

<p style="text-align: right;">Page 1</p> <p>1 CITY OF CORAL GABLES 2 LOCAL PLANNING AGENCY (LPA)/ 3 PLANNING AND ZONING BOARD MEETING 4 VERBATIM TRANSCRIPT 5 CORAL GABLES CITY HALL 6 405 BILTMORE WAY, COMMISSION CHAMBERS 7 CORAL GABLES, FLORIDA 8 WEDNESDAY, DECEMBER 13, 2017, COMMENCING AT 6:01 P.M.</p> <p>9 Board Members Present: 10 Eibi Aizenstat, Chairman 11 Maria A. Menendez, Vice Chairperson 12 Robert Behar 13 Jolie Balido-Hart 14 Marshall Bellin 15 Maria C. Velez 16 Julio Grabiell</p> <p>17 18 City Staff and Consultants: 19 Ramon Trias, Planning Director 20 Craig Collier, Special Counsel 21 Jennifer Garcia, City Planner 22 Jill Menendez, Administrative Assistant, Secretary</p> <p>23 24 25</p>	<p style="text-align: right;">Page 3</p> <p>1 to engaging in lobbying activities or 2 presentations before City Staff, Boards, 3 Committees and/or the City Commission. 4 As Chair, I'll now officially call the City 5 of Coral Gables Planning and Zoning Board of 6 December 13, 2017. The time is 6:01. 7 Jill, if you'll please call the roll. 8 THE SECRETARY: Joli Balido-Hart? 9 MS. BALIDO-HART: Here. 10 THE SECRETARY: Robert Behar? 11 MR. BEHAR: Here. 12 THE SECRETARY: Marshall Bellin? 13 MR. BELLIN: Here. 14 THE SECRETARY: Julio Grabiell? 15 MR. GRABIEL: Here. 16 THE SECRETARY: Maria Menendez? 17 Maria Velez? 18 MS. VELEZ: Here. 19 THE SECRETARY: Eibi Aizenstat? 20 CHAIRMAN AIZENSTAT: Here. 21 Please be advised that this Board is a 22 quasi-judicial board and the items on the 23 agenda are quasi-judicial in nature, which 24 requires Board Members to disclose all ex parte 25 communications and site visits.</p>
<p style="text-align: right;">Page 2</p> <p>1 (Thereupon, the following proceedings were 2 held.) 3 CHAIRMAN AIZENSTAT: All right. Let's go 4 ahead and get started, if that's okay with 5 everybody, since we have a full audience today. 6 Good evening. I'd like to call this 7 meeting to order. 8 At this time, I'd like to ask everybody to 9 please put their phones on silence and so 10 forth. The Board would greatly appreciate it. 11 This Board is comprised of seven members. 12 Four Members of the Board shall constitute a 13 quorum and the affirmative vote of four Members 14 of the Board present shall be necessary for the 15 adoption of any motion. A tie shall result in 16 the automatic continuance of the matter to the 17 next meeting, which shall be continued until a 18 majority of the vote is achieved. 19 If only four Board Members are present, 20 which is not the case at this point, an 21 Applicant shall be entitled to a postponement 22 until the next regularly scheduled meeting. 23 Any person who acts as a lobbyist pursuant 24 to the City of Coral Gables Ordinance Number 25 2006-11 must register with the City Clerk prior</p>	<p style="text-align: right;">Page 4</p> <p>1 An ex parte communication is defined as any 2 contact, communication, conversation, 3 correspondence, memorandum or other written or 4 verbal communication that takes place outside 5 of a public hearing between a member of the 6 public and a member of the quasi-judicial board 7 regarding matters to be heard by the Board. 8 Does anybody have any discussion or 9 anything to disclose? 10 MR. BEHAR: No. 11 MR. BELLIN: No. 12 CHAIRMAN AIZENSTAT: Okay. For the record, 13 there was an e-mail that was sent by Jeffrey 14 Flanagan, the previous Chair, to -- I received 15 it, and I think it was sent to the Board, and 16 it is in front of us as an item that's here. 17 MR. COLLIER: Right. This matter is an item 18 for discussion. It's a legislative item, 19 anyway. 20 CHAIRMAN AIZENSTAT: Okay. 21 MR. COLLIER: So it's appropriate to have 22 been received. 23 CHAIRMAN AIZENSTAT: Okay. Thank you very 24 much. 25 Please note that Maria Menendez is present</p>

Page 5	Page 7
<p>1 with us.</p> <p>2 THE SECRETARY: Uh-huh.</p> <p>3 CHAIRMAN AIZENSTAT: Thank you.</p> <p>4 Is there a motion on the approval of the</p> <p>5 minutes? Do we have a motion?</p> <p>6 Second?</p> <p>7 MR. BEHAR: I'll second it.</p> <p>8 MR. BELLIN: Second.</p> <p>9 CHAIRMAN AIZENSTAT: We a second by</p> <p>10 Mr. Behar.</p> <p>11 Any comments?</p> <p>12 Call the roll, please.</p> <p>13 THE SECRETARY: Robert Behar?</p> <p>14 MR. BEHAR: Yes.</p> <p>15 THE SECRETARY: Marshall Bellin?</p> <p>16 MR. BELLIN: Yes.</p> <p>17 THE SECRETARY: Julio Grabiell?</p> <p>18 MR. GRABIEL: Yes.</p> <p>19 THE SECRETARY: Maria Menendez?</p> <p>20 MS. MENENDEZ: Yes.</p> <p>21 THE SECRETARY: Maria Velez?</p> <p>22 MS. VELEZ: Yes.</p> <p>23 THE SECRETARY: Joli Balido-Hart?</p> <p>24 MS. BALIDO-HART: Yes.</p> <p>25 THE SECRETARY: Eibi Aizenstat?</p>	<p>1 refined, that is -- actually, we had the input</p> <p>2 from Dr. Harold Wanless, who is the expert on</p> <p>3 issues related to sea level rise and so on. So</p> <p>4 we have a much more refined and finalized</p> <p>5 document, but the context has not changed</p> <p>6 significantly. The context is the same as we</p> <p>7 discussed the last time, and I don't expect any</p> <p>8 surprises in this presentation, but I'll go</p> <p>9 through it really fast, given the fact that</p> <p>10 this is the public hearing.</p> <p>11 We did do some better mapping. We used</p> <p>12 some color to enhance the map from 1914, so</p> <p>13 it's more clear, and I think that's the only</p> <p>14 significant thing that I'm going to say, that</p> <p>15 is new in the presentation today.</p> <p>16 If you look at the map for 1914, you will</p> <p>17 see that there's a lot of green towards the</p> <p>18 west. That is the wetlands that used to be</p> <p>19 part of the Everglades. Most of it is urban.</p> <p>20 Now, if you look at Coral Gables, once you</p> <p>21 superimpose the grid of Coral Gables, what</p> <p>22 Merrick designed, you can see it right there,</p> <p>23 the northern half -- the part of the City that</p> <p>24 is north of Sunset Drive, is, generally</p> <p>25 speaking, an area that's fairly dry, but if you</p>
Page 6	Page 8
<p>1 CHAIRMAN AIZENSTAT: Yes.</p> <p>2 Let's go ahead and proceed with the first</p> <p>3 item on the agenda. Mr. Attorney, would you</p> <p>4 like to read the item into the record, please?</p> <p>5 MR. COLLIER: Yes.</p> <p>6 Public Hearing Item Number 5, an Ordinance</p> <p>7 of the City Commission of Coral Gables, Florida</p> <p>8 requesting an amendment to the text of the City</p> <p>9 of Coral Gables Comprehensive Plan, to include</p> <p>10 a Coastal Management Element, pursuant to</p> <p>11 expedited state review procedures, Section</p> <p>12 163.3184 Florida Statutes, and Zoning Code</p> <p>13 Article 3, "Development Review," Division 15,</p> <p>14 "Comprehensive Plan Text and Map Amendments;"</p> <p>15 to include Objectives and Policies to protect</p> <p>16 coastal areas of the city; providing for a</p> <p>17 repealer provision, providing for a</p> <p>18 severability clause, and providing for an</p> <p>19 effective date.</p> <p>20 Item Number 5 public hearing.</p> <p>21 CHAIRMAN AIZENSTAT: Thank you.</p> <p>22 MR. TRIAS: Mr. Chairman, this is the</p> <p>23 official public hearing for the coastal</p> <p>24 element, and if you had a chance to review the</p> <p>25 document, you will see that it has been</p>	<p>1 look closely, the existing wetlands are</p> <p>2 incorporated into the project, which is</p> <p>3 something that I always believed was the case,</p> <p>4 but now we have the actual maps to show how the</p> <p>5 Biltmore and the University of Miami, all of</p> <p>6 that, all of those systems, were part of the</p> <p>7 natural systems that predate urban development.</p> <p>8 You can see it like that.</p> <p>9 Now, in the southern half of the City, the</p> <p>10 area that is addressed in this coastal element,</p> <p>11 as you can see, most of it is wetlands or</p> <p>12 mangroves associated with Snapper Creek.</p> <p>13 Snapper Creek was always there at the very</p> <p>14 beginning. So you see that there's a very</p> <p>15 distinct difference in terms of the conditions.</p> <p>16 So that is one of the reasons why we have</p> <p>17 this specific coastal element. And, in fact,</p> <p>18 that is one of the reasons, for example, the</p> <p>19 Zoning Code requires pile foundations for</p> <p>20 houses in that area, because of the natural</p> <p>21 conditions that predate development.</p> <p>22 So I think all of that make sense. It just</p> <p>23 shows how the City of Coral Gables has done a</p> <p>24 very good job dealing with the coastal issues</p> <p>25 through the years.</p>

<p style="text-align: right;">Page 9</p> <p>1 Now, just for additional discussion, I've 2 shown here the Palmetto Expressway, 836, and 3 the 112. So it gives you a sense of the fact 4 that the edge of the Everglades or the green 5 matches the Palmetto Expressway. It gives you 6 a sense of what's going to happen long-term in 7 the future. 8 In my view, all of those early conditions 9 are going to be very similar in the future as 10 sea level rise affects all of us. 11 So that was the new information that we 12 provided in more detail. You can see it here. 13 As you can see, one of the great things is that 14 we can trace the history, with actual 15 documents, and, therefore, plan for the future. 16 What we have decided is that the coastal 17 element that affects most of the southern half 18 of the City, south of Sunset Drive, as you can 19 see, most of it is -- well, actually, 20 practically all of it is either a preserve 21 already, which is highlighted in the green, or 22 single-family. Single-family developed along 23 canals, mostly, in areas that have been 24 developed intensely through the Mid Century. 25 So that's what happened.</p>	<p style="text-align: right;">Page 11</p> <p>1 as possible, to support the high quality 2 development that we have, with the Board of 3 Architects, and the aesthetics impacts, and so 4 on, and so try to minimize flood, because 5 floods, certainly, as time goes by, may become 6 a bigger issues. So we have updated some of 7 the FEMA requirements, some of the more current 8 coordination requirements with the County. 9 So all of that has been incorporated into 10 the document. Staff recommends approval. And 11 we also believe that the Text Amendment 12 complies with the requirements of the law and 13 is internally consistent with the Comprehensive 14 Plan. So we believe all of the requirements 15 have been satisfied, and if you any questions, 16 we'll be able to answer them. 17 Thank you. 18 CHAIRMAN AIZENSTAT: Thank you. 19 Any questions? 20 MS. BALIDO-HART: No. 21 MR. COLLIER: Mr. Chairman, I think the 22 record should reflect there is no one in the 23 room to make a presentation from the public on 24 this matter. 25 CHAIRMAN AIZENSTAT: Thank you. Right.</p>
<p style="text-align: right;">Page 10</p> <p>1 Now, there's a lot of public access. We're 2 very lucky, from that point of view. There's 3 plenty of public ownership, parks, different 4 preserve areas, all of the things that I think 5 make sense given the area, and the existing 6 Land Uses are very similar, in terms of the 7 Future Land Use Map and the Zoning Map. So 8 everything is consistent. 9 In other cities, that's not the case. 10 Other cities have had to deal with issues of 11 blight, issues of different outdated uses; not 12 here, not here. 13 We included some maps that deal with 14 flooding, also with storm tides, which we were 15 able to use recently in September during Irma, 16 and all of that has been documented and put 17 together into the data analysis of the 18 document. 19 Then we have, as the second half of the 20 document, as we discussed last time, the goals, 21 policies -- objectives and policies which are 22 trying to support high quality development and 23 sustainability. That is the big idea, to 24 protect the quality of the natural environment, 25 to try to enhance it and make it as sustainable</p>	<p style="text-align: right;">Page 12</p> <p>1 Any comments? 2 MR. BELLIN: I just have a question. The 3 coastal area on Page 12, the Coastal Area 4 Future Land Use, south of Sunset Drive, and 5 there's no mention of any Commercial Uses 6 there. So is there a reason for that? 7 MR. TRIAS: We have all of the uses that 8 are there in the existing, and, then, in the 9 Future Land Use Map, I don't remember any -- 10 did we make a mistake or did we overlook any 11 Commercial Uses? 12 MR. BELLIN: There are some Commercial Uses 13 south of Sunset. One is the large piece that 14 sits (inaudible). 15 MR. TRIAS: Okay. 16 MR. BELLIN: I don't know if it was left 17 out -- 18 MR. TRIAS: Yeah, we may have to -- yeah, 19 that's north of the -- 20 MR. BELLIN: It's not north of Sunset. 21 MR. TRIAS: North of the canal. Is that 22 where you're thinking? 23 MR. BELLIN: I think it was the Burger 24 King -- 25 CHAIRMAN AIZENSTAT: Burger King</p>

