than that? You're on mute.  
 15 Can you hear her?  
 16 MS. PLATER-ZYBERG: Yes, now. I'm sorry, I  
 17 didn't have control of the button.  
 18 MR. WITHERS: That's okay.  
 19 MS. PLATER-ZYBERG: I'll just stay on.  
 20 Yes. What shows now is largely a translation  
 21 from the Commercial Zoning that exists there.  
 22 So it's not addressing any kind of new design  
 23 or overall unified perspective on Route 1.  
 24 It's essentially going from the Cs to the MXs.  
 25 MR. WITHERS: Okay. In regards to the

1 remote parking or a payment in lieu of, the  
 2 distance now from the effective property is,  
 3 what, a thousand feet, I believe, in the  
 4 current Code? Is that what it is?  
 5 MR. TRIAS: Yes. Yes.  
 6 MR. WITHERS: It's a thousand feet?  
 7 MR. TRIAS: Yes.  
 8 MR. WITHERS: And is that going to be a  
 9 discussion item or are we now going to -- I  
 10 know we, as a Board, had talked about reducing  
 11 that.  
 12 MR. TRIAS: Yes. Certainly, it's included  
 13 in the Re-Write. It's a significant part of  
 14 the department chapter.  
 15 CHAIRMAN AIZENSTAT: Can you tell us what  
 16 it is?  
 17 MR. WITHERS: Is it 500 feet or where did  
 18 we go to?  
 19 MS. PLATER-ZYBERG: It's still a thousand.  
 20 MR. WITHERS: It was, what, I'm sorry?  
 21 MS. PLATER-ZYBERG: I'm looking at it.  
 22 It's still a thousand.  
 23 MR. WITHERS: Right. I thought, as a  
 24 Board, we had talked about reducing it. I  
 25 don't remember if the rest of the Board wants

1 to chime in on this, but we thought a thousand  
 2 feet was a little too much.  
 3 CHAIRMAN AIZENSTAT: This is Eibi.  
 4 We had discussed reducing that, Chip.  
 5 MR. WITHERS: Yes. So I don't know how the  
 6 Board feels. Maybe as people speak on it --  
 7 you know, I would like to see it reduced to  
 8 probably 500 feet.  
 9 MS. ANDERSON: Rhonda Anderson. I agree  
 10 that it needs to be reduced and we need a clear  
 11 definition as to where you measure the 500 feet  
 12 from. If the entrance to the parking is beyond  
 13 500 feet, I think that would lead to results  
 14 that we're not happy with.  
 15 MR. WITHERS: Right. And the entrance to  
 16 the building is being affected instead --  
 17 MS. ANDERSON: Right.  
 18 MR. WITHERS: Go ahead.  
 19 MR. COLLER: Jill, would you please unmute  
 20 Miriam Ramos, City Attorney? She's on this,  
 21 and she can give more information, but there's  
 22 a slight difference in exactly what that  
 23 September 1st meeting is.  
 24 It is a Special Commission meeting.  
 25 Miriam, maybe you want to just elaborate on

1 that.  
 2 MS. RAMOS: Hi, everybody. Thanks, Jill.  
 3 Yes, only that Ramon mentioned that it was  
 4 a Workshop. It's not a Workshop. It's an  
 5 actual Special Commission Meeting, where it's  
 6 expected to go on First Reading at the moment.  
 7 So if that doesn't change, that's the first  
 8 time that Commission will be able to take  
 9 action.  
 10 MR. WITHERS: Okay. It's a Commission  
 11 Meeting and not a Workshop.  
 12 MS. RAMOS: Yes.  
 13 MR. WITHERS: And this --  
 14 MS. RAMOS: The difference is whether the  
 15 Commission can or cannot take action.  
 16 MR. WITHERS: Okay. So that's my  
 17 discussion on remote.  
 18 Now, as far as the payment in lieu of, how  
 19 is that calculated? Is that calculated from  
 20 what the Developer is saying is costing him or  
 21 is the City going to come up with a formula  
 22 or --  
 23 MR. TRIAS: The City is going to come up  
 24 with a formula, and it's going to be in the  
 25 City Code, the actual amount.

1 MR. WITHERS: Okay. And is that money then  
2 going to be used to go into a parking fund or  
3 what's going to be done with that money when  
4 they assess that? Is it going to Parking?  
5 Where does that money go?

6 MR. TRIAS: Typically, it goes to our  
7 Parking Fund, yes.

8 MR. WITHERS: Okay. And to be used to  
9 build a parking garage or -- I'm trying to  
10 figure out, I mean, if we're taking away -- or  
11 we're not requiring parking and we're asking  
12 someone to give money for parking, is it our  
13 intent that we want this money directed to that  
14 parking?

15 MR. TRIAS: Well, I think that the best way  
16 to articulate these things is to make  
17 recommendations. If you believe that's the way  
18 it should be, let's recommend that, and we'll  
19 take notes on that and bring it forward.

20 MR. WITHERS: Okay. I mean, I just feel  
21 that we should allocate it towards construction  
22 of new parking. I don't know how the rest of  
23 the Board feels, but that would be my own. I  
24 just don't want it to end up somewhere that --  
25 other than what it was intended for.

1 And then I guess the last question is, on  
2 the area that is east of Ponce, south of  
3 probably Almeria, north of Coconut Grove Drive  
4 there, what is the long-term -- Elizabeth,  
5 maybe you can help me -- what's the long-term  
6 intended goal of that area?

7 So it's behind Coral Gables Hospital, up to  
8 Almeria, west over to Ponce, behind --

9 MR. TRIAS: Yeah. We're not making any  
10 changes in that area as of this proposal. Now,  
11 the area towards the west, a different area,  
12 but in the general vicinity, that's the second  
13 item on this --

14 MR. WITHERS: No, I understand that.

15 And the reason I ask that is because, you  
16 know, the two are somewhat joined at the hip, I  
17 think. I mean, it seems that, you know, the  
18 move is to maybe square off the southern border  
19 of our Central Business District, and we're  
20 doing it on the east side, but there's not --  
21 we're not addressing much of the west side, and  
22 if we do have a plan on doing something with  
23 that other side, you know, maybe we should  
24 start to look at something in our Code that  
25 will help us move in that direction.

1 So did you look at that area at all,  
2 Elizabeth? Do you have any ideas on that area?

3 MS. PLATER-ZYBERG: We haven't looked at it  
4 in terms of an overall plan or urban design,  
5 but, you know, as an advisor, I would say that  
6 looking at those areas in plan, not just a  
7 rewriting -- not just changing the category, to  
8 understand what the impact would be, and, also,  
9 when you make Zoning changes, what benefits the  
10 City could derive from that along the way,  
11 would be a good idea.

12 MR. WITHERS: Look, I remember when you and  
13 I -- I don't want to say squared off, because  
14 that has negative in them, but you were -- when  
15 we did the Villages of Merrick Park, you came  
16 up with a proposal of kind of a town concept,  
17 with Low-Rise tree streets, more of a village  
18 concept, with some Mixed-Use, and looking back,  
19 you know, as I get older, it probably was  
20 vision -- very visionary, I mean, today. I  
21 mean, so maybe those are the areas that should  
22 adopt that kind of feel, as well.

23 Okay. Thank you. That's all I have,  
24 Ramon. Thank you very much.

25 CHAIRMAN AIZENSTAT: Thank you.

1 MR. TRIAS: Yeah. And just to clarify, the  
2 changes -- if any changes are proposed, they're  
3 separate. They're not part of the overall  
4 Code. We tried to keep the overall Code as  
5 what the Comp Plan says right now, but it is  
6 designed to accommodate future change very  
7 effectively, if the policy is decided.

8 MR. WITHERS: Well, I understand that, and  
9 I don't know how much visioning has actually  
10 been done on either of the areas. I really --  
11 I mean, you're asking us -- you know, this  
12 isn't a hit on you, but you're asking us to  
13 make changes to our Zoning Code and our Land  
14 Use Code without really understanding what the  
15 vision is for those areas. I have no idea  
16 what -- once we change the Code, what's  
17 happening there. And once we change it, you  
18 know -- what's pushing this?

19 I mean, do we want eight-story buildings to  
20 fill out that area? It's just -- we're  
21 changing Code without really -- to me, a real  
22 visioning of what we want to do in those areas.  
23 So it's a little concerning.

24 MR. TRIAS: Yeah. To make it easier to go  
25 through this discussion, the Code is really not

1 changing the vision, if by the vision we mean  
2 the Comp Plan and the discussions that we had  
3 in the past. The changes that are being  
4 proposed by our consultant are really ways to  
5 streamline and enhance the Code and implement  
6 the existing vision.

7 Now, certainly, it will be a great idea to  
8 do additional visioning and we've done some  
9 with the neighborhood that we're proposing some  
10 changes today. We met with the neighbors  
11 multiple times and so on. More of that could  
12 be done in other places. And, certainly, the  
13 way I see it is that, this is not the end of  
14 the process. This is allowing us to proceed  
15 with a much more detailed Zoning Code and  
16 Master Plan.

17 MR. WITHERS: Okay. Got it. Thank you.

18 CHAIRMAN AIZENSTAT: Before we continue,  
19 I'd like to welcome Commissioner Pat Keon, who  
20 has joined us at the meeting. Welcome,  
21 Commissioner.

22 COMMISSIONER KEON: Thank you.

23 CHAIRMAN AIZENSTAT: Rene, go ahead,  
24 please. You're on mute.

25 MR. MURAI: The host would like you to

1 unmute.

2 Again, I go back to the original  
3 question -- I think Chip raised it or somebody  
4 raised it -- what are we supposed to do today  
5 with this presentation?

6 MR. TRIAS: Mr. Chairman, if I could.

7 Again, my hope is that you are able to review  
8 this and provide ideas based on your expertise  
9 and experience and make a recommendation to the  
10 Commission. It doesn't have to be done at this  
11 moment necessarily, but certainly a lot of work  
12 has been done.

13 We've had many meetings. There's a point  
14 in which we need to feel comfortable with the  
15 product, so we can make a recommendation to the  
16 Commission. So that's what I would like to do,  
17 help you get to a point in which you're ready  
18 to make a recommendation to the Commission.

19 MR. MURAI: But you're not looking for that  
20 today?

21 MR. TRIAS: I would like it today, if  
22 you're comfortable. If you're not, we can do  
23 it two weeks from now. I mean, we do have some  
24 time to think about these things, but,  
25 certainly, you need to be comfortable and you

1 need to be able to make that recommendation as  
2 a Board.

3 MR. MURAI: You know what would help me,  
4 Ramon? It would be from you, from Liz, like an  
5 executive summary of the significant changes  
6 that are being introduced. I'm not concerned  
7 with the re-organization of where we are  
8 putting different things. That's great. But  
9 to the extent that we're actually changing --  
10 to the extent that we're making substantive  
11 changes, I would like an executive summary, if  
12 possible.

13 MR. TRIAS: So Attachment C is the summary,  
14 and it may be a little bit too long. We did a  
15 one page description, and then we listed 94  
16 items, but that was the beginning of what  
17 you're requesting, and, again, it's something  
18 that, I think, lists all of the things. It may  
19 not explain the big picture, but we do have Liz  
20 here to explain that big picture, if we need  
21 to.

22 MS. PLATER-ZYBERG: So, you know, I took  
23 Ramon's 94 items off of his report. The City  
24 tracked them all. And the three slides that  
25 are near the beginning of my presentation,

1 which I think you can look at if you want to  
2 put on the screen, as well, attempted to  
3 describe or to list what the big items were,  
4 and so that was -- for instance, going from  
5 Commercial to the MX, aggregating and applying  
6 into those three categories some of the quality  
7 standards that might apply to Mixed-Use, which  
8 is another thing that you asked for, and so on,  
9 taking FAR out of the Residential areas, and  
10 then allowing the small lots (unintelligible)  
11 for re-development.

12 So I think there are a couple of items like  
13 that, that probably are the most important, but  
14 they don't in any way really revise, in a big  
15 way, any part of the City or any of the  
16 categories, anything that's now -- any of the  
17 denser categories in the way that Commissioner  
18 Withers spoke of, you know, how is this area  
19 going to change. It's really still the old --  
20 the existing City standards codified in a more  
21 clear way.

22 MR. TRIAS: And, Mr. Chairman, if Mr. Murai  
23 would allow me, I can give my opinion of what  
24 the big picture and the big changes, maybe that  
25 will helpful.

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1 MR. MURAI: Yeah.

2 MR. TRIAS: Basically, I see two big

3 changes. One has to do with the Downtown area,

4 which is the Commercial. The Commercial area

5 right now is one Zoning designation,

6 Commercial. Now, that is not really very

7 helpful, because depending on the Land Use that

8 you have in each parcel, you can do different

9 types of buildings.

10 So one thing that has happened is that,

11 that has become MX1, Mixed-Use 1, Mixed-Use 2

12 and Mixed-Use 3. Now, that is very, very

13 significant. Commercial has become Mixed-Use.

14 Right now, in Commercial, you're not allowed to

15 do Residential, within Mixed-Use, unless you

16 have a big project. Right now, with the

17 changes, you could.

18 The other big change that is happening in

19 that Commercial area is that, in the chart, if

20 you look at the chart, now there is a 10,000

21 square foot column. In the existing Code,

22 either you have a small parcel or you assemble

23 20,000 square feet. So now it's possible to do

24 some of the middle range buildings that are not

25 possible in the current Code. So I think

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1 which is removing FAR from the Residential.

2 Now, in theory, in planning theory, FAR is

3 very good for Commercial buildings.

4 Residential buildings tend to be regulated

5 through density. So that's what Liz is

6 proposing, and I think that allows, again, for

7 that middle ground, the 10,000 or so parcel, to

8 be developed, which right now is not happening.

9 That's the big picture that I see.

10 In addition, we have 94 other little things

11 that deal with making the Code more user

12 friendly, having the charts that explain

13 things. For example, now we know exactly what

14 Med Bonus means, in terms of each of the

15 designations and so on, and a lot of cleanup

16 that could have been done by itself, but I want

17 to stress that the bones of the Code, the basic

18 ideas of the Code, were put together in 2007 by

19 some of you, actually. So many of you worked

20 really hard. That's about 90 percent of the

21 Code, 80 percent, at least. What we're doing

22 today is only the last 10 percent, trying to

23 clean up and enhance a few things.

24 And like I'm saying, the big change, I

25 think, is the change towards allowing the

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1 that's a big change.

2 The other big change is that, the things

3 that Chip was mentioning about remote parking,

4 et cetera. We have really allowed the

5 possibility of doing high quality buildings,

6 particularly, let's say, on Miracle Mile, and

7 then have parking somewhere else or pay to a

8 fund. That way, we don't have parking. We

9 don't have the uses that are not high quality

10 pedestrian oriented uses.

11 So, to me, that's a big idea, and it

12 matters, and I think it implements the overall

13 vision of the City as a Mixed-Use pedestrian

14 high quality Commercial area in the Downtown.

15 The second big idea, which is not as big,

16 but I think it makes a difference is, in the

17 large Residential buildings, the large

18 Residential buildings, the Zoning has been

19 clarified. Right now, like Liz explained,

20 there's the MFSA Zoning that goes from row

21 houses to thirteen-story buildings in the same

22 designation, and it's not very clear.

23 What Liz is proposing is MF2, MF3, MF4, to

24 be able to have a much more clear set of

25 buildings, and one big change, one big change,

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1 10,000 square foot parcel and encouraging

2 Mixed-Use.

3 CHAIRMAN AIZENSTAT: Rene, you're muted.

4 MR. MURAI: You're the one who controls

5 that, right?

6 CHAIRMAN AIZENSTAT: No. No.

7 MR. MURAI: Who controls it? How do I

8 unmute myself?

9 MR. TRIAS: You're fine. You're fine. Go

10 ahead.

11 MR. WITHERS: You're unmuted now.

12 MR. MURAI: Yeah. I mean, I think that's

13 very helpful. So, I mean, I think I have an

14 idea of the significant changes that you're

15 making, besides the re-organizations and

16 whatnot.

17 In terms of parking, I'm just thinking

18 aloud, yeah, I mean, to the extent that you can

19 do off-site parking, because there's a parking

20 garage nearby, makes -- you know, you find

21 parking, but to the extent that we're putting

22 it into a parking fund and we don't know if

23 it's going to be built in 10 years from now,

24 what impact is that going to have in people's

25 ability to park in the Central Business?

1 MR. TRIAS: Yeah. Those are the issues  
2 that I think it would be helpful to make some  
3 proposals, in terms of what you would prefer.  
4 I think it's impossible to predict the future,  
5 obviously, but it is possible to make  
6 recommendations about the way that we implement  
7 all of this.

8 Parking is a little more subtle than that.  
9 Liz explained it. Liz changed some of the  
10 parking requirements, and also exempted some  
11 areas Downtown. So I think that the parking  
12 situation is going to encourage that infill  
13 building that cannot be done today, and is not  
14 really going to affect that much the function  
15 of the place, because, as you know, basically  
16 the whole area, the Commercial area, is mostly  
17 built out, and it functions very well, from  
18 many points of view, but if you have some  
19 specific requests, some specific  
20 recommendations, I think this is the venue to  
21 do that, if you want to make a proposal that  
22 parking -- a parking fund should be used to  
23 build parking garages within "X" amount of  
24 years, whatever. I think this is a good  
25 opportunity for you to do that.

1 or re-development that you'd like to see.

2 So I think this is a -- this is not -- it  
3 may seem like a big change, but it's not  
4 extreme, by, let's say, current standards.

5 MR. MURAI: If there is excess capacity,  
6 then that answers part of the question as to,  
7 you know, okay, you put money into a fund, but  
8 that's okay, we have excess capacity now. If  
9 you didn't have excess capacity, I'm just  
10 wondering -- I mean, Ramon says that most of  
11 the Central Business District is already  
12 developed, but is being re-developed, and, you know,  
13 stories are being added, and, you know,  
14 we saw that in a project that we approved  
15 recently for Miracle Mile, and we permitted  
16 off-site parking for that project.

17 And, you know, I guess the other question  
18 is whether a thousand feet -- what is that,  
19 three blocks, more or less?

20 MS. PLATER-ZYBERG: Two blocks. Our blocks  
21 are 600 feet long.

22 MR. MURAI: Our blocks are 600 feet long?  
23 Well, those are long blocks. I mean, a regular  
24 block is a hundred.

25 MR. TRIAS: The long side of the block is

1 MR. MURAI: Yeah. It's not an easy  
2 subject. I mean, to try to regulate when  
3 you're going to build a parking garage, et  
4 cetera -- I mean, we've known what's happened,  
5 for example, with the County's, what is it,  
6 penny tax for transportation, and how that has  
7 not been used.

8 You know, I don't really have an answer.  
9 I'm more just thinking about it.

10 MR. TRIAS: And I'm taking notes. I mean,  
11 everything you're saying, that we will forward,  
12 and is very valuable, and I don't think we need  
13 to have all of the answers today.

14 MR. MURAI: I don't think I have said  
15 anything that makes any sense so far, but --

16 MS. PLATER-ZYBERG: May I speak to parking  
17 briefly, Ramon?

18 There was a lot of conversation about this,  
19 and our understanding is, there is excess  
20 capacity Downtown now, and most cities, as we  
21 took a look at a couple of areas, are  
22 undertaking reductions to parking restrictions,  
23 especially to ground floor uses, like  
24 restaurant, on the Central Business Districts,  
25 where, you know, there's certain kinds of uses

1 600, yes. That's typical.

2 MR. MURAI: What's typical?

3 MR. TRIAS: The long side of the block, the  
4 long side, when they're rectangular.

5 MR. MURAI: Are you talking about New York,  
6 where, you know, there's some blocks that are  
7 huge and then there are some --

8 MS. PLATER-ZYBERG: Your blocks are 600  
9 feet.

10 MR. MURAI: Our blocks are 600 feet?

11 MS. PLATER-ZYBERG: Yes.

12 MR. MURAI: Okay. So that's a block and a  
13 half, more or less?

14 MS. PLATER-ZYBERG: It's diagonally across  
15 from you, the long side and the short side.

16 MR. MURAI: I thought a block on both sides  
17 is the same length? No?

18 MS. PLATER-ZYBERG: No.

19 MS. VELEZ: Could I jump in here a minute?

20 CHAIRMAN AIZENSTAT: Yes.

21 MS. VELEZ: Could someone tell us, like on  
22 Giralda -- say, at Ponce and Giralda, where we  
23 have all of the restaurants and we have no  
24 parking, but we have that parking garage on  
25 Galiano, can someone tell me, from the corner

1 of Ponce and Giralda, how far would it be to  
 2 that parking garage on Galiano, so that we have  
 3 an idea of what we're talking about distance  
 4 wise?  
 5 MS. PLATER-ZYBERG: That's close to -- if  
 6 you're on Ponce and Giralda, and you want to  
 7 get to the parking garage, that will be over  
 8 600 feet.  
 9 MS. VELEZ: Okay. So that gives us an idea  
 10 of what we're talking about.  
 11 MR. TRIAS: I think it's about 1,200 feet.  
 12 It's a little bit over a thousand feet.  
 13 MS. VELEZ: All right. So right now we  
 14 have that parking garage basically serving all  
 15 of those restaurants that are there. So when  
 16 we're talking about a thousand feet, we're  
 17 talking about that distance.  
 18 MS. PLATER-ZYBERG: That's right.  
 19 MS. VELEZ: Okay. Thank you.  
 20 CHAIRMAN AIZENSTAT: Rene --  
 21 MR. TRIAS: Mr. Chairman, I would ask you  
 22 to get the public input at some point.  
 23 CHAIRMAN AIZENSTAT: Oh, we will. I'd like  
 24 to get a little bit of comments from the rest  
 25 of the Board Members. I'd like to ask, just