<p style="text-align: right;">Page 13</p> <p>1 headquarters.</p> <p>2 MR. TRIAS: Oh, okay. All right. We would</p> <p>3 correct that if we need to.</p> <p>4 MS. MENENDEZ: That is in Palmetto Bay.</p> <p>5 It's not in our City.</p> <p>6 MR. TRIAS: But I don't think -- yeah,</p> <p>7 that's what I think. I mean, I think we're</p> <p>8 accurate in the tabulations.</p> <p>9 MR. BELLIN: Okay.</p> <p>10 MR. TRIAS: I mean, if you look at the</p> <p>11 existing infrastructure map, in Page 13, that</p> <p>12 gives you a pretty clear idea of what we have.</p> <p>13 We have residential and preserve.</p> <p>14 MR. VELEZ: I have a question.</p> <p>15 MR. TRIAS: Yes.</p> <p>16 MS. VELEZ: We have the Red Fish Grill at</p> <p>17 Matheson Hammock. That would be Commercial.</p> <p>18 And the marina.</p> <p>19 MR. TRIAS: It could be one of the existing</p> <p>20 uses. It's not Future Land Use, but certainly</p> <p>21 it may be in the existing, yeah.</p> <p>22 CHAIRMAN AIZENSTAT: Any other questions?</p> <p>23 No?</p> <p>24 Is there a motion?</p> <p>25 MR. GRABIEL: I move to accept it.</p>	<p style="text-align: right;">Page 15</p> <p>1 record, please.</p> <p>2 Mr. Attorney.</p> <p>3 MR. COLLER: Oh, I'm sorry.</p> <p>4 CHAIRMAN AIZENSTAT: Thank you.</p> <p>5 MR. COLLER: Item 6 is for discussion</p> <p>6 purposes only. I'll read the title, although</p> <p>7 it is for discussion purposes.</p> <p>8 An Ordinance of the City Commission of</p> <p>9 Coral Gables, Florida providing for text</p> <p>10 amendments to the City of Coral Gables Official</p> <p>11 Zoning Code, by amending Article 4, "Zoning</p> <p>12 Districts," Section 4-201, "Single-Family</p> <p>13 Residential District;" and Article 5,</p> <p>14 "Development Standards," to modify and clarify</p> <p>15 provisions regulating single-family residential</p> <p>16 standards related to garages, floor area ratio</p> <p>17 calculations, fences and walls, and accessory</p> <p>18 uses; providing for a repealer provision,</p> <p>19 providing for a severability clause,</p> <p>20 codification and providing for an effective</p> <p>21 date.</p> <p>22 MR. TRIAS: Thank you, Mr. Chairman.</p> <p>23 As the attorney has explained, you're not</p> <p>24 making any decision today. It's purely</p> <p>25 discussion. If you have any thoughts, please</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. BELLIN: Second.</p> <p>2 CHAIRMAN AIZENSTAT: There's a second.</p> <p>3 Any discussion? Call the roll, please.</p> <p>4 MR. COLLER: Okay. This is a motion to</p> <p>5 adopt in accordance with the Department's</p> <p>6 recommendation.</p> <p>7 CHAIRMAN AIZENSTAT: Correct. Correct, as</p> <p>8 presented.</p> <p>9 MR. COLLER: Okay.</p> <p>10 THE SECRETARY: Marshall Bellin?</p> <p>11 MR. BELLIN: Yes.</p> <p>12 THE SECRETARY: Julio Grabiell?</p> <p>13 MR. GRABIEL: Yes.</p> <p>14 THE SECRETARY: Maria Menendez?</p> <p>15 MS. MENENDEZ: Yes.</p> <p>16 THE SECRETARY: Maria Velez?</p> <p>17 MS. VELEZ: Yes.</p> <p>18 THE SECRETARY: Joli Balido-Hart?</p> <p>19 MS. BALIDO-HART: Yes.</p> <p>20 THE SECRETARY: Robert Behar?</p> <p>21 MR. BEHAR: Yes.</p> <p>22 THE SECRETARY: Eibi Aizenstat?</p> <p>23 CHAIRMAN AIZENSTAT: Yes.</p> <p>24 If we could now go to the second item on</p> <p>25 the agenda. If we can read that into the</p>	<p style="text-align: right;">Page 16</p> <p>1 share them with me.</p> <p>2 But I will say one thing, I was reading an</p> <p>3 article not too long ago that talked about how</p> <p>4 we need to design our houses very carefully, we</p> <p>5 need to be very conscientious about the issues</p> <p>6 and so on, and it happened to be published in</p> <p>7 1944, and the architect was Walter De Garmo</p> <p>8 being quoted. So that gives you an idea.</p> <p>9 We've been talking about these issues for a</p> <p>10 very long time in this City, which means that</p> <p>11 they're very significant, and that they're very</p> <p>12 passionate views, and I think that the fact</p> <p>13 that Mr. Flanagan sent a letter about a very</p> <p>14 specific thing, which deals with driveways,</p> <p>15 shows how significant this is.</p> <p>16 So I would like to keep the discussion as</p> <p>17 general and as creative as possible, so that in</p> <p>18 the future we can come back with the actual</p> <p>19 Ordinance.</p> <p>20 In addition, I would say that the</p> <p>21 Commission, the City Commission, is going to</p> <p>22 have a Workshop on this issue some time in</p> <p>23 January. I don't know exactly the date -- yes.</p> <p>24 Yes.</p> <p>25 CHAIRMAN AIZENSTAT: Yes.</p>

<p style="text-align: right;">Page 17</p> <p>1 MS. MENENDEZ: I'm sorry, just a quick 2 question. Is it your intent -- is this it for 3 the modifications or is it your intent to bring 4 back sections, as they -- they seem to have a 5 committee, so the question is, are they going 6 to be bringing sections to us or is this it? 7 MR. TRIAS: No. This is the opposite of 8 it. This is the very beginning. 9 MS. MENENDEZ: You're going to be every so 10 often bringing some of the recommendations from 11 the committee? 12 MR. TRIAS: I think that the 13 recommendations of the committee are all here 14 and we will have a Commission Workshop in 15 January, and then we'll be back before you with 16 portions, so it's easier for you to understand 17 and review the different changes. 18 MS. MENENDEZ: The Workshop in January, who 19 is attending? Is it a Commission Workshop? 20 MR. TRIAS: Yes. Yes. And the Commission 21 looked at this already conceptually. I made a 22 presentation in the last Commission Meeting, 23 again, for discussion, and the discussion that 24 they had was, "Well, we would like to have a 25 Commission Workshop."</p>	<p style="text-align: right;">Page 19</p> <p>1 City, the aspiration is really high quality. 2 The only way to achieve that is to have a Board 3 of professionals that review things for 4 aesthetics and are able to provide input, and 5 that's what we have. 6 We're very lucky. I don't know of any 7 other city that has that process. So I want to 8 make that even more clear in the Zoning Code. 9 So we have a lot of language that says that. 10 One of the things that we have done, also, 11 we have simplified the setbacks, so it's a 12 little more clear, in terms of the different 13 setbacks that you are required in houses. And, 14 for example, one of the issues is that, at some 15 point, in the historic houses, there used to be 16 a five-foot setback. Then that was changed, 17 when the Code was reviewed, to ten feet. So 18 that created non-conformities and difficulties 19 sometimes making additions in the historic 20 areas in the north half of the City. 21 So, in the Code, we're saying, you know, 22 the Board of Architects may review, on a case 23 by case basis, and make recommendations. 24 Sometimes it's okay to have five feet, 25 sometimes it's not, as long as it's only one</p>
<p style="text-align: right;">Page 18</p> <p>1 MS. MENENDEZ: Okay. 2 MR. TRIAS: Okay. So, basically, the 3 background on this is that we had a committee 4 that met for about a year, and the committee 5 was composed of very experienced local 6 practitioners. Not all of them showed up at 7 the same time, so some of you actually gave 8 input informally to me. So this has been a 9 fairly informal process, designed to be as 10 creative and deal with as many issues as we 11 can. 12 So it's a little bit hard to get your arms 13 around the whole amendment, because there are 14 so many different topics, but what I wanted to 15 do was to be able to give you first, for you to 16 think about, and then give me whatever feedback 17 you would like, in terms of priorities, if you 18 have any thoughts, and, then, like Ms. Menendez 19 was saying, we'll be back with different 20 sections of the amendments. 21 So one of the things that we have generally 22 throughout the amendment is that we are 23 clarifying the role of the Board of Architects, 24 and giving some clear authority to make some 25 judgment calls. What happens is that, in this</p>	<p style="text-align: right;">Page 20</p> <p>1 story, for example. That's one of the examples 2 of the things that we're dealing with. 3 Height, we also have clarified height. 4 We've said, 25 feet, and then we've allowed for 5 the issues that deal with flooding to be 6 additional discussion. Right now we have 29 7 feet. So that creates some difficulties 8 sometimes depending on the finished floor of 9 the streets and so on. 10 We've tried to minimize curb cuts and 11 minimize automobile presence in the front yard, 12 and that is one of the issues that Mr. Flanagan 13 was concerned about, because he has a very nice 14 driveway in front of his house. 15 Now, the intent is that all of these ideas 16 apply to new construction. Nobody is 17 suggesting that existing conditions should be 18 removed or anything like that. But in terms of 19 policy -- in terms of policy, the idea was that 20 it's probably better to have green yards than 21 to have circular driveways, et cetera, in the 22 front, if it's possible to design car access on 23 the side. So that's one of the -- for example, 24 another one of the issues. 25 By the way, I'm illustrating this with</p>

<p style="text-align: right;">Page 21</p> <p>1 original drawings from Walter De Garmo from the 2 '20s, which are preserved. These are original 3 pencil drawings. These are not even 4 blueprints. They're original pencil drawings, 5 which are preserved in the historical museum. 6 And as soon as Mr. Behar provides some other 7 examples, I will include them, too. 8 MR. VELEZ: Excuse me. Would these also 9 apply to remodeling? Not to new construction, 10 but also to any type of remodeling? 11 MR. TRIAS: Some of the issues do, and 12 that's the Board of Architects' authority, to 13 be able to look at each case and then make a 14 judgment, that benefits the Applicant, based on 15 the conditions. That is the best way that I 16 can describe the effect on remodelings. 17 The changes, in terms -- and, also, another 18 change that actually affects remodelings a lot 19 is the change in the dimensions for parking 20 garages. We're saying that they can be a 21 little bit smaller and narrower, ten feet. 22 The main reason for that is that a lot of 23 the older parking garages tend to be narrower, 24 so when today you want to do a remodeling, all 25 of the sudden you're not complying with the</p>	<p style="text-align: right;">Page 23</p> <p>1 and get your Zoning information. That was not 2 available before. We did that as part of this 3 process. 4 MS. MENENDEZ: Is that on the website? 5 MR. TRIAS: Yes. Yes, it is. And it works 6 really nicely. The first time that I had a 7 really good intern from the University of 8 Miami, he worked over the summer and he put all 9 of the information together, and it's on the 10 website. 11 And, you know, I'm trying to get to the 12 20th Century. Maybe, eventually, we'll get to 13 the 21st Century, but at least we're getting to 14 the 20th Century, in terms of technology. So 15 we did that. 16 The other thing we did is, we have a best 17 practices manual, which is a very nicely 18 illustrated document, for people to understand 19 what we mean, and we try to make that a living 20 document, and to keep on adding to it. So 21 that's working well. And that manual has all 22 of those drawings that I'm showing you, and 23 many more, and it talks about different 24 practices. 25 For example, one of the things that we have</p>
<p style="text-align: right;">Page 22</p> <p>1 Code. 2 So, anyway, those are the technical things 3 that I included. You know, I don't want to go 4 into great detail, as you asked me to, but 5 basically we also have made some changes in the 6 calculations of some things. For example, the 7 garages and carports have been modified 8 slightly. We also have clarified some of the 9 garage facade recommendations. For example, 10 the fact that only a third of the facade should 11 be garage, and if you have a two-car garage, 12 there has to have the 16-foot minimum break in 13 the middle, which basically follows the 14 original ideas of a lot of the drawings that we 15 have as samples. 16 And then we've said that garage doors need 17 to be set back from the front. In other words, 18 the garage cannot be the main thing -- the 19 first thing you see as you come in. That has 20 been a discussion many times at the Commission. 21 It's a very good idea, and I think it matches 22 the classical architecture of the City. 23 Now, some of the additional things that we 24 have been able to do is that we have prepared 25 an interactive GIS map, that you can click on</p>	<p style="text-align: right;">Page 24</p> <p>1 in the amendment is casement windows -- and 2 that's, also, something that Mr. Flanagan 3 mentioned -- casement windows need to be in the 4 front. That has been the preference of the 5 Board of Architects. That has been the 6 preference of many architects. But it's a 7 policy choice. It's a policy choice that we 8 may or may not agree with. That's one thing. 9 Another minor little thing is that the 10 depth of the barrel tile is defined as three 11 inches. Believe it or not, that has been the 12 source of endless discussion in Board of 13 Architects meetings, and it was better just to 14 clarify it in the Code. 15 So, those kinds of things, we've included. 16 Again, it's a fairly detailed and complex 17 document, that is really for people who really 18 like Zoning and so on, but if you have any big 19 picture ideas or any things that you believe 20 need to be modified with the Code, that is the 21 purpose of today's meeting. 22 Thank you. 23 CHAIRMAN AIZENSTAT: Thank you. 24 MR. VELEZ: I have a question. What is the 25 procedure now if the Board of Architects denies</p>

<p style="text-align: right;">Page 25</p> <p>1 something that is presented? Could you go over 2 what happens next? How do you appeal that? 3 MR. TRIAS: There's an appeals process that 4 has several steps, and the first step is 5 mediation. Basically, we meet with the 6 attorney and Staff and try to come up with a 7 solution. Most of the time, that's where it 8 ends. 9 Now, in the case that -- and "most of the 10 time" means two or three times a year. We 11 don't have that many appeals. 12 Now, if that doesn't work, there's a 13 Special Master that is appointed by the City 14 Manager, and acts basically as a judge, and 15 determines whether or not -- both sides present 16 their views, and then there's a determination. 17 MS. MENENDEZ: That changed, because it 18 used to go straight to the Commission. 19 MR. TRIAS: Yeah, it did change. It did 20 change, because now you're required to do the 21 mediation. And, then, secondly, there's a 22 Special Master, and then there's the 23 Commission, in case it gets to that point. 24 MS. MENENDEZ: And there's fees associated 25 with all of those tasks?</p>	<p style="text-align: right;">Page 27</p> <p>1 front setback by ten feet. Instead of twenty, 2 you need ten. Instead of twenty-five, you need 3 fifteen," but I've already designed the house. 4 So what good does that do me? I've got to 5 redesign the house. 6 MR. TRIAS: Yeah, and what that is, is if 7 the Applicant requests it, then the Board of 8 Architects has the authority to grant the 9 request. It's not meant to be something 10 that -- 11 MR. BELLIN: But it's the same problem 12 either way. So if I request it, I don't know 13 if the Board is going to approve it. So I 14 can't -- 15 MS. MENENDEZ: It's pretty subjective. 16 MR. TRIAS: Right. Right. 17 MR. BELLIN: Yeah, I can't design a house 18 based on what they may or may -- you know, I 19 mean -- 20 MR. TRIAS: Yeah. No, that's a good point, 21 and the best way to answer that is that if we 22 wanted a mediocre city, we would have very 23 simple rules and just follow the rules and 24 we're done. But that's not what we want. 25 We're trying to have a really outstanding city,</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. TRIAS: The fees have been waived, if I 2 remember. Generally, we try to -- the reality 3 is that if somebody appeals, generally what we 4 do is have a meeting with the City Attorney and 5 myself and maybe the City Architect, and try to 6 come up with a solution. So far, that's worked 7 out, except for one case, in every other case. 8 So it's a fairly straightforward process. 9 MR. VELEZ: Yes. 10 MR. TRIAS: Now, the other practical answer 11 to your question is that usually things are 12 resolved within two or three meetings with the 13 Board of Architects, most of the time. That's 14 90 percent of the time. 15 MR. VELEZ: Okay. Thank you. 16 CHAIRMAN AIZENSTAT: Marshall. 17 MR. BELLIN: I have a little bit of a 18 problem understanding some of these issues. 19 The Board of Architects really has a lot of 20 authority with respect to setbacks, height, 21 things like that. The problem becomes, as an 22 architect, you design a house based on what you 23 know, what's in the Code. 24 You go to the Board of Architects, and 25 they'll say, "Listen, we'll let you reduce the</p>	<p style="text-align: right;">Page 28</p> <p>1 in terms of design. 2 MR. BEHAR: But, Ramon, I think Marshall is 3 correct. 4 MR. TRIAS: Yeah. 5 MR. BEHAR: As an architect, I'm not going 6 to take the chance of designing something to go 7 before a Board, that I may not get approval, 8 because then it's my responsibility to my 9 client to redesign it according to the 10 required, you know, setback. 11 MR. TRIAS: Right. 12 MR. BEHAR: So I think that it's very 13 subjective and I personally don't think 14 that's -- you know, if I'm not liked by members 15 of the Board of Architects, I may not get 16 approval. 17 MR. TRIAS: Right, but I don't want this 18 discussion to get out of hand. I mean, there's 19 no suggestion here, all of a sudden, that 20 whatever setback the Board of Architects 21 approves is okay. No, that's not the case at 22 all. 23 MS. MENENDEZ: But that's the way it's 24 written here. 25 MR. TRIAS: No. No, it's not. No. What</p>

<p style="text-align: right;">Page 29</p> <p>1 it says is that the Board of Architects has the 2 authority to approve the five-foot setback, in 3 some cases, up to one story, and also has the 4 authority to recommend some encroachments into 5 the -- 6 CHAIRMAN AIZENSTAT: So then it would have 7 to be the Applicant that would request that? 8 It wouldn't be the Board of Architects that 9 would request it? 10 MR. TRIAS: Yes. Right. Right. 11 MS. MENENDEZ: But why don't you allow it 12 the way it exists today, where if someone feels 13 that design-wise it would benefit the design 14 and the character of the neighborhood by 15 encroaching into the setback area, they go 16 through a variance and have the Board of 17 Architects support it or have it denied? 18 MR. TRIAS: Yeah, and that's what it says, 19 as far as the front -- 20 MS. MENENDEZ: No. It has that, in one 21 section, but in other sections, it does not. 22 It basically gives the Board of Architects the 23 ability to approve setbacks. 24 MR. TRIAS: Okay. Then we will clarify it, 25 because it was meant to be that they will make</p>	<p style="text-align: right;">Page 31</p> <p>1 house, that was built according to different 2 rules, and all of a sudden it's being 3 renovated, and, you know, the lot coverage, for 4 example, is not exactly as required right now. 5 So that was the idea, to provide some 6 flexibility for that. 7 MR. BELLIN: Ramon, I think it's dangerous 8 to be in that situation. 9 MS. MENENDEZ: It's too subjective. 10 MR. BELLIN: Yeah, because I don't want to 11 go to the Board and have them say, "Listen, 12 gee, it's too bad you designed it, because we 13 would have given you relief from the setback." 14 MR. TRIAS: Yeah. But what I would say is 15 this, if you believe that it's too subjective, 16 we can rethink it and certainly make it more 17 clear. 18 MS. MENENDEZ: I think that the set up that 19 exists today, if you want to add a 20 recommendation by the Board of Architects in 21 favor of the variance, I think that has weight. 22 MR. TRIAS: Yeah. 23 MS. MENENDEZ: But to let a subjective 24 Board basically decide setbacks, you know, side 25 setbacks, front setbacks, I think that's</p>
<p style="text-align: right;">Page 30</p> <p>1 a recommendation, and it was -- 2 MS. MENENDEZ: See, it says here, under -- 3 in page -- your staff report, Item 5, Page 6, 4 Under C, "If compatible with the neighborhood 5 character, the Board of Architects' may allow a 6 rear setback of five feet for one story 7 structures." 8 MR. TRIAS: Right, and that's the only 9 case. And that's what I said in my 10 presentation, for the rear setbacks of five 11 feet -- because that's a common issue, because 12 it used to be five feet. That is in the only 13 case where explicitly the Board of Architects 14 would have that authority. The rest -- 15 MS. MENENDEZ: But then you have another 16 one here, on Page 7, under A, "To encourage 17 historic designation, the Board of Architects 18 shall have the authority to grant a ten percent 19 increase in ground area coverage to accommodate 20 historic designated structures in accordance 21 with design standards of the Board." 22 MR. TRIAS: Right. That's not the setback. 23 That's area. 24 What happens there is that it is not 25 unusual to have a historic building, a historic</p>	<p style="text-align: right;">Page 32</p> <p>1 dangerous. 2 CHAIRMAN AIZENSTAT: Dangerous. 3 MR. TRIAS: Well, certainly, that's a very 4 valuable opinion. What we were trying to do 5 was to resolve some practical issues that we 6 have all of the time. And Miami 21, for 7 example, to use an example, does allow for some 8 variations, in terms of minor changes in terms 9 of areas and so on, that are done at the Staff 10 level. 11 Now, in my view, we have a better 12 opportunity, because we have the Board of 13 Architects. So it can be done in a meeting 14 with a board and so on. So that was the 15 thinking. 16 We can think more and we can certainly 17 refine it, but it was not meant to change 18 things radically. 19 MS. MENENDEZ: Let me ask you -- 20 MR. TRIAS: Yeah. 21 MS. MENENDEZ: -- in your Page 16, when it 22 refers to the wall, you're removing the ability 23 to add on to the four-foot wall being cast or 24 the rod iron, cast iron or aluminum fencing to 25 be a maximum of six feet, why are we removing</p>