1 probably what happened.  
 2 MS. VELEZ: Okay. So if that could be  
 3 clarified, that would be great.  
 4 MR. TRIAS: And the reason is that simply  
 5 MF1 didn't change. So that's not something  
 6 that Liz worked on.  
 7 MS. VELEZ: Okay. So it would be five feet  
 8 at the alley?  
 9 MR. TRIAS: That's the recommendation.  
 10 MS. VELEZ: Thank you.  
 11 CHAIRMAN AIZENSTAT: Jill, how many  
 12 people -- how many speakers do we have for  
 13 Agenda Item 1 and 2?  
 14 THE SECRETARY: For E-1 and E-2, we have  
 15 one speaker, Mario Garcia.  
 16 CHAIRMAN AIZENSTAT: We have one speaker?  
 17 Okay.  
 18 THE SECRETARY: Correct.  
 19 CHAIRMAN AIZENSTAT: I was hoping to go  
 20 around the Board and get some brief comments,  
 21 but if everybody --  
 22 MR. BEHAR: You know, Mr. Chair, I will  
 23 have comment --  
 24 CHAIRMAN AIZENSTAT: Correct. I think  
 25 we'll all have comments, but maybe we'll let

1 keep it brief, and then we're going to open it  
 2 up to the public.  
 3 MS. VELEZ: I have another comment. On the  
 4 MF1 -- MF1, I noticed that on the Zoning  
 5 District Table, it says that the setback at the  
 6 rear, if there is an alley, is five feet, but  
 7 the text doesn't say the same thing.  
 8 The text, on MF1, says ten feet on the rear  
 9 setback. It doesn't say anything about alley.  
 10 Could I get some clarification on that, please?  
 11 MR. WITHERS: Where was that, again, I'm  
 12 sorry?  
 13 MS. VELEZ: On the MF1, if you look at the  
 14 Zoning District chart that we have, it says  
 15 that the setback at the rear of the alley on  
 16 all the residential is five feet, at the rear  
 17 of an alley, which makes sense, because it's  
 18 five feet, as opposed to more, because you do  
 19 have the space of the alley, but in the text of  
 20 the Code, it doesn't -- it says, ten feet.  
 21 That's just a comment.  
 22 MR. TRIAS: I think that's probably because  
 23 the text on MF1, which is duplex --  
 24 MS. VELEZ: Yes.  
 25 MR. TRIAS: -- was not updated and that's

1 the speaker go, and then we'll comment  
 2 accordingly?  
 3 MR. BEHAR: Sure. Okay.  
 4 MR. MURAI: Will do.  
 5 CHAIRMAN AIZENSTAT: Jill, would you allow  
 6 Mario then -- so he's the only one from Zoom  
 7 participation, and then I guess you have -- do  
 8 you have anybody from phone?  
 9 THE SECRETARY: As of right now, no, only  
 10 Mario Garcia-Serra.  
 11 CHAIRMAN AIZENSTAT: Okay. Could you put  
 12 him on, please?  
 13 THE SECRETARY: One second.  
 14 MR. GARCIA-SERRA: Good afternoon,  
 15 Mr. Chairman, Members of the Board. Can you  
 16 hear me?  
 17 MS. VELEZ: Yes.  
 18 MR. GARCIA-SERRA: Excellent.  
 19 I hope everyone's well in these unique  
 20 times. Mario Garcia-Serra, 600 Brickell  
 21 Avenue, not here representing any particular  
 22 client, per se, but, of course, an interested  
 23 party in the Zoning Code Re-Write. I was also  
 24 a member of the working group which met  
 25 previously to sort of review and provide input

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1 and initial ideas on the Zoning Code Re-Write.  
 2 There's a lot to like about the Zoning Code  
 3 Re-Write. You know, the mix of uses, the  
 4 improvements on parking, the improvements in  
 5 particular in the Multi-Family 2 Zoning  
 6 designation, the existing one and how it's  
 7 being improved by the new districts, is all to  
 8 be commended and you could tell the  
 9 considerable work that went into it.  
 10 What I believe, based on my review, we need  
 11 to drill down a little bit more is on the  
 12 details of the building envelope that is being  
 13 created by these new Code regulations. In  
 14 other words, there is new limitations on ground  
 15 area coverage, new requirements for things such  
 16 as liners, step backs, all things ultimately  
 17 affecting the ultimate building envelope that  
 18 one could build, and I think that we should try  
 19 to apply those criteria to a theoretical  
 20 typical set of properties in Coral Gables and  
 21 see what you actually come up with, because it  
 22 would be very frustrating, if after all of this  
 23 effort, we develop a Code that really cannot --  
 24 has difficulty in being implemented, and, in  
 25 particular, difficulty because, in Coral

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1 else on the Zoom platform and we don't have  
 2 nobody on the phone line platform; is that  
 3 correct?  
 4 THE SECRETARY: Correct.  
 5 CHAIRMAN AIZENSTAT: Do we have any  
 6 e-comments or e-mails that need to be read into  
 7 the record for this item? No?  
 8 THE SECRETARY: No comments.  
 9 CHAIRMAN AIZENSTAT: Okay. For these two  
 10 items, I'm going to go ahead and close the  
 11 floor for public comment.  
 12 I'd like to ask, Venny --  
 13 MR. TORRE: Yeah. Thank you, Mr. Chair. I  
 14 have several questions, and some hopefully big  
 15 ideas, discussions, to happen here, and I  
 16 reserve to ask some specific questions later  
 17 regarding the Code specifically.  
 18 But on the big idea situation, I have two  
 19 or three main things to ask. I have a feeling  
 20 that one of the main goals should be try to  
 21 have incentive for the large scale buildings to  
 22 happen, and, in some cases, that's not  
 23 happening currently, and the idea is to try to  
 24 bring these smaller buildings into play, and I  
 25 think that's part of the goals that Liz brought

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1 Gables, unlike in other municipalities, the  
 2 depths of the lots is quite often an issue.  
 3 In other words, there's a 100 foot depths  
 4 on average in most Coral Gables properties,  
 5 which is always sort of a challenge, from a  
 6 design perspective, and now I think that  
 7 challenge could potentially even be bigger with  
 8 these other requirements. These other  
 9 requirements might make sense, but let's make  
 10 sure that they're going to work when the time  
 11 comes and actually brings about the product  
 12 that we want.  
 13 You know, I think it's more sort of a  
 14 design and architectural exercise. The working  
 15 group, in particular, that previously met, has  
 16 a good number of architects on it, so I think  
 17 that's maybe a venue or maybe a group that  
 18 should meet as part of this process again as we  
 19 move forward, to try to provide that input,  
 20 and, you know, have a certain level of comfort  
 21 and confidence that these regulations and  
 22 implementations are actually going to work.  
 23 Thank you.  
 24 CHAIRMAN AIZENSTAT: Thank you, Mario.  
 25 Liz (sic), you said we don't have anybody

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1 forth here.  
 2 Specifically in MX1, for example, when you  
 3 have a 10,000 square foot lot, and you have a  
 4 20-foot setback, how is that possible to really  
 5 get any parking to happen in something like  
 6 that, when you don't have an alley, for  
 7 example? How are we to really incentivize  
 8 those buildings to happen and not create,  
 9 again, more emphasis for the assemblage to  
 10 happen?  
 11 The second question for me is, Miracle  
 12 Mile, specifically, what does -- I'm going to  
 13 ask this to Liz specifically. What is the  
 14 perfect solution for Miracle Mile? How would  
 15 you incentivize that perfect solution to  
 16 happen, and how does that 60-foot item come  
 17 into play here, because I'm not sure I'm clear  
 18 on the 60-foot setback for garages?  
 19 MS. PLATER-ZYBERG: Yeah. So, you know,  
 20 speaking to Miracle Mile first, we're aware  
 21 that there's a lot of -- there are quite a  
 22 number of small ownership properties. It  
 23 doesn't mean that they won't be aggregated in  
 24 the future. But I think one of the concerns  
 25 that we were hearing in the various Committees

1 is that there is this so-called missing middle,  
2 the Low-Rise buildings, that might be built on  
3 smaller lots, and so that's where the remote  
4 parking and the parking in lieu came into play,  
5 as well as the Miracle Mile parking exemption,  
6 in order to encourage building the buildings in  
7 Miracle Mile.

8 So that parking, 60 feet, is about not  
9 filling the ground floor with parking, for  
10 instance, on a building that might be three,  
11 even six stories tall, and interrupting the  
12 pedestrian character of Miracle Mile.

13 MR. TORRE: That means you cannot have it  
14 on the ground floor, but it could be up on the  
15 second floor, closer to the street, it just  
16 cannot be 60 feet from the Miracle Mile  
17 sidewalk?

18 MS. PLATER-ZYBERG: Yeah. It just seems --  
19 you know, the emphasis -- the intention of the  
20 Miracle Mile District has always been to make  
21 that as fully occupied by the various Downtown  
22 uses, and so to devote some of that space to  
23 cars seems contradictory to that intent.

24 MR. TORRE: I think this is what I'm  
25 hearing from you. So, for example, the CBD has

1 a parking reduction offered. That's great.  
2 The Multi-Family, on the north side of Ponce,  
3 all of that has parking reduction offered.  
4 That's great. There's a block in the middle,  
5 between Majorca and Alhambra, that is not in  
6 the CBD or in the area of the North Ponce.  
7 When you go south of Almeria, you get into  
8 another district that is the edges of Downtown,  
9 that's still the Crafts Section, that does not  
10 have a parking reduction.

11 Are you proposing, to really incentivize  
12 the smaller buildings, that they take that  
13 remote parking as their key to that incentive?  
14 Is that the main incentive for those smaller  
15 buildings?

16 MS. PLATER-ZYBERG: That, and also the  
17 ground floor not requiring parking. So, you  
18 know, there's a series of different components  
19 like that that are working together.

20 If you're talking about an area that would  
21 be re-zoned or where the Zoning category would  
22 change, I think that would be worth discussing,  
23 certainly, how that would be adding to this  
24 picture, but given the existing conditions,  
25 that was what was our suggestion.

1 MR. TORRE: Yeah. You did a -- I guess, an  
2 analysis from form based designs that you were  
3 showing us earlier, that showed a 10,000 square  
4 foot lot, and it shaped out perfectly. When  
5 you put 20 feet of setback, and then you have  
6 to park, and then you have a liner, there's not  
7 a lot of parking that can happen in that  
8 building. So I just wondered how you can make  
9 that building be successful as a small  
10 building.