<p style="text-align: right;">Page 33</p> <p>1 that?</p> <p>2 MR. TRIAS: That was a recommendation from</p> <p>3 the Committee, because of aesthetics. We may</p> <p>4 disagree. I mean, it's something that --</p> <p>5 MS. MENENDEZ: But why not let the Board</p> <p>6 decide? I mean, if it's an aesthetic, why are</p> <p>7 we minimizing -- you know, why are we allowing</p> <p>8 architects to design -- I'll tell you, four</p> <p>9 feet is not even high enough for some dogs, so</p> <p>10 I'm just not sure why we're restricting that,</p> <p>11 to fences being four feet.</p> <p>12 MR. TRIAS: Well, Ms. Menendez, I hate to</p> <p>13 say this, but, then, you would be saying that</p> <p>14 the Board of Architects has more flexibility</p> <p>15 and is more subjective and so on. And that's</p> <p>16 the issue. The issue is that we get to a point</p> <p>17 in which, when we have rules --</p> <p>18 MS. MENENDEZ: But that's a decorative</p> <p>19 feature. It says it very clear. And I think</p> <p>20 that the Board should decide on that.</p> <p>21 But I'll tell you one thing that we've</p> <p>22 always had problems with, as it relates to the</p> <p>23 height of walls, is: Where do you take the</p> <p>24 elevation from, which should be stated here?</p> <p>25 Is it from the center of the road or is it from</p>	<p style="text-align: right;">Page 35</p> <p>1 MR. BELLIN: It's basically hardship.</p> <p>2 CHAIRMAN AIZENSTAT: That is one of them.</p> <p>3 MR. BELLIN: Well, that's the main one.</p> <p>4 CHAIRMAN AIZENSTAT: Yeah. Yeah.</p> <p>5 MR. TRIAS: Of course.</p> <p>6 CHAIRMAN AIZENSTAT: So just because</p> <p>7 there's a recommendation from the Board of</p> <p>8 Architects doesn't mean that they meet the</p> <p>9 requirement for the Board of Adjustments.</p> <p>10 MR. BELLIN: It may not, but it's a start.</p> <p>11 I mean, I can't see the Board of Architects'</p> <p>12 granting variances, per se.</p> <p>13 MR. TRIAS: Yeah. What I would say is that</p> <p>14 if one thinks that the Board of Architects</p> <p>15 process is too ambiguous and it doesn't create</p> <p>16 value, one is not going to like the idea of</p> <p>17 having more authority with the Board of</p> <p>18 Architects.</p> <p>19 My perspective on that is the opposite. I</p> <p>20 think that what makes Coral Gables unique is</p> <p>21 the fact that, for the past 90 some years,</p> <p>22 there has been a Board of Architects review, in</p> <p>23 some way. Not exactly as we do it today, all</p> <p>24 of the time, but certainly there has been that</p> <p>25 review for aesthetics, which is subjective,</p>
<p style="text-align: right;">Page 34</p> <p>1 the sidewalk or is it from -- you know, those</p> <p>2 types of things need to be part of this study</p> <p>3 report.</p> <p>4 MR. TRIAS: Yes. Yes. That is one of the</p> <p>5 biggest issues that we had.</p> <p>6 MS. MENENDEZ: I mean, do you want comments</p> <p>7 on each of these or do you want to generally</p> <p>8 talk about it? Because I thought you wanted</p> <p>9 comments on what you're presenting to us today.</p> <p>10 MR. TRIAS: Whatever you think. I mean,</p> <p>11 whatever you think is going to be more helpful,</p> <p>12 I'll be happy to take notes.</p> <p>13 MR. BELLIN: Ramon, maybe a way to approach</p> <p>14 this is, do you want a variance or relief from</p> <p>15 setbacks? Variances are generally granted</p> <p>16 based on a hardship. Obviously, there's no</p> <p>17 hardship. You just want relief from the</p> <p>18 setback. But maybe the recommendation from the</p> <p>19 Board of Architects, where then you can go from</p> <p>20 there to the Board of Adjustments or if it's a</p> <p>21 historic house, they can make recommendations</p> <p>22 and you can go to the Historic Board, and they</p> <p>23 can grant variances, as well --</p> <p>24 CHAIRMAN AIZENSTAT: But in order to grant</p> <p>25 variances, you must meet certain requirements.</p>	<p style="text-align: right;">Page 36</p> <p>1 yes, but the alternative is not to make simple</p> <p>2 rules, because Zoning is not a very</p> <p>3 sophisticated tool for aesthetics.</p> <p>4 The Board of Architects' review, on the</p> <p>5 other hand, is. So that's what we have, that</p> <p>6 nobody else has. So what happens is that when</p> <p>7 people look at these things, they say, "Well,</p> <p>8 you know, this is unusual. This is not" --</p> <p>9 well, that is what makes Coral Gables special.</p> <p>10 MS. MENENDEZ: Can I ask you another one</p> <p>11 here?</p> <p>12 MR. TRIAS: Yes.</p> <p>13 MS. MENENDEZ: On Page 6, Number 6, the</p> <p>14 height of a two-story building --</p> <p>15 MR. TRIAS: Yes.</p> <p>16 MS. MENENDEZ: -- or 25 feet.</p> <p>17 MR. TRIAS: Yes.</p> <p>18 MS. MENENDEZ: But how high can you go with</p> <p>19 a two-story building? As high as the Board of</p> <p>20 Architects deems is appropriate?</p> <p>21 MR. TRIAS: Well, for the roof, you mean,</p> <p>22 right, because the roof is not included in the</p> <p>23 25 feet? So --</p> <p>24 MS. MENENDEZ: No. No. It says, "Or 25</p> <p>25 feet." It says, "Two story," so the two-story</p>

<p style="text-align: right;">Page 37</p> <p>1 or 25 feet.</p> <p>2 MR. TRIAS: Measured from finished floor to</p> <p>3 the flat roof deck or tie beam of the third</p> <p>4 floor. That's what it says.</p> <p>5 MS. MENENDEZ: So you're saying that the</p> <p>6 maximum height of a two-story is 25 feet?</p> <p>7 MR. TRIAS: No.</p> <p>8 MS. MENENDEZ: That's not what it's saying.</p> <p>9 MR. TRIAS: That's exactly not -- that's</p> <p>10 not what it's saying. It says it's 25 feet,</p> <p>11 and says measured from the finished floor,</p> <p>12 which is the finished floor, to the flat roof</p> <p>13 deck or tie beam of the third floor.</p> <p>14 Meaning --</p> <p>15 MS. MENENDEZ: Right, but then how high --</p> <p>16 MR. TRIAS: Exactly.</p> <p>17 MS. MENENDEZ: What's the limit?</p> <p>18 MR. BEHAR: The pitch would determine how</p> <p>19 high --</p> <p>20 MR. TRIAS: The pitch will be determined by</p> <p>21 the Board of Architects review.</p> <p>22 MR. BEHAR: So what he's saying is 25 feet</p> <p>23 to have -- to the tie beam, and then whatever</p> <p>24 pitch that would give you, it may be, I don't</p> <p>25 know, five, six, seven feet, depending on the</p>	<p style="text-align: right;">Page 39</p> <p>1 MS. MENENDEZ: Right.</p> <p>2 MR. BEHAR: So, basically, it's giving you,</p> <p>3 you know, 11, 12 feet clear, and then that's</p> <p>4 measured to the tie beam, and then you've got</p> <p>5 the pitch back, you know, the slope of the</p> <p>6 roof.</p> <p>7 So it probably will go above 29 feet.</p> <p>8 MR. TRIAS: Yeah, probably, but not a lot,</p> <p>9 but by a few feet.</p> <p>10 MR. BEHAR: Yeah. It depends on how big</p> <p>11 the volume is. So the pitch will give you</p> <p>12 that.</p> <p>13 MS. MENENDEZ: I understand that.</p> <p>14 MR. BELLIN: But, Ramon, it can go way</p> <p>15 above 29 feet. If you go with a six and</p> <p>16 twelve, what do you end up with, depending on</p> <p>17 the depth of the house?</p> <p>18 MR. TRIAS: Depending on how big your house</p> <p>19 is, it's more or less.</p> <p>20 MR. BELLIN: Yeah. I mean, I don't have</p> <p>21 any problem with that, but --</p> <p>22 MR. TRIAS: Right. Right. And the issue</p> <p>23 is, where do we fit within the same general</p> <p>24 sizes that were there in the Code before, but</p> <p>25 we give more flexibility to design, okay,</p>
<p style="text-align: right;">Page 38</p> <p>1 volume and the pitch that they're using.</p> <p>2 MR. TRIAS: Right. I mean, right now it</p> <p>3 says 29 feet.</p> <p>4 MS. MENENDEZ: Right.</p> <p>5 MR. TRIAS: 29 feet, and the other thing</p> <p>6 that we've changed is where you measure the</p> <p>7 finished floor, because that has to do with</p> <p>8 flooding, that has to do with FEMA elevations</p> <p>9 and so on. That was reviewed extensively. And</p> <p>10 that's on Number 7, the next page.</p> <p>11 The next pages. So the changes, right now</p> <p>12 it says 29 feet. 29 feet tends to encourage</p> <p>13 flatter roofs, okay, because 29 feet is 29</p> <p>14 feet.</p> <p>15 MS. MENENDEZ: Right.</p> <p>16 MR. TRIAS: So, in their view, 25 feet of</p> <p>17 living space, plus whatever roof you could</p> <p>18 design that was aesthetically correct, would be</p> <p>19 a better way to measure height. I mean, that</p> <p>20 was the opinion.</p> <p>21 MR. BEHAR: And basically what it will give</p> <p>22 you, Maria, is to have, let's say, for example,</p> <p>23 a finished inside space of 10, 11 feet, and,</p> <p>24 you know, the structural component, and then</p> <p>25 the same thing with the second floor.</p>	<p style="text-align: right;">Page 40</p> <p>1 because we're measuring things in ways that are</p> <p>2 more precise in the living areas and then more</p> <p>3 flexible in the areas that are in the outside.</p> <p>4 So that was the theory behind it. I think</p> <p>5 it's probably a reasonable change.</p> <p>6 MR. BELLIN: I have a question. On Page 5,</p> <p>7 side setbacks --</p> <p>8 MR. TRIAS: Yes.</p> <p>9 MR. BELLIN: -- your side setback is ten</p> <p>10 feet, interior side, minimum.</p> <p>11 MR. TRIAS: Yes. What --</p> <p>12 MR. BELLIN: It says, ten feet minimum, on</p> <p>13 the side interior setback.</p> <p>14 MR. TRIAS: Yes. Yes.</p> <p>15 MR. BELLIN: If you have a 50-foot lot,</p> <p>16 you've got a 10-foot on one side, 10-foot on</p> <p>17 the other. That's 20 feet of setback in a</p> <p>18 50-foot lot, which is 40 percent of the width</p> <p>19 of the lot. I don't understand how we work</p> <p>20 that out.</p> <p>21 MR. TRIAS: Okay. We will clarify that.</p> <p>22 MR. VELEZ: Yeah.</p> <p>23 MR. BELLIN: I think the way it is now,</p> <p>24 it's a minimum of five, with a total of</p> <p>25 20-foot, the width of the lot, and I think that</p>