11 MS. PLATER-ZYBERG: So there's a lot of  
12 fine print on that slide. Certainly, the  
13 parking is always (unintelligible) but there  
14 are the opportunities to reduce the amount of  
15 parking, and so it's a trade-off, I would say,  
16 and it seemed to be that -- it seemed to us  
17 that we were offering other kinds of capacity  
18 or other benefits for those areas, for the  
19 various Zoning areas, the MF2 and so on, such  
20 that how you -- but at the same time, the  
21 (Unintelligible).

22 If you incentivize rebuilding on those  
23 hundred foot lots, and you say, okay, no liner,  
24 we would end up -- what we fear is that you  
25 would end up with a lot of exposed parking

1 garages, that you would prefer not to have in  
2 those areas, which would be a reduction in  
3 quality and value.

4 MR. TORRE: I understand. The liners are  
5 great, and the use of retail on the ground  
6 floor is fantastic. It's just that, on a  
7 smaller site, I don't know how you park anybody  
8 or you build that parking deck -- I don't know  
9 how any small site can have it.

10 MS. PLATER-ZYBERG: Well, if you're in the  
11 CBD, that's greatly ameliorated. So I suppose  
12 that's where the inclusion in the CBD  
13 discussion would come in.

14 MR. TORRE: Yeah. I'm bringing this up,  
15 because MF1 is going to come in later and I  
16 just wanted to bring that up for discussion at  
17 this point.

18 A couple of other specific questions. I'm  
19 going to focus on, specifically, MF3 for a  
20 second. MF3 Townhouse, you changed the front  
21 setback to ten, and currently it's five. I  
22 wonder if there's a way to allow for -- again,  
23 back to the Board of Architects, how it was  
24 worded before, to allow for that to be reduced  
25 in certain cases to allow for some articulation

1 of the site, and also reduces the square  
2 footage of that first floor and it becomes a  
3 little difficult, from my experience, to do 10  
4 feet. It's great more for green space, but I  
5 would suggest that maybe bringing five back is  
6 not a bad thing.

7 The second point to that MF3, there's, I  
8 believe, discussions about not allowing the  
9 drive-throughs to happen in the front. I'm not  
10 sure if that means on an individual basis or if  
11 you have a project that requires you to park in  
12 the back, that you have one way to get the cars  
13 to the back. I'm not clear if that's the  
14 intent.

15 MS. PLATER-ZYBERG: The intent is to not  
16 have a porte cochere in the front, which is  
17 allowed in MF4, for instance.

18 MR. TORRE: But if you have a site that's  
19 not tied to a corner, to an alley, you need to  
20 get to the back to park the cars no matter  
21 what. You would need to --

22 MS. PLATER-ZYBERG: Right. So, on the  
23 side, a side driveway, is permissible.

24 MR. TORRE: Okay. And, then, on that  
25 point, you've made Multi-Family on MF3 be

1 allowed with 10,000 square feet. 10,000 square  
2 feet on that density is only twenty units per  
3 acre. You're allowing four units on 10,000.  
4 So, if for some reason, somebody wants to do  
5 Multi-Family, MF3, the most he'll get is four  
6 units. That's a big site to allow only four  
7 units.

8 MS. PLATER-ZYBERG: So I believe that's the  
9 Comprehensive Plan density that's in MFSA right  
10 now, but I think I should check that with  
11 Ramon. In other words, we were just bringing  
12 that forward. So maybe they had some --

13 MR. TRIAS: Yeah, the density -- the  
14 Residential density is controlled by the Comp  
15 Plan, and that's something that could be  
16 reviewed by the Commission, if you believe that  
17 in some cases it should be changed, but at this  
18 point, we were not proposing any  
19 inconsistencies.

20 MR. TORRE: Okay. I believe I had one more  
21 specific question on the parking. If you can  
22 explain, I'm not sure I'm clear, the Commercial  
23 Limited allowed for some re-development to  
24 happen without parking being affected -- and  
25 I'm not sure I'm clear on that 1964 -- how

1 that's playing out. If you could explain that.

2 MR. TRIAS: You mean, the parking  
3 requirements?

4 MR. TORRE: Yeah. The Commercial Limited,  
5 apparently you could re-develop before and  
6 parking was waived. At this point, it's gone,  
7 right? That condition is no longer applicable?

8 MR. TRIAS: Yes. I think what you're  
9 thinking is that very specific provision on --  
10 yeah, that's gone, because right now there's  
11 not going to be Commercial Limited. However,  
12 there are other ways that that parking can be  
13 waived, but that specific provision is no  
14 longer valid.

15 MR. TORRE: Okay. One last question, when  
16 you provide, for example, in the Parking  
17 Section, buildings exceeding 45 feet will have  
18 a 50 percent reduction in parking for retail,  
19 restaurants and office use, how does that get  
20 applied? So, in other words, if you have three  
21 floors, the first three floors are waived and  
22 whatever you put on the fourth floor is  
23 required to have parking? Can you explain  
24 that? When you get past the three floors that  
25 are waived, what happens to the additional

1 floors?

2 MR. TRIAS: Well, you have to provide  
3 parking.

4 MR. TORRE: But is it a specific -- for  
5 example, my fourth floor offices, and I get up  
6 to three floors. Because I have fourth floor  
7 offices, I'm using the parking Code for offices  
8 What happens if I have Residential on the  
9 fourth floor? I'm going to be using the  
10 Residential Code on the fourth floor? Is it  
11 like that?

12 MR. TRIAS: Yeah, something like that would  
13 happen.

14 Can I correct one point? There's a liner  
15 required for Miracle Mile. So it's beyond the  
16 first story that parking is not allowed. It's  
17 in all of the stories in the 60 feet. That's  
18 what the Code says right now, as proposed.

19 And, secondly, Mr. Torre, you spoke about a  
20 20-foot setback in the front for MX1 --

21 MR. TORRE: I'm sorry, that's a zero.

22 MR. TRIAS: It's a zero, yes.

23 MR. TORRE: Yes. I want to bring back up  
24 something, because of Chip's comment earlier  
25 about the thousand foot. If, in fact, from

1 Giralda and Ponce to that parking structure is  
2 only (unintelligible) feet, that's not a long  
3 distance to have your parking away from the  
4 site you're trying to waive parking at. A  
5 hundred feet would be half of Giralda? Is that  
6 what you guys said earlier, in terms of  
7 distance?

8 MR. TRIAS: Right. And that's a policy  
9 choice. Clearly, you can go one way or the  
10 other, depending on what you want to encourage.  
11 If you want to encourage re-development, then  
12 you have a much longer distance that allows all  
13 of those things.

14 MR. TORRE: Those are all of my comments.  
15 Thank you, Mr. Chair.

16 CHAIRMAN AIZENSTAT: Before we continue  
17 with other Board Members, Jorge Navarro had his  
18 hands up to speak on the -- as the public  
19 comment, and unfortunately we did not recognize  
20 him, and I would like to do that at this time.

21 So, Liz (sic), would you get Jorge, because  
22 it would be a shame?

23 MR. NAVARRO: Thank you very much. Mr.  
24 Chair, can you hear me?

25 CHAIRMAN AIZENSTAT: Yes, thank you.

1 MR. NAVARRO: Great. Thank you very much.  
2 I apologize. I raised my hand. I'm getting  
3 the hang of these virtual meetings, but I just  
4 wanted to quickly commend the City and Liz for  
5 all of their hard work. This has been a Code  
6 that's been a long time in the making. I've  
7 had the privilege of sitting in the Steering  
8 Committee. We've had some very good  
9 discussions about this. I know we've had  
10 multiple public meetings on this, and I think  
11 this is the result of a lot of collaboration by  
12 many different parties.

13 Overall, the Code implements many good  
14 policies. I think, you know, you're pushing  
15 for urbanism in a way that's forward thinking,  
16 focusing on improving landscaping, public  
17 benefits, enhanced walkability, really focusing  
18 on the ground level pedestrian space, which is  
19 important, and something that I can tell you,  
20 in working with Staff for many years, they've  
21 been pushing all of these policies that are  
22 being codified.

23 I just wanted to quickly echo some of the  
24 comments that have been made with regards  
25 particularly to parking and setbacks, and I

1 want to just reiterate those. You know,  
2 particularly in MF4 District and some of the  
3 other ones, where we're increasing landscape  
4 requirements and modifying some of the  
5 setbacks, I think it's been mentioned that the  
6 Gables does have and these are old plats. They  
7 were all platted back in the 1920s and '30s.  
8 You have very small lots. And when you start  
9 manipulating those factors, I think it's  
10 important -- you know, I think someone had  
11 suggested maybe studying a couple of sites to  
12 see how the increased open space, with some of  
13 the enhanced setbacks, affects the ability to  
14 provide usable on-site parking that is safe for  
15 residents and visitors that use those parking  
16 facilities, also considering the ability to  
17 have the option of providing, provided that  
18 it's approved by your Board of Architects,  
19 having liner spaces replaced by architectural  
20 treatments. There may be some sites where that  
21 might drastically impact your ability to  
22 accommodate ramps and additional parking within  
23 the building footprint. So that would be  
24 something that I think could provide some  
25 additional flexibility.

1 And, lastly, currently, in your MXD, the  
2 building height within a hundred feet of MF1  
3 and SFR is limited to 45 feet, and we've been  
4 able to accommodate four stories within that 45  
5 feet, and I would ask the Board to consider  
6 leaving that policy in place. I think, in  
7 certain areas that lend itself to having  
8 Commercial at the ground level, where you have  
9 a very high floor to ceiling height, you do get  
10 the three-story building envelope, where you  
11 have a ground floor of retail, but there are  
12 certain neighborhoods and certain areas where,  
13 especially in today's market, retail may not be  
14 the best use there. It may be a live-work  
15 component or a Residential component, and I  
16 think, in those instances, you want to have the  
17 flexibility to keep the same 45-foot building  
18 envelope, but to allow that to be filled in  
19 with four stories, where it's Residential or  
20 some other live-work.

21 So, with that, those are my comments, and  
22 thank you, everybody, for all of your hard work  
23 on this.

24 MS. PLATER-ZYBERG: Mr. Ramon, may I -- or,  
25 Chairman, may I just speak to the capacity

1 questions with regard to liners?  
 2 The studies that we did showed that  
 3 actually other -- there are other limits to the  
 4 density in these buildings, largely the Comp  
 5 Plan density, in terms of numbers of units.  
 6 And so when we did those buildings studies,  
 7 which I described as being abstract, but  
 8 nonetheless, there is much more area,  
 9 non-parking buildable area, in those buildings  
 10 currently or proposed, and the main restriction  
 11 is, in fact, not the restriction on parking  
 12 that the liner might give, but the  
 13 Comprehensive Plan density.  
 14 CHAIRMAN AIZENSTAT: Thank you.  
 15 Liz -- I mean, sorry, Jill, is there  
 16 anybody else that we missed while I have it  
 17 open, before I close it?  
 18 THE SECRETARY: Not on this item, no.  
 19 CHAIRMAN AIZENSTAT: Not on this time,  
 20 okay.  
 21 I would like to remind everybody from the  
 22 public, please, if you are going to speak on  
 23 any items, to please chat over to Jill  
 24 Menendez, so that she can put you down. And if  
 25 not, Ramon, was it \*9 from the phone?

1 want to commend you on the excellent job you've  
 2 done re-organizing the Code.  
 3 I do echo Mr. Behar's sentiments that we  
 4 could use a little more time in the review of  
 5 this, as well as some ideas on how some of  
 6 these things are going to be applied.  
 7 I'm going to go back to the parking  
 8 briefly, because in one of the proposals that  
 9 we've had, that came to us before, it had a  
 10 thousand feet limit. We don't have a  
 11 definition as to how that is calculated. It  
 12 could be the rear corner of the building, and  
 13 the actual entrance and exit of the parking is  
 14 1,500 feet or 2,000 feet. So the intent of the  
 15 Code is defeated, if we don't have a definition  
 16 as to where that entrance needs to be.  
 17 And as far as a parking fund, I'd also  
 18 suggest that as we have plenty of capacity for  
 19 parking, we also open it up for -- to assist  
 20 remote parking, that we can have funding for  
 21 things such as the freebie, to facilitate those  
 22 people parking to get to the restaurants.  
 23 One of the complaints that I hear typically  
 24 is, people are not willing to walk a distance.  
 25 So if we're going to really embrace remote

1 MR. TRIAS: Yes.  
 2 CHAIRMAN AIZENSTAT: \*9, so you will be  
 3 recognized, also, to speak.  
 4 Rhonda, I'd like to ask you for comments,  
 5 please.  
 6 MS. ANDERSON: Well, I have to commend Liz  
 7 on the excellent job she's done re-organizing  
 8 this very complex Code that we've been dealing  
 9 with every time. So it was a great job --  
 10 CHAIRMAN AIZENSTAT: It's a little hard to  
 11 hear you, Rhonda.  
 12 MS. ANDERSON: Okay. Let me see if I can  
 13 go to the headset, then.  
 14 CHAIRMAN AIZENSTAT: Okay.  
 15 MS. ANDERSON: I had it on earlier and I  
 16 took it off.  
 17 CHAIRMAN AIZENSTAT: All right. Everybody  
 18 please bear with us as this is our first  
 19 virtual meeting that we have done and I don't  
 20 think it will be the last one.  
 21 MS. ANDERSON: Can you hear me now?  
 22 CHAIRMAN AIZENSTAT: Yes.  
 23 MS. ANDERSON: Can you hear me clear?  
 24 CHAIRMAN AIZENSTAT: Yes.  
 25 MS. ANDERSON: Okay. Well, Liz, I just

1 parking in any location, we have to make it  
 2 much easier for people to get to and from those  
 3 buildings, other than through valet service,  
 4 which would require more of a robust drop off  
 5 area than we have available in some of the  
 6 areas along Miracle Mile and Ponce de Leon  
 7 right now.  
 8 So I don't know how the other Board Members  
 9 feel about having a little more time to totally  
 10 review the changes that are proposed, but I  
 11 would be in favor of that, and we can meet back  
 12 in a couple of weeks.  
 13 MR. WITHERS: I'll support that.  
 14 MR. BEHAR: Can I jump in now, Mr. Chair?  
 15 CHAIRMAN AIZENSTAT: Yes. Are you done,  
 16 Rhonda?  
 17 MS. ANDERSON: Yes.  
 18 CHAIRMAN AIZENSTAT: Okay. Thank you.  
 19 Robert.  
 20 MR. BEHAR: Thank you.  
 21 I want to, you know, agree. I want to  
 22 commend Liz and Staff for work that's been  
 23 going on for about at least a year and a half,  
 24 to my knowledge, because I know we were -- I  
 25 was involved, also, in the Steering Committee.

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1 And I want to commend them for a lot of work  
 2 that they have put together.  
 3 Unfortunately, I received this package  
 4 early -- you know, mid day Friday afternoon,  
 5 and I started really digging in this past  
 6 Monday morning, and for the last two and a half  
 7 days, I really have gone through it, and you  
 8 can see, when I put my Zoom, that I've gone  
 9 through, taking a lot of time, to try to go  
 10 through and look at the implications of what  
 11 we're doing here.  
 12 And my first comment that I'd made earlier,  
 13 that I had no problem in moving E-1, which is  
 14 the organization. I still stand behind it.  
 15 I've gone through, and I have a lot of  
 16 concerns, you know, which, by the way, Mario  
 17 Garcia-Serra and Jorge Navarro made some very  
 18 good points, and I happen to agree with a lot  
 19 of those comments that they made.  
 20 When I see some of the report -- or the  
 21 summary of changes that there's very little or  
 22 no changes, with all due respect, and,  
 23 respectfully, I disagree, because when you look  
 24 at Subsection -- for example, MXD, that  
 25 we currently have, allowed a height of 120 feet

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1 Page 227, the uses of having percentage of uses  
 2 in building, like in the North Ponce corridor,  
 3 where you're going to have Commercial and  
 4 Residential, there was a conversation, there  
 5 were suggestions to eliminate those  
 6 percentages. Well, those are still here.  
 7 I'll give you another example, which I  
 8 happen to make already a study analysis, we're  
 9 trying to raise the minimum height for retail  
 10 to 17 feet. By doing that -- and, Liz, you  
 11 very well will know -- in some of the  
 12 properties that we're looking at, in order to  
 13 get my parking up to above 17 feet, the  
 14 percentages of the slope for those ramps are  
 15 not going to be feasible, they're not going to  
 16 be doable. You're going to be in excess of 18  
 17 or 20 percent slopes, which we know we cannot  
 18 do, and I don't think -- I'm making those very  
 19 quick points, because I don't think those  
 20 analyses have been done in order to determine  
 21 if it's doable, and, yet, you know, three days  
 22 ago, we were given this and we were asked that  
 23 today we have hoped to have comments to send  
 24 with recommendations to Commission.  
 25 I cannot do this today. I think we're

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1 and 10 stories, and what we're doing is,  
 2 reducing it to eight stories and 97 feet, with  
 3 a provision that the Commission could change  
 4 it, but with no increase to the floor area, I  
 5 find that to be that there are changes --  
 6 significant changes being made.  
 7 Mario and Jorge alluded to the 60 percent  
 8 lot coverage. The properties in Coral Gables,  
 9 the majority of the platted properties, are  
 10 hundred foot in depth. It is very difficult,  
 11 without doing a proper analysis and show me --  
 12 if I'm wrong, I will be the first one to stand  
 13 corrected, but we are making changes that are  
 14 going to have significant implications.  
 15 In a lot of the areas, I could, you know --  
 16 the setbacks -- like everybody stated, the  
 17 setbacks, the lot coverages, the height, we're  
 18 implementing 190 feet you were allowed to go.  
 19 I don't recall having a specific height of  
 20 floor limitation. We're putting floor  
 21 limitations.  
 22 So, in my opinion, yes -- another example,  
 23 and Mr. Trias, you could -- we had  
 24 conversations on many, many multiple times,  
 25 occasions, that, for example, in Section 227 --

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1 going in the right direction, you know, without  
 2 a doubt, but I think that this is going to  
 3 require a greater effort from everybody, in  
 4 order to be able to really set forward  
 5 something that we could look at and say, "This  
 6 is good and is going to be for the best --  
 7 betterment of Coral Gables."  
 8 At this point, I don't think we've done  
 9 that. You know, for -- and little things, as  
 10 I'm going through, the parking, we're not  
 11 reducing the required parking. Not that we may  
 12 want to do it, but we still have the two  
 13 bedrooms at 1.75, the three bedrooms 2.25. If  
 14 we're going to try to reduce parking, well, I  
 15 mean, I think it would have to be the whole  
 16 composition put together, not bits and pieces.  
 17 I think this is going in the right  
 18 direction. I think this probably -- and for  
 19 the benefit of some of my other colleagues,  
 20 Board Members, that are here, that may not  
 21 specifically know the implications that this is  
 22 doing, perhaps we need to go through the  
 23 process of, this is what you had, this is what  
 24 we're proposing, and this is maybe a scenario  
 25 of how that will be affected. I don't think

1 we're doing that, and I looked at it. I have  
 2 spent a lot of time, a lot of time of my time  
 3 that I needed, you know, to do for work, but,  
 4 to me, this is extremely important, and I think  
 5 we need to do it the right way, and I don't  
 6 see -- right now, I don't feel like we're doing  
 7 that.

8 MR. TRIAS: But Mr. Chairman, if I could  
 9 maybe help the discussion. I think we're  
 10 extremely lucky that we have somebody with the  
 11 experience of Robert Behar, who I believe no  
 12 one has more experience with Mixed-Use  
 13 buildings in this area than he does, and also a  
 14 world class consultant, in the case of Liz,  
 15 helping us through this process.

16 What I would suggest is that, perhaps -- I  
 17 would enjoy having a meeting with Mr. Behar to  
 18 go over the details that he has pointed out,  
 19 because I think some of the things, he's  
 20 absolutely right. Some other things, I was not  
 21 very clear on exactly what the issue was, but  
 22 it would be very beneficial if we had that  
 23 discussion and get some of the benefits of his  
 24 expertise.

25 Furthermore, what I would suggest is that,

1 mentioned, one of them being the 60 percent on  
 2 the Multi-Family, on the MF2 and the MF4.  
 3 There's a concern there.

4 There's a concern from me, what will happen  
 5 to the Mediterranean Bonuses and how that will  
 6 be handled. There is a concern about the MF2  
 7 and MF4 being increased from 25 to 30 percent,  
 8 what impact that would have on a standard Coral  
 9 Gables building site, regulation of height of  
 10 stories, as opposed to just using liner feet.  
 11 I mean, I can go on and on.

12 And, Ramon, I understand that you would  
 13 like to meet with Robert, but I think we have  
 14 to meet as a Board as a whole, so that the  
 15 Board as a whole gets a grip and understands  
 16 it. If you're seeking the input from the  
 17 Board, then I think it should be done as a  
 18 whole. Unfortunately, with today's times, it's  
 19 very hard to meet, because of what's going on,  
 20 and I understand that you want to do another  
 21 meeting, but should we do another meeting or  
 22 should we do a Workshop, so we understand  
 23 better, with comparisons?

24 MR. TRIAS: Mr. Chairman, if we had a  
 25 normal situation, we probably would have had at

1 if you're not ready to take action today, we  
 2 could schedule another meeting, perhaps August  
 3 19th, and allow for some more discussion and  
 4 some more thinking about this issue. That's  
 5 another option that you have, and that is  
 6 within the schedule that is proposed by the  
 7 Commission for First Reading September 1st.