<p style="text-align: right;">Page 41</p> <p>1 works --</p> <p>2 MR. TRIAS: Right. It does create some</p> <p>3 differences, once you say 10, yes. You're</p> <p>4 right.</p> <p>5 MR. BELLIN: Okay. And, again, this is for</p> <p>6 discussion, so --</p> <p>7 MR. TRIAS: This is not -- yeah, again,</p> <p>8 we're not making any decisions tonight.</p> <p>9 MR. GRABIEL: Ramon, on that same</p> <p>10 paragraph, the 20-foot maximum --</p> <p>11 MR. TRIAS: Yes.</p> <p>12 MR. GRABIEL: -- what if I have a very wide</p> <p>13 lot and I want to have more than 25 feet -- 20</p> <p>14 feet?</p> <p>15 MR. TRIAS: Yeah, that's not -- maximum</p> <p>16 should not be the word there. That's</p> <p>17 incorrect, in terms of the drafting.</p> <p>18 MR. GRABIEL: Okay.</p> <p>19 MR. TRIAS: Yeah.</p> <p>20 MR. BELLIN: Also, and I don't know whether</p> <p>21 it was left out intentionally or by mistake,</p> <p>22 but setback from a canal or a body of water is</p> <p>23 35 feet.</p> <p>24 MR. TRIAS: Yeah. We're not changing that.</p> <p>25 I mean, if you don't see it here, it's not</p>	<p style="text-align: right;">Page 43</p> <p>1 inches.</p> <p>2 MR. TRIAS: Which page are you looking at?</p> <p>3 MS. MENENDEZ: I'm on Page 11, Section</p> <p>4 5-118, where you're basically going --</p> <p>5 MR. TRIAS: Yeah.</p> <p>6 MS. MENENDEZ: -- from a potential of five</p> <p>7 feet rear setback, areas of 10 feet or</p> <p>8 greater --</p> <p>9 MR. TRIAS: Yes.</p> <p>10 MS. MENENDEZ: -- going to 18 inches. And</p> <p>11 you put in there, driveway, deck, pool deck or</p> <p>12 patio.</p> <p>13 MR. TRIAS: That's correct.</p> <p>14 MS. MENENDEZ: And the pool deck has always</p> <p>15 been an issue --</p> <p>16 MR. TRIAS: Okay.</p> <p>17 MS. MENENDEZ: -- because of the</p> <p>18 distance --</p> <p>19 MR. TRIAS: Do you have another preference</p> <p>20 for distance?</p> <p>21 MS. MENENDEZ: No. I mean, I'm not sure</p> <p>22 what problems have been encountered with the</p> <p>23 five feet, but I think 18 inches is pretty</p> <p>24 close to your back neighbor.</p> <p>25 MR. TRIAS: It's very close, yes. It is</p>
<p style="text-align: right;">Page 42</p> <p>1 being changed.</p> <p>2 MR. BELLIN: Okay. All right.</p> <p>3 Also, what is the setback for swimming</p> <p>4 pools, rear setback?</p> <p>5 MR. TRIAS: 20 feet, I think, the rear.</p> <p>6 MR. BELLIN: It's the same as a building,</p> <p>7 which is 10 feet.</p> <p>8 MR. TRIAS: Five-foot.</p> <p>9 MR. BEHAR: Oh, that went up to 10 feet,</p> <p>10 didn't it?</p> <p>11 MR. BELLIN: It went to 10, but --</p> <p>12 MR. TRIAS: It depends if it's in --</p> <p>13 MS. MENENDEZ: But now it's 18 inches.</p> <p>14 Well, not the pool, but the deck.</p> <p>15 MR. BELLIN: 18 from the rear property</p> <p>16 line.</p> <p>17 MS. MENENDEZ: Right, but it used to be</p> <p>18 more than 18 inches.</p> <p>19 MR. BELLIN: It used to be five feet.</p> <p>20 MS. MENENDEZ: You had to maintain a</p> <p>21 certain distance from the back neighbor, when</p> <p>22 you have a deck.</p> <p>23 MR. TRIAS: Right. Right.</p> <p>24 MR. BELLIN: Yeah.</p> <p>25 MS. MENENDEZ: But now it's going to 18</p>	<p style="text-align: right;">Page 44</p> <p>1 very close.</p> <p>2 MR. BELLIN: For me, it's not bad if it's</p> <p>3 only the deck, and you've got, you know, an 18</p> <p>4 inch strip for --</p> <p>5 MS. MENENDEZ: I know that's always been an</p> <p>6 issue.</p> <p>7 MR. BEHAR: But is it enough, 18 inches, to</p> <p>8 do landscaping?</p> <p>9 MS. MENENDEZ: I know. That's the thing.</p> <p>10 MR. BELLIN: Some grass. That's about all</p> <p>11 you can do.</p> <p>12 MS. MENENDEZ: And in those cases where</p> <p>13 there's pools there, people would like to put</p> <p>14 hedges, like to put landscaping, kind of like</p> <p>15 to have a barrier.</p> <p>16 MR. VELEZ: 18 inches may also encroach --</p> <p>17 MR. TRIAS: May I? It says, "18 inches</p> <p>18 shall be provided between a walkway and the</p> <p>19 property line, driveway, deck, pool deck or</p> <p>20 patio." So it's between the walkway and the</p> <p>21 driveway, deck or pool deck. They have to be</p> <p>22 18 inches.</p> <p>23 MS. MENENDEZ: But what was added was,</p> <p>24 driveway, pool --</p> <p>25 MR. TRIAS: It doesn't say that the</p>

<p style="text-align: right;">Page 45</p> <p>1 driveway, deck, pool deck and patio will be 18 2 inches from the property line. 3 MS. VELEZ: That's how it reads. 4 CHAIRMAN AIZENSTAT: That's how it reads. 5 MR. BEHAR: I read it like that, Ramon. 6 MS. MENENDEZ: That's been added. It used 7 to not be there. What's been added is 8 driveway, deck, pool deck and patio. It's been 9 added to the 18 inches. 10 And I think Maria is going to bring up a 11 great point. 12 MR. VELEZ: That 18 inches would probably 13 encroach in utility setbacks. It might be a 14 function of the way it's written. 15 MR. TRIAS: The way it's written, and maybe 16 it needs to be written better. What it says is 17 that the walkway has to be 18 inches from the 18 property line, from the driveway, from the 19 deck, the pool deck or the patio. So we need 20 to make it more clear. Clearly, we're 21 confusing people with the language. 22 MS. MENENDEZ: You know how they confused 23 it? By adding, driveway, deck, pool deck and 24 patio. 25 MR. TRIAS: Yeah.</p>	<p style="text-align: right;">Page 47</p> <p>1 MR. TRIAS: Yeah. 2 MS. MENENDEZ: Why are we revising that? 3 Why not just leave it up to the Board of 4 Architects? Not all houses fit that. 5 MR. BEHAR: I agree. 6 MR. TRIAS: And I don't disagree with what 7 you're saying. The issue is that there had to 8 be some guidance in the Code of the 9 expectations, because many of the houses -- 10 many of the houses, that would be the right 11 solution. 12 MS. MENENDEZ: But that's good for Zoning. 13 It's not good -- I mean, that's good for the 14 subjective architectural review. It's not good 15 as a requirement of Zoning. To have that as a 16 requirement of Zoning doesn't make sense of me. 17 MR. TRIAS: And their perspective, and I'm 18 trying to be impartial here, their perspective 19 was that every time that we have that 20 discussion at the Board of Architects, the 21 Applicant says, "Oh, but I don't want to do it. 22 The Code doesn't tell me to do it," et cetera. 23 So there was some need. 24 MS. MENENDEZ: It's going to create more 25 variances, because, you know, I just don't</p>
<p style="text-align: right;">Page 46</p> <p>1 MR. BELLIN: It was always sidewalk. It's 2 the walkway. 3 MR. TRIAS: Yeah. No, it's confusing. 4 It's confusing. It's confusing. 5 MS. MENENDEZ: It is super confusing. 6 MR. BELLIN: All right. Another issue is, 7 in figuring out the lot coverage -- 8 MR. TRIAS: Which page is that? 9 MR. BELLIN: It's Page 7, ground area 10 coverage. That including -- swimming pools are 11 include in that 45 total percent. You get the 12 extra 10 percent. And it's not clear what 13 exactly is included with respect to the pool. 14 Normally we've always considered the surface of 15 the water. Decks don't count. And I think it 16 ought to be spelled out for somebody who is not 17 familiar with the way the Code is. That's 18 policy, I guess. I don't know. 19 MR. TRIAS: Maybe the definition of pool 20 needs to be reviewed, to make sure that it's 21 clear, but you're right, because you could 22 include a lot of things in the pool. 23 MR. BELLIN: Yeah. 24 MS. MENENDEZ: As far as Page 12, I know 25 it's been mentioned, the windows, the casing.</p>	<p style="text-align: right;">Page 48</p> <p>1 understand that -- 2 MR. BEHAR: You're forcing -- 3 MS. MENENDEZ: You're forced -- go ahead. 4 MR. BEHAR: No, you're right. Go ahead. 5 MS. MENENDEZ: No. No. You're forcing 6 someone to put something that might not make 7 architectural sense. 8 MR. BEHAR: You're forcing me to do a 9 casement window in a front facade. 10 MS. VELEZ: Yeah. 11 MR. TRIAS: That is true. That is true. 12 And that is the balancing act that we have. 13 MR. BEHAR: I think that's going over and 14 beyond the Code requirements. 15 MR. TRIAS: Yeah. 16 MR. GRABIEL: What if you want a double 17 hung or a single hung, I mean -- 18 MR. TRIAS: What I would say, and please 19 let's listen to what we're saying here, okay, 20 now we're asking for more flexibility and more 21 authority for the Board of Architects, which I 22 think is a good thing, okay, once we take it 23 out of the Code, but before, again, one of the 24 concerns that some of you expressed was that 25 the Code was not prescriptive enough.</p>

<p style="text-align: right;">Page 49</p> <p>1 That is an ongoing discussion. There's no --</p> <p>2 MS. MENENDEZ: That's a design matter.</p> <p>3 It's a design matter --</p> <p>4 CHAIRMAN AIZENSTAT: It's more</p> <p>5 aesthetically. Shouldn't the architect have</p> <p>6 his art or his decision, his ability, to design</p> <p>7 it?</p> <p>8 MR. BEHAR: Give more flexibility to the</p> <p>9 architect.</p> <p>10 MR. TRIAS: And I would agree with you,</p> <p>11 except that sometimes there's no architect,</p> <p>12 because we're talking about window replacements</p> <p>13 and it's just simply a window contractor that</p> <p>14 shows up for the Board of Architects, and many</p> <p>15 times they've already bought the windows. And</p> <p>16 this is a practical issue that I'm describing</p> <p>17 to you.</p> <p>18 MS. MENENDEZ: But does this make sense for</p> <p>19 a ranch style house, to be required to put</p> <p>20 these types of casings? It just doesn't make</p> <p>21 sense. Let the architect decide.</p> <p>22 MR. TRIAS: And when there is no architect,</p> <p>23 then we need to give authority to the Board of</p> <p>24 Architects to approve or deny.</p> <p>25 MS. MENENDEZ: For replacement of windows?</p>	<p style="text-align: right;">Page 51</p> <p>1 MR. BEHAR: I -- go ahead.</p> <p>2 MS. MENENDEZ: No. No. Go ahead.</p> <p>3 MR. BEHAR: I don't like where we're</p> <p>4 becoming so restrictive and we're really -- you</p> <p>5 know, it's like you have to design by this,</p> <p>6 you've got --</p> <p>7 MS. MENENDEZ: No, it takes away the Board</p> <p>8 of Architects -- the need for the Board of</p> <p>9 Architects. If you have a manual that tells</p> <p>10 you aesthetically how you're supposed to design</p> <p>11 a home, then why do you need a Board of</p> <p>12 Architects? You have Staff review the manual,</p> <p>13 and you basically say, "Okay, did you provide</p> <p>14 this," and I don't think that's the intent of</p> <p>15 the Board.</p> <p>16 MR. TRIAS: No. No, it's not.</p> <p>17 MS. MENENDEZ: And I think you need to look</p> <p>18 at the neighborhood, the characteristics.</p> <p>19 MR. BELLIN: Ramon, also, on Page 7, Number</p> <p>20 10, the last sentence -- next to the last</p> <p>21 sentence, it says, "Appropriate for the</p> <p>22 maintenance of a high standard of construction,</p> <p>23 architecture, beauty and harmony." What do you</p> <p>24 mean by a high standard of construction? What</p> <p>25 determines a high standard of construction?</p>
<p style="text-align: right;">Page 50</p> <p>1 It's a hard sell.</p> <p>2 MR. TRIAS: Based on aesthetics.</p> <p>3 MR. BEHAR: But that's the case. The Board</p> <p>4 of Architects should say, "Look, you know, you</p> <p>5 should not put that on the windows," you know,</p> <p>6 therefore, let the Board of Architects -- let's</p> <p>7 not be so specific.</p> <p>8 MR. TRIAS: Okay.</p> <p>9 MR. BEHAR: I'll give you an example.</p> <p>10 Under the window, the sill, the window should</p> <p>11 be set back four inches. We may not have the</p> <p>12 four inches, because we may not have sufficient</p> <p>13 area to hold the window, on the opening, you</p> <p>14 know -- yes, if that wall was twelve inches</p> <p>15 deep, you know, it's easy, but an eight-inch</p> <p>16 wall, your putting it back means, on the inside</p> <p>17 you're not going to have any or just very</p> <p>18 minimal --</p> <p>19 CHAIRMAN AIZENSTAT: Windowsill.</p> <p>20 MR. BEHAR: Yeah.</p> <p>21 MR. TRIAS: Absolutely. Absolutely.</p> <p>22 I think those are very good comments. What</p> <p>23 that means is that 12 has to be rewritten in a</p> <p>24 way that is more flexible.</p> <p>25 MS. MENENDEZ: On --</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. TRIAS: Discussion among the Board of</p> <p>2 Architects, et cetera. As you know, it's one</p> <p>3 of those things that --</p> <p>4 MR. BELLIN: But the Board of Architects</p> <p>5 doesn't know what the construction is like</p> <p>6 until they get to see the final, which is the</p> <p>7 construction documents. Otherwise, I don't</p> <p>8 understand --</p> <p>9 CHAIRMAN AIZENSTAT: What page is he</p> <p>10 reading from?</p> <p>11 MR. TRIAS: Like I said in my introduction,</p> <p>12 we've been talking about this issue since 1944,</p> <p>13 and I don't expect to find a solution tonight.</p> <p>14 I think that in terms of the big picture,</p> <p>15 I've been in Zoning for a quite a few years,</p> <p>16 it's always the same discussion, between having</p> <p>17 a lot of flexibility or a lot of</p> <p>18 predictability. Here we have a lot of</p> <p>19 flexibility, because we can, because we have a</p> <p>20 City that is very well-designed and we have a</p> <p>21 Board of Architects, with volunteer architects,</p> <p>22 who review all of this.</p> <p>23 If we trust the process, then let's go</p> <p>24 ahead and do that. I mean, I think that's the</p> <p>25 superior solution. That's something that</p>

<p style="text-align: right;">Page 53</p> <p>1 nobody else can do. So that's one thing. 2 And then the other thing is that sometimes, 3 when we look at Zoning, just Zoning by itself, 4 we think we need to have all of these precise 5 rules and so on. That's not going to lead to 6 the same outstanding outcome. That just 7 doesn't work. 8 So what happens is that we need to find a 9 balancing act. So I think what you're doing 10 is, you are reacting to the well-intentioned 11 comments from professional architects. From 12 their point of view, all of this language is 13 very helpful, but you, as volunteer members of 14 the community, are given a very good 15 perspective. It's just, you know, you're not 16 seeing this as an architect, you're seeing it 17 as a regular, let's say, homeowner who wants to 18 build a house. 19 So I think that that's exactly the input we 20 need right now, at this point, and then we'll 21 revise it accordingly. 22 MS. MENENDEZ: I'm going to Page 13. Did 23 you have something sooner than that? 24 MR. BELLIN: Page 12. 25 MS. MENENDEZ: Got it. You first.</p>	<p style="text-align: right;">Page 55</p> <p>1 MS. MENENDEZ: Why? I mean, this reminds 2 me of the styrofoam moldings that we kind of 3 like prohibited from our City. Why would we 4 allow artificial turf, under Plant Materials, 5 when it's not a plant material? 6 MR. TRIAS: Well, the short answer is that 7 the Commission was very interested in allowing 8 somewhat artificial turf. 9 MS. MENENDEZ: Is that like a sustainable 10 material? 11 MR. BEHAR: No. 12 MS. MENENDEZ: I don't think so. I thought 13 somebody was going to say different. But I've 14 never seen it as a sustainable material. 15 MR. TRIAS: My recommendation is that, 16 please give us whatever feedback you want and 17 I'll forward it to the Commission. 18 MS. MENENDEZ: Okay. 19 CHAIRMAN AIZENSTAT: Is there a way to do 20 it in areas where natural material would not 21 flourish? 22 MR. TRIAS: That's the way that we wrote 23 this, basically, in that we can make it more 24 clear, but the idea was to use it in limited 25 places, where there's nothing --</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. TRIAS: Page 12. 2 MR. BELLIN: All interior walls of garages 3 and carports shall be stucco. Carports, I 4 understand, but interior of garages, why would 5 we restrict it to stucco? Why not drywall? If 6 people want to, you know, put pegboard -- 7 CHAIRMAN AIZENSTAT: A clean look. 8 MR. BELLIN: Drywall is just as clean as 9 stucco. 10 CHAIRMAN AIZENSTAT: Right. No, I'm 11 saying, why not? 12 MR. TRIAS: Okay. 13 CHAIRMAN AIZENSTAT: Or they may want to 14 hide some kind of electrical or conduits. 15 MR. TRIAS: Sure. Sure. 16 MR. BELLIN: You know, pegboard is the 17 perfect example, where you want to put it up, 18 you know, screw it in and be done with the 19 whole thing. 20 MR. TRIAS: Page 13. I wanted to make a 21 point on Page 13. We are allowing artificial 22 turf. 23 MS. MENENDEZ: That's what I'm going to 24 address. 25 MR. TRIAS: Yeah. Go ahead.</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. GRABIEL: I'll tell you -- I'm sorry, 2 go ahead. 3 CHAIRMAN AIZENSTAT: No, go ahead. 4 MR. GRABIEL: I'll tell you where I've used 5 it. I've had client that want a big paver on 6 the front driveway, having the green, two or 7 three inches -- 8 MS. MENENDEZ: So you use it between your 9 pavers? 10 MR. GRABIEL: The grass will never grow 11 there. 12 MS. MENENDEZ: That's not a problem, 13 because it's still going to drain. 14 MR. GRABIEL: So I've used artificial turf, 15 and it's always green and we don't have to 16 worry about that. 17 MS. MENENDEZ: Okay. That makes sense. 18 MR. VELEZ: But this is only for the rear. 19 MS. MENENDEZ: Right. That's true. 20 MS. VELEZ: I was actually going to mention 21 the pavers, because it's difficult to get the 22 green real thing to stay there, the real grass. 23 MR. TRIAS: What many Applicants are trying 24 to do is, basically, they do a pool and then 25 they do artificial turf all around, and that</p>

<p style="text-align: right;">Page 57</p> <p>1 really is --</p> <p>2 MS. MENENDEZ: So instead of the pavers, as</p> <p>3 a deck, they use the artificial grass?</p> <p>4 MR. TRIAS: Sometimes that happens, yes.</p> <p>5 MS. MENENDEZ: And that's like appealing to</p> <p>6 architects?</p> <p>7 MR. TRIAS: No. No. No.</p> <p>8 MR. BEHAR: It's more appealing to property</p> <p>9 owner?</p> <p>10 MS. MENENDEZ: But this is -- all right.</p> <p>11 MR. TRIAS: Keep in mind, this is not</p> <p>12 really for professional design people.</p> <p>13 MS. MENENDEZ: No. No. I understand.</p> <p>14 MR. TRIAS: And what happens is that we've</p> <p>15 had this discussion multiple times, and my</p> <p>16 recommendation was not to allow it. I mean,</p> <p>17 this is Coral Gables. Coral Gables has</p> <p>18 standards and tries to create a very authentic</p> <p>19 architecture and landscape.</p> <p>20 MR. BEHAR: You know, we allow flat roofs</p> <p>21 as long as it's contained by -- either gable</p> <p>22 hip roofs on this side. Maybe, and I'm not a</p> <p>23 proponent of having artificial grass, maybe it</p> <p>24 could be done in a way that is not visible from</p> <p>25 the street and maybe, if it's an internal area,</p>	<p style="text-align: right;">Page 59</p> <p>1 MR. TRIAS: I think that the most valuable</p> <p>2 input is to say, yes, we think this is a great</p> <p>3 idea or, no, we think it's a very bad idea,</p> <p>4 because at this point --</p> <p>5 MR. BELLIN: I think it's a very bad idea.</p> <p>6 MR. TRIAS: Okay.</p> <p>7 MR. BELLIN: If you want it in the back of</p> <p>8 the house, there's a reason you want it in the</p> <p>9 back of the house, 'cause it's ugly. So if</p> <p>10 it's ugly, why do you want the people that live</p> <p>11 in the house to be looking at the ugly</p> <p>12 artificial grass?</p> <p>13 MS. VELEZ: Or the backyard neighbor.</p> <p>14 MR. BEHAR: I think, in the case like</p> <p>15 Julio --</p> <p>16 MS. MENENDEZ: The neighbor is going to see</p> <p>17 it.</p> <p>18 MR. BEHAR: -- mentioned, I think it's</p> <p>19 okay, because it will never grow. So something</p> <p>20 like that, maybe -- and, as a matter of fact, a</p> <p>21 house was recently completed in Santa Maria</p> <p>22 just like that, and, you know, it doesn't look</p> <p>23 bad, but it's between the pavers.</p> <p>24 MS. MENENDEZ: But that's in front, and</p> <p>25 that doesn't even address it. This doesn't</p>
<p style="text-align: right;">Page 58</p> <p>1 where an Applicant wants to use it, and it's</p> <p>2 not visible from the street, it may not be</p> <p>3 detrimental.</p> <p>4 MR. TRIAS: And we actually use the word,</p> <p>5 detrimental, here. It says, "When it's not</p> <p>6 detrimental to the neighborhood character." We</p> <p>7 tried to put some of that language --</p> <p>8 MS. MENENDEZ: But do you want to like</p> <p>9 restrict it to a certain amount or do you want</p> <p>10 to just -- I mean, if they have the area in the</p> <p>11 back, I mean, they could put all artificial</p> <p>12 turf, is what this allows.</p> <p>13 MR. BEHAR: Well, if it's not visible from</p> <p>14 the street --</p> <p>15 MS. MENENDEZ: Well, they can screen it.</p> <p>16 They can have a fence.</p> <p>17 MR. VELEZ: The backyard normally is not</p> <p>18 visible from the street. So I have a pool</p> <p>19 that's in the middle of my yard. I don't have</p> <p>20 a deck, by choice, but I have grass around it.</p> <p>21 So I could conceivably say, okay, it's going to</p> <p>22 be a lot easier just to put artificial turf.</p> <p>23 It can't be seen from the front yard. Let's</p> <p>24 just do it.</p> <p>25 MS. MENENDEZ: It's a rug.</p>	<p style="text-align: right;">Page 60</p> <p>1 even address that application, which I think</p> <p>2 makes sense.</p> <p>3 And, then, in that same page, the solar</p> <p>4 energy --</p> <p>5 MR. TRIAS: Yes.</p> <p>6 MS. MENENDEZ: -- there's a lot of statutes</p> <p>7 that have been passed at the State level that</p> <p>8 you might want to review and make sure that we</p> <p>9 don't -- you're not recommending something that</p> <p>10 goes against those statutes, because there's a</p> <p>11 lot of --</p> <p>12 MR. TRIAS: Yes.</p> <p>13 MS. MENENDEZ: -- solar -- you know,</p> <p>14 there's a lot of solar statutes that you might</p> <p>15 be going against in what you're proposing.</p> <p>16 MR. TRIAS: That's very good advice and we</p> <p>17 have had a chance to review them. We believe</p> <p>18 that the City has the authority to regulate the</p> <p>19 aesthetics, and that's what we're trying to do,</p> <p>20 simply to try to give some rules.</p> <p>21 But, certainly, you're right. I mean,</p> <p>22 there's plenty of State language on that.</p> <p>23 MR. BELLIN: Ramon, I have a couple of</p> <p>24 comments about the solar energy.</p> <p>25 MR. GRABIEL: What page is that?</p>

<p style="text-align: right;">Page 61</p> <p>1 MR. BELLIN: Number 6 refers to the shading 2 of the solar panels. And I think, in Coral 3 Gables, because of the fact that there's an 4 awful lot of trees in Coral Gables, and if you 5 have a tree and it's going to shade the 6 neighbor's solar panel, which is probably the 7 case, what do you do? 8 MR. TRIAS: Well, on a case by case basis, 9 we have been able to modify the design a couple 10 of times in cases in which the Board of 11 Architects denied the solar panels, and they 12 appealed. In the mediation, we basically came 13 up with another design that was reasonable. 14 So, yeah, there's a point in which you 15 really can't, if you have too many trees, 16 that's true. So, at that point, maybe that's 17 not the right solution. But I think, so far, 18 we've been able to come up with better 19 solutions through mediation. 20 MR. BELLIN: One of the problems becomes, 21 where do you put the panels? Can you put the 22 panels on the front of the house, the front 23 pitch? Well, if the house faces south, that's 24 where they should go, but that's the front of 25 the house.</p>	<p style="text-align: right;">Page 63</p> <p>1 working on it, but the practical issue here is 2 that we have been able to come up with better 3 solutions through the process of review by the 4 Board of Architects, and appeals, you know, 5 just by working with the design. 6 MS. MENENDEZ: On Page 16, I had mentioned 7 the rod iron features of the fence. Again, I 8 think that should be left up to the Board. 9 What you may want to do, under E, is just put, 10 "Subject to Board of Architects approval." 11 MR. TRIAS: Okay. 12 MS. MENENDEZ: But allow it, because you're 13 restricting, again, the ability to do something 14 decorative and I think it should be subjected 15 to the Board, and maybe just say, "Subject to 16 the Board of Architects approval." 17 So if they really don't feel that it's 18 benefiting the neighborhood and the design, 19 then they can reject it. 20 MR. GRABIEL: Well, and historic, there you 21 see a lot of walls built during the '20s that 22 have the masonry and then the rod iron above 23 it. 24 MS. MENENDEZ: And it's quite nice. I 25 don't know why --</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. TRIAS: Right. 2 MR. BELLIN: And if you don't allow them at 3 the front of the house, then they're going to 4 have to go on the back, and that's a north 5 exposure, and it really cuts down on the 6 efficiency of the panels. 7 MR. TRIAS: In this case that I'm talking 8 about, we ended up with about 50 percent in the 9 front and 50 percent in the back. It was 10 basically an aesthetic compromise, that the 11 installer believed would work with the existing 12 conditions. They got a lot of trees. There 13 were a lot of issues. 14 All I'm saying is that, what we're trying 15 to say is that somebody needs to design the 16 panels, and, in the past, we basically would 17 get a solar panel contractor just putting them 18 on top of the roof, with no design, with no 19 aesthetic component to it. 20 So we're just reminding everyone that -- 21 you know, that the solar panels are just one of 22 the many elements in the house that need to be 23 beautiful, that need to be done in a way that 24 is aesthetics. 25 So that's our best shot. We can keep</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. GRABIEL: So why is it now not wanted? 2 MR. TRIAS: Well, I would make a point, 3 which is that the original Merrick vision, as 4 implemented through deed restrictions, was to 5 keep walls away from the very edge of the front 6 property. Meaning, he wanted to have a yard, 7 and then the walls could be in the back. 8 So many of those 1920s walls happened to 9 be, you know, attached to the house, whatever. 10 MR. GRABIEL: But his house on South 11 Greenway, the wall is right on the property 12 line. 13 MR. TRIAS: Yeah, I know, but I would 14 say -- what I would argue is that the 15 proliferation of walls all over the place is 16 really affecting that green vision that Merrick 17 had. And I think we need to face that. 18 MS. MENENDEZ: But Merrick never restricted 19 it. Why would we? 20 MR. GRABIEL: I mean, his own house -- 21 MR. TRIAS: No, there were, originally. I 22 read the original deed restrictions from 23 Merrick in the '20s and so on, and that was his 24 vision. 25 Now, immediately, that vision went away,</p>