8 CHAIRMAN AIZENSTAT: If I may, I echo the  
 9 same sentiments that Robert just stated. I  
 10 think Robert and I were on the Planning &  
 11 Zoning Board back in 2007, when Charlie Siemon  
 12 did the Zoning Code Re-Write, and I recall we  
 13 spent countless, countless hours going through  
 14 each section. But what I recall the most is,  
 15 the entire Board got to take a look at the  
 16 comparison, comparison of what it is now to a  
 17 comparison of what will change, and not all of  
 18 us are architects. And I think, as a layman, I  
 19 think that's very helpful.

20 Basically, from what I recall, the Zoning  
 21 Board last met with the Zoning Re-Write in  
 22 October of 2019, if I'm not mistaken, some time  
 23 around then, and, I think, as a working group,  
 24 I don't know if it's been met since August of  
 25 2018. There are areas that Robert had already

1 least four meetings already on this topic, and,  
 2 unfortunately, we have what we have.

3 Now, my opinion is that if what you would  
 4 like is to see a before and after, what was in  
 5 the Code and what's being changed, explained  
 6 more clearly, we can do that, and we can  
 7 certainly provide that in another meeting, and  
 8 that maybe --

9 CHAIRMAN AIZENSTAT: That's why the  
 10 presentation.

11 MR. TRIAS: Yeah, that may help the  
 12 discussion, and maybe that will make you  
 13 comfortable. Some of the things that I hear  
 14 from different people, I don't think are  
 15 accurate, and I think that would be a good  
 16 opportunity to clarify those things, because  
 17 the changes that are being proposed don't  
 18 change height, they don't change densities,  
 19 they don't change any of the development  
 20 standards that you would think, and the fact  
 21 that there's some confusion about that, we  
 22 could probably clarify that more for you in  
 23 another meeting.

24 Now, it's up to you. I mean, I think, at  
 25 the end of the day, you need to feel

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1 comfortable that you can make a recommendation  
 2 to the Commission. That is your role. And  
 3 whatever I can do and whatever our consultant  
 4 can do to help you, we're here to do it.  
 5 CHAIRMAN AIZENSTAT: Craig, if I can ask  
 6 you a question, please. In E-1, the  
 7 documentation that we were given had a lot of  
 8 pages at the beginning, but really only dealt  
 9 from Page 7 down, which were the changes that  
 10 were being made.  
 11 MR. COLLER: Those attachments -- the  
 12 Department put the attachments that were  
 13 comparable to both items in both agenda items,  
 14 but, actually, E-1 is a very -- is a much  
 15 narrower item.  
 16 CHAIRMAN AIZENSTAT: Correct.  
 17 MR. COLLER: It really only relates to that  
 18 one exhibit, which is the -- basically the  
 19 Table of Contents, where it's rearranged with  
 20 instructions to Staff to take the substantive  
 21 pieces and rearrange them in accordance with  
 22 the Table of Contents, and making the necessary  
 23 cross-references.  
 24 There are also some minor changes in the  
 25 name -- I call it, the names on the door, which

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1 really accomplishes that much. The reason we  
 2 separated it was just for clarity. And at some  
 3 point, was there a recommendation that just  
 4 arranging the Code would be a sufficient action  
 5 that would make any different?  
 6 So I would encourage you to look at them  
 7 together.  
 8 MR. COLLER: That's certainly -- it's up to  
 9 the Board, and if Staff feels that would be the  
 10 best way to handle it, that's certainly fine.  
 11 CHAIRMAN AIZENSTAT: Are we able to find  
 12 that document or --  
 13 MR. COLLER: Well, if I knew how to share  
 14 my screen, I would --  
 15 CITY CLERK: I'm sorry, Mr. Chair, I can  
 16 find it really quick. Do you mean it's the  
 17 first attachment for agenda Item E-1?  
 18 MR. COLLER: It's actually Exhibit -- I  
 19 think it's identified as Exhibit A. It's not  
 20 the first one, which I think is the report of  
 21 the Board.  
 22 CHAIRMAN AIZENSTAT: It's the 31 pages  
 23 of -- I think it's a Draft Ordinance. It's  
 24 titled 072920 Attachment A Draft Ordinance  
 25 Zoning Code. Is that correct?

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1 are the department name changes that have been  
 2 updated, but there are no substantive changes  
 3 in E-1. So you may want to consider going  
 4 forward with that item, with the thought of,  
 5 that's really just a re-arrangement of the  
 6 Code, and then stick with maybe the concept of  
 7 another meeting to go further into the E-2.  
 8 CHAIRMAN AIZENSTAT: Would you be kind  
 9 enough to share a screen with us, looking at  
 10 E-1, when we talk about what the substantive  
 11 changes would be -- or non-substantive changes,  
 12 I apologize.  
 13 MR. COLLER: Arceli, can you bring up that  
 14 item and then it shows the --  
 15 CHAIRMAN AIZENSTAT: I think it was from  
 16 Page 7 on, were the items that were being  
 17 changed, if I recall.  
 18 MR. TRIAS: Mr. Chairman, maybe Page 4 of  
 19 the PowerPoint that Liz provided --  
 20 CHAIRMAN AIZENSTAT: But we have it exactly  
 21 on the exhibit. It was on the exhibit that we  
 22 received.  
 23 MR. TRIAS: And what I would say to this is  
 24 that, one option is certainly to go and adopt  
 25 one of the two. However, I don't think that

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1 MR. COLLER: Yes. I think it's the second  
 2 item to E-1.  
 3 CHAIRMAN AIZENSTAT: Correct. If you look  
 4 at the agenda, it's the second item that's on  
 5 the agenda.  
 6 MR. TRIAS: Yeah, that would be Attachment  
 7 A.  
 8 MR. COLLER: Correct.  
 9 MR. TRIAS: Attachment A is the Ordinance,  
 10 and then the Ordinance has a Table of Contents  
 11 afterwards.  
 12 CHAIRMAN AIZENSTAT: Is there a way to  
 13 share that? That's the one right there. Can  
 14 we open that up?  
 15 MR. COLLER: Well --  
 16 CHAIRMAN AIZENSTAT: Well, it doesn't seem  
 17 to be able to be opened up right now.  
 18 MR. COLLER: Let me just -- I think, if the  
 19 Board Members, as you're dealing with the  
 20 screen, if you can click on it, you'll be able  
 21 to see it, and just to walk you through that  
 22 Ordinance, on Page 4 of the Ordinance, Section  
 23 5 deals with the --  
 24 MR. BEHAR: Here you go. It's on. It's  
 25 up.

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1 MR. COLLER: Okay. So if you could just go  
 2 up above that, to the actual Ordinance itself,  
 3 I just want to point out a few items there.  
 4 So -- stop. Stop. Move down to Section 5,  
 5 I think. So Section 5 is the action of moving  
 6 certain things into the City, which is known as  
 7 the City Code, which is on Municode, actually.  
 8 So that's, all of the things that are being  
 9 transferred out, are contained in Section 5.  
 10 Then, if you move down to Section 6, it's  
 11 just -- there's been certain name changes in  
 12 departments that is being updated. Again,  
 13 nothing substantive in that -- with regard to  
 14 Section 6.  
 15 And, then, if you moved down to starting on  
 16 Exhibit A, which is below this, then what you  
 17 see is, as you scroll down, you'll see the  
 18 strike-throughs and the changes to what the new  
 19 sections are, and what the Ordinance provides  
 20 is that Staff is to use this Table of Contents  
 21 as a guide and to basically cut and paste, in  
 22 the order that we're now setting the -- using  
 23 the Table of Contents for. So we didn't want  
 24 to waste the paper and trees just repeating the  
 25 whole thing, when it's going to be done

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1 conservative approach, which I'm supportive of,  
 2 but I still harp on the fact that the  
 3 difficulty I'm having in this whole thing is --  
 4 and like Robert said, under every page, there's  
 5 something else -- I really don't know what the  
 6 intention of -- I understand the cleanup of the  
 7 Zoning Code, but I really don't understand what  
 8 the modifications and changes of the Zoning  
 9 Code are, and to bore everybody with a bit of  
 10 history, early on in the Commission, our goal  
 11 was 20,000 residents -- more residents in  
 12 Downtown Coral Gables. That was a written goal  
 13 we had.  
 14 And the way we did that was, the Mixed-Use  
 15 Ordinance, we looked at areas and said, you  
 16 know what, we're allowed to have on-street  
 17 parking, we're allowed to put parking in front  
 18 of apartment houses in the North and not keep  
 19 it all in the back. We tweaked this, the  
 20 Mediterranean Ordinance, et cetera, and our  
 21 vision was to increase density and population  
 22 in Downtown Coral Gables.  
 23 Right now, it seems, and Elizabeth is  
 24 probably one of the best visionaries I've known  
 25 on something like this, is that we have a City

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1 basically taking these pieces out.  
 2 Now, this Ordinance doesn't introduce any  
 3 of the new Mixed-Use sections and MF3, MF4.  
 4 That is done in the second Ordinance. But  
 5 basically this gives you a good guide, and if  
 6 you remember where one section is, and you want  
 7 to know where it went, this is helpful to be  
 8 able to do that.  
 9 Did I miss anything, Ramon, on that one?  
 10 MR. TRIAS: No. I think you're very right,  
 11 and I think that if we only did this, we would  
 12 have done something good, but certainly we are  
 13 not fulfilling the scope of the project. I  
 14 just think that perhaps there's more of a need  
 15 to explain how things are changing, and I  
 16 believe we have plenty of time to do that, I  
 17 think, for the benefit of the Board.  
 18 CHAIRMAN AIZENSTAT: Yeah. I'd like to ask  
 19 the Board Members how they feel. Would anybody  
 20 like to make a recommendation or a motion based  
 21 on what we have discussed so far?  
 22 MR. WITHERS: Can I say something, Eibi? I  
 23 mean, look, I'm a little surprised that the  
 24 changes aren't more radical than they are. I  
 25 mean, I think there's still a fairly

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1 that's fairly built out. We don't have a  
 2 lot -- you know, unless we really go through a  
 3 whole full re-development, we're doing a lot of  
 4 infill, we're looking at smaller lots, either  
 5 trying to accommodate them for re-development  
 6 or allow them to combine with other lots and  
 7 decreasing it from 20,000 to 10,000 square  
 8 feet, but is it the Commission's vision and is  
 9 it our vision that we are looking at our City  
 10 as a built-out City and we're just now trying  
 11 to clean up and tweak the differences or are we  
 12 trying to do a wholesale re-development in  
 13 areas?  
 14 I mean, I don't know. I don't know what  
 15 our vision is on it. So, you know, to me,  
 16 everything I've seen so far, there's no major  
 17 changes in my mind. I certainly understand  
 18 what Venny is saying about the parking and some  
 19 of the setbacks and I certainly understand what  
 20 Robert is saying about heights and parking  
 21 grids, because we don't have 125-foot deep  
 22 lots, we only have 100-foot lots, and you can't  
 23 have good circulation in parking garages -- I  
 24 understand all of that -- but where are we  
 25 trying to end up, as far as visioning our City