<p style="text-align: right;">Page 65</p> <p>1 obviously. I mean, obviously, people said, no, 2 I want to have my wall and so on, but if one 3 goes to other examples, let's say, development 4 that happened later on in time, where you 5 actually had homeowners associations and you 6 actually had real restrictions and so on, the 7 issue of walls is usually highly regulated with 8 the intent of maximizing the green area and so 9 on. 10 That was the thinking. That was the 11 theory. I think that probably that has changed 12 significantly. So I think going with 13 Ms. Menendez's idea of letting the aesthetics 14 be dictated or at least suggested by the Board 15 of Architects makes some sense to me. 16 MR. GRABIEL: I live in South Greenway, and 17 as everybody knows, South and North Greenway, 18 we have multitudes of people walking in front 19 of the house. So you see an incredible number 20 of houses that have put walls right to the 21 property line, just to keep people away. 22 I mean, I used to have golfers come into 23 the yard and go get the golf ball that ended up 24 in the backyard, you know, and they're just 25 walking through and walking out.</p>	<p style="text-align: right;">Page 67</p> <p>1 for Merrick, that reviewed things for 2 aesthetics and so on, but the concept has 3 always been the same. 4 Everything in the outside is going to be 5 reviewed by professionals for aesthetic 6 reasons. 7 MS. BALIDO-HART: If ultimately that is the 8 case, then, the purpose of this is to do, what? 9 MR. TRIAS: The purpose of this is that 10 there was a -- no, that's a very good question, 11 very valid question. There were some 12 relatively targeted issues that people had 13 frustration with, different people, and 14 different topics. 15 So what we tried to do is, is try to deal 16 with as many of those issues at the same time 17 in a way that it could come back to you and we 18 could have some kind of method that would allow 19 us to make the Code better. 20 We have a good Code. If we do nothing, 21 we're fine, okay. I don't want to make anybody 22 think that somehow we have an emergency, in 23 terms of regulation. No, we're okay. It's 24 just that there's always room to make it 25 better.</p>
<p style="text-align: right;">Page 66</p> <p>1 So there's got to be a balance, and I 2 remember when I went to the Historic Board to 3 present my project, the Board objected to the 4 wall for the same reason you're talking about. 5 And then I used the example of Merrick. He 6 built his house with the wall all around it, 7 right on the property line. 8 MR. TRIAS: And no one is going to disagree 9 with the facts, but the issue is, how do we 10 come up with an appropriate process? The 11 suggestion has been made, let the Board of 12 Architects make suggestions, and I think that's 13 a very good idea. So we can probably do that 14 and re-write it in such a way that the Board of 15 Architects allows you to -- 16 MR. BEHAR: There's a reason why we have 17 the Board of Architects. 18 MR. TRIAS: Yeah. 19 MR. BEHAR: And I think it has worked very 20 well for the last -- 21 MR. TRIAS: 90 some years. 22 MR. BEHAR: -- 90 years. 23 MR. TRIAS: In different formats. It 24 hasn't always been this way. At the very 25 beginning, there was an architect that worked</p>	<p style="text-align: right;">Page 68</p> <p>1 And, in fact, the final conclusion may be, 2 well, half of this is not needed, and that 3 would be fine, okay, but I want to have the 4 opportunity for you to provide input to make 5 the Code a little bit better, because we do 6 have some issues constantly that deal with 7 existing buildings, historic conditions, 8 particular setbacks and so on, that, with some 9 minor tweaking, I think the Code could be very 10 helpful. 11 MR. BELLIN: Ramon -- 12 MR. TRIAS: Yes. 13 MR. BELLIN: -- I have one last comment. 14 It's on Attachment A. And I find it really 15 very strange. 16 MR. GRABIEL: What page? 17 MR. BELLIN: It's Attachment A. There's no 18 page number. 19 In the first grouping, it says, "Should 20 allow flexibility in regulations for competent 21 architects." I never met an architect who said 22 he was incompetent. 23 MR. TRIAS: Mr. Bellin, Attachment A is, as 24 you can see, the minutes of a discussion. So 25 we had a Workshop. Were you there? I don't</p>

<p style="text-align: right;">Page 69</p> <p>1 know if you were there.</p> <p>2 MR. BELLIN: I wasn't invited, no.</p> <p>3 MR. TRIAS: We had a Workshop with the</p> <p>4 Board of Architects, and, of course, the Board</p> <p>5 of Architects talked about architects.</p> <p>6 MS. BALIDO-HART: Was there a cost involved</p> <p>7 with this advisory panel, who spent all of this</p> <p>8 time on this?</p> <p>9 MR. TRIAS: No. Everybody was a volunteer.</p> <p>10 CHAIRMAN AIZENSTAT: What's happening with</p> <p>11 the firm --</p> <p>12 MR. TRIAS: And I want to thank them</p> <p>13 officially and I think all of us should thank</p> <p>14 them for their time, yes.</p> <p>15 CHAIRMAN AIZENSTAT: Ramon, what's</p> <p>16 happening --</p> <p>17 MS. MENENDEZ: We give our volunteer time,</p> <p>18 too, you know. We're volunteers here. We</p> <p>19 don't get paid.</p> <p>20 MR. TRIAS: And I thank you infinitely,</p> <p>21 because --</p> <p>22 MS. BALIDO-HART: So there has been no cost</p> <p>23 other than the time that --</p> <p>24 MR. TRIAS: Yes, Staff did all of the work</p> <p>25 in -- yeah, there were no consultants, no.</p>	<p style="text-align: right;">Page 71</p> <p>1 we gave input on basically all parts of the</p> <p>2 Zoning Code, which was brought before the</p> <p>3 Commission.</p> <p>4 So I would think that a lot of the stuff</p> <p>5 that we're looking at, he's actually going to</p> <p>6 go through.</p> <p>7 MR. TRIAS: Yes. I would agree, yes.</p> <p>8 CHAIRMAN AIZENSTAT: Okay.</p> <p>9 MR. TRIAS: And the first thing that I'm</p> <p>10 going to request from the consultant is a</p> <p>11 proposed schedule to meet with you and to have</p> <p>12 public input and so on, because we need to have</p> <p>13 that discussion in a structured way.</p> <p>14 And what we were doing here is that we were</p> <p>15 asked to have an informal panel and come up</p> <p>16 with some recommendations. We did that. And I</p> <p>17 think that they did a very nice job. They</p> <p>18 worked really hard. But it's not the same as a</p> <p>19 structured process, with a consultant, with</p> <p>20 official meetings and so on and so on.</p> <p>21 CHAIRMAN AIZENSTAT: So they're going to</p> <p>22 meet with the consultant, also?</p> <p>23 MR. TRIAS: Yes. I would hope. I don't</p> <p>24 want to -- we haven't hired the consultant yet.</p> <p>25 CHAIRMAN AIZENSTAT: I understand. Okay.</p>
<p style="text-align: right;">Page 70</p> <p>1 CHAIRMAN AIZENSTAT: Ramon, what's</p> <p>2 happening with the individual or the firm that</p> <p>3 the City was looking to hire to help with the</p> <p>4 Zoning Code, with the Rewrite?</p> <p>5 MR. TRIAS: The Commission had a discussion</p> <p>6 in the last meeting and they're going to have</p> <p>7 it scheduled for the first January meeting, to</p> <p>8 make a decision on the consultant.</p> <p>9 CHAIRMAN AIZENSTAT: And then how are you</p> <p>10 going to implement what you're bringing before</p> <p>11 us with that consultant? What's the plan?</p> <p>12 MR. TRIAS: We may discuss it with him, in</p> <p>13 the sense that they may help us facilitate a</p> <p>14 discussion. The consultant's job is a little</p> <p>15 bit different. I mean, what we did is</p> <p>16 basically ten percent of what needs to be done</p> <p>17 or -- I don't know how to describe it any</p> <p>18 better. So I think it's going to help them,</p> <p>19 but I would certainly -- once we have a</p> <p>20 consultant, I would ask for their advice and</p> <p>21 their opinion.</p> <p>22 CHAIRMAN AIZENSTAT: Because I remember</p> <p>23 being on this Board the last Zoning Code</p> <p>24 Re-Write that we had, and the consultant</p> <p>25 basically went through -- from A through Z, and</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. TRIAS: But hopefully that's my intent.</p> <p>2 MR. BEHAR: But you already -- you know,</p> <p>3 you may not have hired them formally, but</p> <p>4 you've already selected the consultant?</p> <p>5 MR. TRIAS: There was an RFP process, and</p> <p>6 that is going to be taken to the Commission.</p> <p>7 MR. BEHAR: It's very important that the</p> <p>8 consultant consult with us and come to us,</p> <p>9 because, at the end of the day, we are the</p> <p>10 Planning and Zoning Board. I hope that they</p> <p>11 don't do it in a vacuum and come to us and say,</p> <p>12 "This is what we're going to propose."</p> <p>13 I think that would have to be in an open</p> <p>14 discussion with us and the public.</p> <p>15 CHAIRMAN AIZENSTAT: With public input.</p> <p>16 And I remember, when we did it the last time,</p> <p>17 we actually had extra meetings that were</p> <p>18 scheduled in, and it just went on and went on.</p> <p>19 MR. BEHAR: On and on. But I hope that</p> <p>20 they have the same, you know, relationship with</p> <p>21 this Board, that it would come back to us and</p> <p>22 incorporate our concerns.</p> <p>23 MR. TRIAS: That's the scope. The scope</p> <p>24 includes that, and I would also like to hear</p> <p>25 your preference -- not tonight, but whenever</p>