1 in the future?  
 2 And maybe I'm thinking way too much into  
 3 this, but the way it stands right now, I'm  
 4 supportive of practically everything I've seen  
 5 on this.  
 6 MR. TRIAS: If I could make just one brief  
 7 comment. We did have three Workshops with the  
 8 Commission to set up some policy direction, in  
 9 addition to the working group, and in addition  
 10 to the four meetings that we discussed with the  
 11 Planning & Zoning.  
 12 So that has been the nature of the  
 13 discussion, and the goal here is not overly  
 14 ambitious, it's just to clean up what we have,  
 15 make it better, because you did a great job  
 16 last time, except for a few things, basically.  
 17 That has been the direction that we've had.  
 18 MR. WITHERS: So that's why I'm saying,  
 19 it's really no real -- look, if the Commission  
 20 wants to go above and beyond what the Code  
 21 says, they certainly have the prerogative to do  
 22 that, through Overlays or variances or  
 23 whatever, but there doesn't seem to be a whole  
 24 lot of wholesale changes.  
 25 MR. BEHAR: Chip, with all due respect, I

1 on the MX2, which is the Design District,  
 2 you're going to maximum eight stories, 97 feet,  
 3 and today you have 10 stories and 120, you're  
 4 taking development rights away from those  
 5 property owners. I am very concerned, and I  
 6 wish we had more input from the community, to  
 7 be able to tell us, you know, how they feel.  
 8 I would -- you know, again, I'm in favor of  
 9 a lot stuff that's being proposed, but I think  
 10 that we need to look at it, Chip, in a much  
 11 deeper way, to analyze this.  
 12 MR. WITHERS: We're saying the exact same  
 13 thing, but why are we -- I don't know that I  
 14 agree that we're downzoning those areas, but  
 15 why are we going -- what is the rationale, what  
 16 is visioning behind moving it from 105 feet  
 17 down to -- why are we doing that?  
 18 MR. TRIAS: We are not doing that. I would  
 19 like to understand better what the concern is.  
 20 That is not the intent.  
 21 MR. WITHERS: Okay. So what I'm saying is,  
 22 Robert, when we get to those flash points, to  
 23 those changes, and if they are radical changes,  
 24 I'm just curious to know what was the  
 25 motivation behind changing them. You know, I

1 don't think you have gone deep into there, to  
 2 really look at the changes, and I think Eibi  
 3 made a very good point, perhaps the best way to  
 4 do this is for Liz to come back and give us  
 5 like -- the same format as Charlie Siemon did,  
 6 the before -- what we had before, and what  
 7 we're proposing now, so you could understand  
 8 clearly -- clearly understand the implications  
 9 of the changes that are taking place.  
 10 You know, I have gone into it. I dove into  
 11 it the last two and a half days, and I see -- I  
 12 also will say, on the positive, there could be  
 13 a lot of great things that are being proposed  
 14 here, but I think that we really need to go and  
 15 take a look at it, you know, in indepth,  
 16 otherwise we could be making significant  
 17 changes, that, in my opinion, professionally,  
 18 we could start creating problems -- legal  
 19 problems to the City, because, in a very simple  
 20 way, we could be taking away development  
 21 rights.  
 22 And we may disagree, and Mr. Trias and Liz  
 23 may disagree with me, but when you're going --  
 24 and, clearly -- Mr. Trias, you say, no, but  
 25 clearly on Page 248, when the height permitted

1 understand that they don't want parking  
 2 garages, you know, on the face of Miracle Mile.  
 3 I mean, we understand that.  
 4 MR. BEHAR: I 100 percent agree with that,  
 5 should never happen.  
 6 MR. WITHERS: So, you know, we all  
 7 understand, aesthetically, circulation,  
 8 whatever, but on the other ones, I don't know  
 9 what's driving some of these things, but,  
 10 again, I did not go into it nearly as much as  
 11 you did. I breezed through it, because, yes,  
 12 it's a lot to go through. And you probably saw  
 13 a whole more wholesale changes, with a trained  
 14 eye, because you deal with this every single  
 15 day of your life, and I would like to know,  
 16 from you, what those changes are, and, then,  
 17 from Staff, why they made those changes.  
 18 MR. TRIAS: No. No. We did not, and I  
 19 think that if the issue is --  
 20 MR. MURAI: Ramon --  
 21 MR. TRIAS: Yes.  
 22 MR. MURAI: But before we answer or go into  
 23 the discussion that Chip is suggesting, I think  
 24 we need to understand, what are the changes,  
 25 because you mentioned before that maybe we're

1 not -- some of the things that we were saying  
 2 were not really accurate. I think the best  
 3 thing is, like Eibi suggested, if we could have  
 4 before and after, and, then, with that, we  
 5 could see -- you know, then we can engage in a  
 6 discussion as to what's --  
 7 MR. TRIAS: But let me give you an example.  
 8 The Code says, Design District, maximum height  
 9 with City Commission approval, to a maximum of  
 10 120 feet. It's exactly the same thing that it  
 11 says now. And I think that's the confusion.  
 12 The confusion may be that we haven't done the  
 13 type of presentation that explains all of that  
 14 in more detail.  
 15 I'm listening carefully. I understand the  
 16 concern. I think it's our challenge to explain  
 17 that we're not making any of those changes, but  
 18 we're making some changes, like you're saying.  
 19 Some changes are being made.  
 20 MR. MURAI: If we have what the Code  
 21 permits or requires now, and what it does under  
 22 these changes, I think we'll have a meeting  
 23 that will be very useful.  
 24 CHAIRMAN AIZENSTAT: One second, please.  
 25 We have with us Commissioner Keon. I think

1 developments which is a current trend in  
 2 developing.  
 3 So that was the reason why the Commercial  
 4 was eliminated, and the Mixed-Use came in as  
 5 the designation. So I would say, much to what  
 6 Chip has said, I don't think that there is  
 7 anything significant here. What we wanted to  
 8 clean up were issues that kept coming before  
 9 us, and that was really one of the big issues.  
 10 The other is, we were frequently asked by  
 11 the smaller parcels that they didn't -- you  
 12 know, they would like to re-develop their  
 13 parcel, but were not able to really, under the  
 14 current Code, and to maintain that feeling,  
 15 particularly in the CBD, of some small  
 16 buildings, large buildings, different sizes of  
 17 buildings, we wanted to be able to provide the  
 18 mechanism for that small scale development, so  
 19 everything didn't become assembled into very  
 20 large parcels for development.  
 21 So that's pretty much, you know, what it  
 22 came to, and it was actually, because there  
 23 were a lot of conflicts in different pieces in  
 24 the Code, and it would say, you know, well,  
 25 this is the Zoning for one thing, but then you

1 she'd like to make some remarks. Can you  
 2 please put her on?  
 3 COMMISSIONER KEON: Hello. Can you hear  
 4 me?  
 5 CHAIRMAN AIZENSTAT: Hi, Commissioner.  
 6 COMMISSIONER KEON: Good evening. I wanted  
 7 to listen to you, because it was about three  
 8 years ago that I asked that we would do this,  
 9 and the reason -- and the items, in particular,  
 10 that we listed, that we asked them to look at,  
 11 were things that continue to come before the  
 12 Commission and they also came before the  
 13 Planning & Zoning Board, problematic. We  
 14 didn't have Mixed-Use designation. So what  
 15 happened, it was Commercial.  
 16 And so what happened, every time somebody  
 17 came with a Mixed-Use and wanted to develop a  
 18 Mixed-Use, they wanted to develop Mixed-Use, we  
 19 had to change it to Commercial. When you went  
 20 to Commercial, for a Residential building, it  
 21 removed all density, because that's the way  
 22 Commercial was, and then we would work on, no,  
 23 no, no, but you need a density requirement.  
 24 And so we didn't have a mechanism in the Code  
 25 as it existed before to develop Mixed-Use

1 had to go find the Site Specifics someplace  
 2 else, and it changed it.  
 3 So, really, we organized it to make it much  
 4 more usable, much clearer, and to solve some of  
 5 the issues and the problems that you, as the  
 6 Planning & Zoning Board, and we, in the  
 7 Commission, were dealing on a regular basis, so  
 8 we wouldn't have go through all of those things  
 9 all over again. So, basically, I think, you  
 10 know, a lot has not changed. There are some  
 11 changes, but not a lot has changed, and it was  
 12 never -- the intent wasn't -- was not really  
 13 with regard to the visioning of a particular  
 14 corridor, but it was to create a Code where you  
 15 had all of the elements that you could talk  
 16 about when you do vision. So that stuff would  
 17 come later.  
 18 That's all. I just wanted to explain why we  
 19 asked for this. Maybe it would help you  
 20 understand that -- you know, why -- why we're  
 21 here today.  
 22 MR. TORRE: Could I say something?  
 23 CHAIRMAN AIZENSTAT: Sure.  
 24 MR. TORRE: I think, what I'm hearing,  
 25 there's two things that are being asked

1 specifically. One is, is there a set of goals  
2 that are -- trying to be met by this process,  
3 and I think Commissioner Keon just tried to  
4 answer some of that. So that's, I think, one  
5 of the questions.

6 The second thing that I've heard from  
7 Mr. Behar, specifically, is that there's a  
8 series of things that we haven't been able to  
9 understand. We want to have the moment or the  
10 time to be able to discuss this back and forth.  
11 To be effective, though, I think we need to  
12 find a way to define those two things being  
13 answered, so we don't spin our wheels for the  
14 next 30 days and come back, because I think  
15 there's a role of trying to get to the  
16 Commission by September here, and, in the next,  
17 what, four to five weeks, we need to figure out  
18 how to answer those particular questions.

19 So I would ask, how do we best do that, so  
20 that we're effective coming back to the next  
21 meeting?

22 COMMISSIONER KEON: Well, I think what they  
23 asked of you, in the first Ordinance, is really  
24 to approve the re-organization and the moving  
25 out of those things that don't belong in a

1 absolutely should take the time until, you  
2 know, you're fully comfortable and you  
3 understand -- I mean, you may never be fully  
4 comfortable, but that you understand, you know,  
5 what it actually says, and that you're  
6 comfortable that it's not changing numbers or,  
7 you know, requiring liners isn't really  
8 creating -- you know, is affecting your ability  
9 to develop or whatever, but those are the  
10 questions that Ramon and Liz and your Board can  
11 deal with.

12 I just wanted you to understand why it was  
13 reordered. It was reordered, really, for ease  
14 of use and it was to put in these -- the  
15 different -- the MX Districts and the MF, that  
16 it was just needed, because it's the way the  
17 City has evolved and development has evolved  
18 over time and they just didn't exist in our  
19 Code before. So we were always trying to  
20 manipulate the old Code to make them happen.  
21 So rather than continue to manipulate, we'll  
22 just put them in. It was really for clarity  
23 and ease of use, and it's for anyone who comes  
24 in and wants to develop, also.

25 So that's all.

1 Zoning Code and really belong in the City Code,  
2 this allows you -- the other part is, really --  
3 the second Ordinance is where, you know,  
4 there's -- actually, it may be in the first  
5 part, also, you're creating an MX, the  
6 Mixed-Use development site, that was not in the  
7 Code before. I mean, the details of that are  
8 in the body of the document.

9 What you're doing is -- I only wanted you  
10 to understand why Mixed-Use was now there and  
11 Commercial was dropped. So, really, you can  
12 just -- you know, as long as you agree that the  
13 Mixed-Use is important, you're solving that  
14 issue, because, you know, on the Board, it came  
15 to you so often where things could go -- you  
16 know, they'd have to go to Commercial, when  
17 they started wanting to do Mixed-Use, that we  
18 needed a designation for Mixed-Use and some of  
19 the requirements regarding Mixed-Use.

20 So if you just accept the fact that, yes,  
21 Mixed-Use is important and necessary, and,  
22 then, in the Table of Contents, they can begin  
23 on this. Now, the details of it, the second  
24 Ordinance -- you know, I think that you should  
25 work on it, until you're comfortable. You

1 CHAIRMAN AIZENSTAT: Thank you,  
2 Commissioner.

3 COMMISSIONER KEON: Mr. Chair of the  
4 Meeting, I'm done. I'm sorry.

5 CHAIRMAN AIZENSTAT: Ramon, would it be  
6 helpful, if possibly, as the Commissioner has  
7 stated, maybe we could see some actual sites  
8 and see the difference as to how they would  
9 work between them?

10 MR. TRIAS: You know, that's a very good  
11 idea. I think that, perhaps, the -- a graphic  
12 illustration of the changes may be easier to  
13 understand and explain.

14 CHAIRMAN AIZENSTAT: Correct.

15 MR. TRIAS: We can work on that.

16 CHAIRMAN AIZENSTAT: I think that would be  
17 very helpful for the Board.

18 MR. BEHAR: Yeah. And, then, before we get  
19 to a site, maybe perhaps we could have a  
20 meeting where it's Ramon, myself, and other  
21 members of -- you know, maybe Mario  
22 Garcia-Serra, Jorge Navarro, maybe another  
23 architect, you know, Hamed Rodriguez, that we  
24 could share and look at specifically those  
25 sites, so when it comes back to you,

1 Mr. Chairman, it's a lot clearer, you know. I  
2 would offer my time to be able to do that,  
3 because I think this is going to be very  
4 important, and I'm willing to do it.

5 MR. TRIAS: It's a team effort. It's  
6 always been a team effort. I don't see it any  
7 other way. So, thank you. Robert, whenever  
8 you want, and whoever you want to invite, we  
9 could certainly do that.

10 MR. COLLER: Is there --

11 CHAIRMAN AIZENSTAT: Yes, go ahead, Craig.

12 MR. COLLER: Yeah. We just have to make  
13 sure that whoever he invites is not somebody  
14 else sitting on the Board.

15 CHAIRMAN AIZENSTAT: Understood.

16 MR. BEHAR: No. No. That's why I  
17 mentioned other architects, and attorneys that  
18 are familiar with the Code, no Board Members.

19 MR. COLLER: Exactly. I did that for  
20 anybody who is listening, for their benefit, as  
21 well.

22 MR. BEHAR: Let me throw an idea and see if  
23 it's something that we could potentially  
24 consider. For this meeting that we could have  
25 on the 19th, would it be possible and I am the

1 first believer that if I step outside my closed  
2 office, I will wear my protocol protection,  
3 face mask, whatever it needs to be, would it be  
4 possible that maybe we could do it in a venue  
5 that we could sit separated from each other,  
6 not six feet, but maybe ten feet apart, fifteen  
7 feet apart, but that we're all in one place  
8 together? Would that be something that we  
9 could even consider doing?

10 MR. TRIAS: Yeah, we can look into it.  
11 Certainly that would be my preference.

12 MR. BEHAR: Because if we go -- a few  
13 months ago there was a meeting in that media  
14 room underneath the garage across from The  
15 Palace, and I remember that space being a  
16 significantly large space, that perhaps we  
17 could sit and have this meeting, you know,  
18 through Zoom and all, but separated from one  
19 another.

20 I would be willing to do that. I'd like to  
21 hear from the other Board Members.

22 CHAIRMAN AIZENSTAT: Craig, let me ask you  
23 a question. Are you allowed to go ahead and  
24 have a meeting in a building like that, without  
25 the public, and have the public in the Zoom?

1 MR. COLLER: I think -- well, I'm glad that  
2 the City Attorney is here. So I would like her  
3 to speak to this issue, if she would, but she  
4 is muted.

5 MS. RAMOS: Hi, everybody, again. So, a  
6 couple of things about that. At the moment,  
7 the only reason we're able to have these fully  
8 virtual meetings without a quorum in the room,  
9 is because there's a Governor's order that's  
10 allowing us to do that and suspending the in  
11 quorum meeting requirement. That order is set  
12 to expire August 1st. We have not received an  
13 order extending it. So we don't know what's  
14 going to happen.

15 So it's possible that after this coming  
16 Monday, virtual meetings of any Board or  
17 Commission are not going to be permitted. What  
18 we can do is have a hybrid meeting, where we  
19 can have a quorum in the room, physically  
20 distant, and other members appearing by Zoom,  
21 and, then, of course, a public appearing by  
22 Zoom.

23 The location won't matter, in the sense  
24 that the public will be appearing by Zoom  
25 anyway. So it would be a hybrid meeting, but

1 we would have to have a quorum in the room. So  
2 this setup would not work, unless there's an  
3 extension to that order.

4 MR. TRIAS: But I think that Robert was  
5 also thinking of having some work group type of  
6 meeting, not necessarily the Planning & Zoning  
7 meeting like that. Is that --

8 MR. BEHAR: Ramon, you're right. I mean,  
9 we could have a meeting that is Staff, Liz, and  
10 a couple of the design professionals and Land  
11 Use attorneys, just to be able to express some  
12 of these concerns and observations, so when you  
13 do your studies, you know a little bit more,  
14 and, you know, because -- and, then, on the  
15 next meeting that the Board will have, yes, I'm  
16 thinking, if it's possible, that we do have,  
17 you know, a meeting in a venue where it could  
18 be separated from one another, but we're  
19 physically there. I think it would be a  
20 much --

21 MS. RAMOS: Yes. So, Mr. Behar, for the  
22 meeting that is not a meeting of this Board,  
23 that is simply end users or community members,  
24 professionals coming and giving thoughts,  
25 that's fine. That can be done via Zoom at any

1 time. But if when the next Planning & Zoning  
2 Board Meeting is scheduled, we don't have an  
3 extension of that Governor's order, we're going  
4 to have to come up with some sort of hybrid  
5 format, and even if we do have an extension of  
6 the Order, but this Board chooses to meet  
7 primarily in person, that would be fine, but we  
8 would still recommend that the public appear  
9 virtually, because otherwise the social  
10 distancing is going to be almost impossible.

11 MR. BEHAR: No. And you're absolutely  
12 correct. I'm 100 percent in support of that,  
13 just like that.

14 CHAIRMAN AIZENSTAT: Okay. Is there a  
15 motion or anybody who would like to say  
16 anything to move this further, so we can move  
17 on?

18 MR. BEHAR: No. I'm going to ask the City  
19 Attorney, and that's one of the first  
20 questions, can we separate E-1 and E-2, so we  
21 could make a motion to approve E-1, which is  
22 the re-organization of the Zoning Code, at this  
23 point, and then we deal with E-2 separately?

24 MS. RAMOS: Can you? Yes, you can.

25 MR. BEHAR: Okay. Then, Mr. Chair, I will

1 MS. VELEZ: I'll second.

2 MS. ANDERSON: I'll second.

3 MR. COLLER: Just a question on that, and,  
4 Miriam, maybe you can chime in, ordinarily we  
5 would continue it to a certain date. There  
6 wouldn't be re-advertising, but in light of the  
7 uncertainty as to how this is going to be  
8 conducted, it seems like we'll probably wind up  
9 having to re-advertise this, because we don't  
10 know the format that it's going to be. What do  
11 you think?

12 MS. RAMOS: Yeah. So one thing that City  
13 Attorneys are doing is, Craig, to grapple with  
14 that, is to advertise in the alternative, but I  
15 don't even know that we're convinced as to the  
16 date. Ramon had mentioned the 19th, but we  
17 haven't asked if people are available, so maybe  
18 it's best to just defer it and then we'll  
19 re-advertise.

20 MR. TRIAS: We have a meeting August 12th,  
21 so that is not available, but we could  
22 certainly, if we poll the Members after that,  
23 at some point -- so sometime before September  
24 1st.

25 MR. MURAI: But can we ask members if

1 consider -- or I will make a motion to approve  
2 Item E-1, at this point.

3 MS. ANDERSON: I'll second it.

4 CHAIRMAN AIZENSTAT: Rhonda seconds.  
5 Any discussion? No? Having heard none,  
6 call the roll, please, Jill.

7 THE SECRETARY: Rene Murai?

8 CHAIRMAN AIZENSTAT: He's muted.

9 MR. MURAI: Yes.

10 THE SECRETARY: Venny Torre?

11 MR. TORRE: Yes.

12 THE SECRETARY: Maria Velez?

13 CHAIRMAN AIZENSTAT: She's muted.

14 MS. VELEZ: Yes.

15 THE SECRETARY: Chip Withers?

16 MR. WITHERS: Yes.

17 THE SECRETARY: Rhonda Anderson?

18 MS. ANDERSON: Yes.

19 THE SECRETARY: Robert Behar?

20 MR. BEHAR: Yes.

21 THE SECRETARY: Eibi Aizenstat?

22 CHAIRMAN AIZENSTAT: Yes.

23 On Item E-2, is there a motion either to  
24 move forward or defer or any comments?

25 MR. MURAI: I move to defer it.

1 they're available on the 19th?

2 MR. TRIAS: Right now?

3 MR. MURAI: Right now.

4 MR. TRIAS: Yeah, certainly.

5 MS. ANDERSON: Rhonda Anderson, I'm  
6 available.

7 THE SECRETARY: Robert Behar, are you  
8 available on the 19th?

9 MR. BEHAR: I am available.

10 THE SECRETARY: Rene Murai?

11 MR. MURAI: Yes.

12 THE SECRETARY: Venny Torre?

13 MR. TORRE: Yes, I'm available.

14 THE SECRETARY: Maria Velez?

15 MS. VELEZ: Yes.

16 THE SECRETARY: Chip Withers?

17 MR. WITHERS: I'm available.

18 THE SECRETARY: Eibi Aizenstat?

19 CHAIRMAN AIZENSTAT: Yes.

20 MR. TRIAS: So I would recommend a four  
21 o'clock starting time also, like we're doing  
22 today.

23 MS. RAMOS: Then we can -- then the motion  
24 is preferable for it to be, instead of to defer  
25 it, to defer it to the date certain of August

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 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 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 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