<p style="text-align: right;">Page 73</p> <p>1 you're ready -- in terms of, how would you 2 prefer to have those meetings, and how it works 3 better for you, how many and how extensive your 4 input should be. 5 So whatever your preferences, I'll work it 6 into the process. 7 CHAIRMAN AIZENSTAT: I would have to say, 8 as what's needed and as needed. 9 MR. TRIAS: Okay. 10 MR. BEHAR: Last time, Eibi, remember, we 11 went almost every week, almost, and it went 12 on -- 13 CHAIRMAN AIZENSTAT: Yes. 14 MR. BEHAR: -- for hours. 15 CHAIRMAN AIZENSTAT: Until midnight 16 sometimes. 17 MR. BEHAR: Until midnight. I really -- I 18 love to be here, but not that much. 19 CHAIRMAN AIZENSTAT: It was a lot of hours 20 we put in. 21 MR. BEHAR: We did put in a lot of hours. 22 MR. TRIAS: And I want to emphasize that 23 all of that was good work, and all of that was 24 done already, and we're not redoing that. So 25 we're starting up here, in the sense that what</p>	<p style="text-align: right;">Page 75</p> <p>1 sure that his concerns are addressed and 2 incorporated. I do, too, have a problem with 3 the driveway, and I'm going to use my house as 4 an example. My frontage is 75 feet, and I do 5 have a circular driveway. 6 I think that, from my understanding, if you 7 have 75 feet or less, you only need to have one 8 curb cut, right? 9 MR. TRIAS: Right. 10 MR. BEHAR: I don't think that you should 11 take away the right to do that. 12 MS. MENENDEZ: I agree, and, again, it's 13 more of an aesthetic issue, but even that, his 14 comments were on target, where how does -- how 15 do people visit you? Do they park on the side 16 and then come like walking in the grass and 17 then get to your entrance of the house? It 18 doesn't make sense. I don't think we should be 19 so restrictive like that. 20 MR. TRIAS: Okay. I mean, the only thing I 21 would say is that when I read the letter, it 22 seemed to imply that an existing driveway would 23 have to be removed. That's not the case. 24 MS. BALIDO-HART: But what if they have to 25 put in a driveway -- I mean -- or replace it?</p>
<p style="text-align: right;">Page 74</p> <p>1 we're trying to do is, do that 10, 20 percent 2 that was not quite finished. 3 MR. BEHAR: It needs to be clarified. It 4 needs to be, you know, enhanced. I understand. 5 I think that's good, because it's time. 6 CHAIRMAN AIZENSTAT: Yes. 7 MR. TRIAS: That's the scope. 8 MR. BEHAR: The Code is a living organism 9 that continues to move and evolve, and that's 10 fine, but I think that -- you know, I'm willing 11 to say, okay, we may have the regular meeting 12 that we have, the process, and maybe once a 13 month we have one additional meeting to deal 14 with that. 15 CHAIRMAN AIZENSTAT: Additional. 16 MR. BEHAR: So we don't deal with that when 17 we're dealing with the public and everything 18 else. 19 MR. TRIAS: Okay. 20 MS. MENENDEZ: Are notes or minutes of 21 tonight, will that be provided to the 22 Commission for the Workshop? 23 MR. TRIAS: Yes. 24 MR. BEHAR: Before we leave, I know that 25 Mr. Flanagan sent a letter. I want to make</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. TRIAS: Right. Right. But I just want 2 to clarify that point. There's no intent of 3 saying, okay, existing conditions need to 4 change, no. Those can remain. 5 Now the policy issue here was that there 6 was a recommendation by the committee to 7 minimize driveways. That's what they believed 8 was best. And you may disagree, and clearly 9 this discussion presents a different view. 10 MS. MENENDEZ: Again, I think it's an 11 aesthetic matter. You could put, "Subject to 12 Board approval." I mean, it's an aesthetic 13 matter. 14 MR. TRIAS: Sure. 15 MS. BALIDO-HART: It strikes me as a case 16 by case scenario -- 17 MS. MENENDEZ: Right. 18 MS. BALIDO-HART: -- where we're trying to 19 generalize, let's just minimize driveways, in 20 general, without thinking, how does that apply 21 to the case? 22 MR. TRIAS: Right. No, you're right. 23 You're right. And we do have some language 24 that talks about neighborhood character and 25 compatibility and so on, but that may not be</p>

<p style="text-align: right;">Page 77</p> <p>1 enough. And certainly it was not for 2 Mr. Flanagan. 3 MR. BEHAR: And in some cases, we may 4 create a problem, because somebody almost has 5 to back up into the street. 6 MS. MENENDEZ: Right. 7 MS. BALIDO-HART: Yeah. 8 MR. BEHAR: And now it becomes a liability, 9 because you're forcing me to back up into the 10 street. So I appreciate the advisory panel 11 that did this, but I think it's -- you know, as 12 a bigger picture, they have to be taken into 13 consideration. 14 MR. TRIAS: Absolutely. 15 MR. BEHAR: Okay. 16 MR. TRIAS: Was there another issue from 17 Flanagan's letter? 18 MR. BEHAR: I want to bring up something. 19 This has nothing to do with the agenda, but I 20 think this Board does a great, you know, job 21 and I would commend all of our colleagues here. 22 We have three architects that sit on the Board. 23 And, for example, I was listening to the 24 Commission meeting -- last Commission meeting, 25 where the Overlay of Giralda came up. I think</p>	<p style="text-align: right;">Page 79</p> <p>1 I heard something that suggested a Workshop 2 for Miracle Mile and Giralda. If they do that, 3 which I want them to involve us, I would 4 recommend that we go and hire -- that the City 5 hire a national firm, and I'm going to 6 recommend, you know, a firm like Robert Stern, 7 which is International, and they're very good, 8 because if we're going to go through that 9 exercise for Miracle Mile, which I think -- I 10 had lunch there today, as a matter of fact, and 11 that's why I'm brining it up, it's a shame that 12 we're not taking advantage to really enhance -- 13 we spent, as a City, ten million dollars to do 14 all of the paving, that I believe it's about 15 ten million dollars, but I think we need to 16 take it to the next level. 17 I think we need to look at the ability and 18 the possibility of bringing in residential and 19 something else, to create a more lively street, 20 both in Miracle Mile and Giralda. And I think 21 that's something that, as a resident, as a 22 business owner, property owner, business 23 property in the Gables, I would like to see for 24 that to happen. 25 MS. MENENDEZ: Like a mixed-use with a</p>
<p style="text-align: right;">Page 78</p> <p>1 we went through, we had a lot of discussion, 2 and we recommended that we allow up to four 3 stories, with some step backs at 50 feet, and I 4 think we have some very competent individuals 5 here that made some good recommendations. 6 The Commission, you know, I guess, rejected 7 those recommendations, objected to three (sic) 8 stories. I think I would encourage them to 9 really re-consider what we went through, 10 because I think that -- and Mr. Quesada, 11 Commissioner Quesada, expressed that he likes 12 the feel of the European cities. Well, I 13 think, when you go back -- and Mr. Trias, 14 you're the perfect person to ask, the 15 proportion of a street versus the half, in my 16 limited recollection of the historical cities, 17 it's a one to one proportion, you know, which I 18 think makes sense for, you know, the 50 feet. 19 I think that four stories is a better 20 scale, because they're not as far, and I think 21 it really adds more character. I would 22 encourage the Commission, and for you, to next 23 time express at least one of the Board Members 24 here expressed concern and we encourage them to 25 reconsider that fourth story.</p>	<p style="text-align: right;">Page 80</p> <p>1 residential component. 2 MR. BEHAR: Yes. Yeah. I'm not suggesting 3 ten stories on Miracle mile, by no means, but I 4 think maybe -- and you do give some examples of 5 good European cities, and you have beautiful 6 boulevards that have, you know, four or five 7 stories along that, which create a very nice 8 edge and line for the pedestrian. 9 MR. TRIAS: Yeah. And as you well know, 10 the issue is, how do you handle parking? 11 MS. VELEZ: Yeah. 12 MR. TRIAS: And the idea of the Giralda 13 Overlay was to remove parking requirements up 14 to a certain height to be able to have those 15 nice three or four, or whatever number of 16 stories, of use, as opposed to parking. 17 MR. BEHAR: Yeah. I don't think we should 18 go beyond four stories, whether it's 45 feet or 19 50 feet and you allow four stories with that -- 20 you know, that mass, that volume, I think it's 21 okay. I don't think we should limit it to 22 three. I'd rather have four. It gives more 23 life on the street. It's going to be more 24 residential, which I think is going to happen. 25 We're going to bring more residential, maybe a</p>

<p style="text-align: right;">Page 81</p> <p>1 couple of floors of office, but, you know, no 2 more than that, but I think the parking 3 issue -- there's ways to deal with the parking. 4 You know, there's ways where you don't have -- 5 MR. TRIAS: The point I'm making is that 6 that's the key. The key is, we need to deal 7 with the parking, because otherwise you cannot 8 do it. 9 MS. VELEZ: Right. 10 MR. TRIAS: If you have to provide parking 11 requirements -- 12 MR. BEHAR: You cannot do it. 13 MR. TRIAS: Right. 14 MR. BEHAR: Absolutely. I think the 15 parking -- to require parking, you may have 16 what you have in some other areas of the City, 17 within a thousand feet, you could have -- 18 provide parking or maybe something that you can 19 provide remote parking, as far as, you know, 20 it's something that's in place, but I think -- 21 we walked -- my wife and I walked through 22 Giralda, and it's great, but you know what, we 23 need to take it to the next level. We need to 24 bring more residential and add more life to 25 that street, to really make it successful.</p>	<p style="text-align: right;">Page 83</p> <p>1 thought was always to depend on those garages 2 for whatever is developed on the Mile, right? 3 MR. TRIAS: Exactly. 4 MS. MENENDEZ: So you just to have to 5 figure out what is the potential -- what can be 6 built there, taking into account that the 7 garages will provide for some of the parking, 8 if not most. 9 MR. BELLIN: It should provide for all of 10 it. It's thousands of parking spaces. 11 MS. MENENDEZ: Yeah. Sure, and especially 12 if they're going to go through an RFP process. 13 I don't know where they're at with that, but 14 that gives the potential to put in more spaces. 15 MR. BEHAR: And there should be no parking 16 fronting Miracle Mile. It should be habitable 17 space, because it's office or residential. 18 That's how it should be. 19 MR. TRIAS: Yeah. Absolutely. And the 20 issue is, what kind of process can we set up 21 between Workshops and different meetings and so 22 on to get to that decision? And I think that's 23 what Mr. Behar was describing. 24 There was some discussion about a Workshop 25 and so on. Well, let's try to figure out how</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. BELLIN: Ramon, what is the allowable 2 height on Miracle Mile now? 3 MR. TRIAS: 70 feet. 4 MR. BELLIN: So the discussion is, why are 5 we worried about 45 and 50 feet, when we can go 6 to 70 feet? The problem becomes, we have to 7 have a residential component within that, 8 because certainly retail doesn't work above the 9 first floor. So, then, what are we left with, 10 residential or office space. 11 And I think that's really what we have to 12 be talking about, is what the allowable uses 13 are, because obviously 70 feet is -- 14 MR. TRIAS: Well, the issue is, we need to 15 have 20,000 square feet to go over 45 feet, 16 Number One. 17 MR. BELLIN: Yeah. 18 MR. TRIAS: And then Number Two, we have 19 parking requirements. So if you add those two 20 things, the outcome is, nothing is built. 21 MS. MENENDEZ: Let me ask you, the parking 22 garages in the back, are they going to redo 23 those? 24 MR. TRIAS: That's what I understand, yes. 25 MS. MENENDEZ: Okay. So I think that the</p>	<p style="text-align: right;">Page 84</p> <p>1 to get the Planning and Zoning Board involved, 2 and other people, to be able to have enough 3 support for all of these ideas, that are very 4 good, but are significant changes, in terms of 5 policy. 6 MS. MENENDEZ: We haven't finalized the 7 Miracle Mile development, right, or the Zoning 8 for it, what we -- I remember that it was 9 presented to us. 10 MR. TRIAS: Yes. 11 MS. MENENDEZ: But I don't think we 12 finalized that. Is that correct? Are we 13 anticipating that coming back in the near 14 future? 15 MR. BEHAR: Maria, that seems to be -- for 16 now, seems to be somewhat dead, and what we 17 think should happen is, we should bring it 18 back. The street -- you know, all of the work 19 from the City should be completed fairly soon. 20 I think we need to bring that back, you know. 21 MS. MENENDEZ: But a big component of that 22 is the garages. That's why I was wondering 23 what stage were they are at. I mean, that's 24 going to be a really big component, because if 25 we're looking for residential, retail and not</p>

<p style="text-align: right;">Page 85</p> <p>1 really looking for parking on the Mile, then we 2 need to depend on those garages. So I'm not 3 sure where they're at. 4 MR. BEHAR: But I thought those garages 5 were awarded already, I thought. You know, 6 there's two -- 7 MS. MENENDEZ: So the question is, what is 8 the potential for the spaces? And, then, what 9 will that allow as far as for development, 10 right? 11 MR. TRIAS: That's one of the questions. 12 And then the third question is, how do we use 13 it in a way that encourages development. 14 MS. MENENDEZ: Right. 15 MR. TRIAS: That is -- I believe that's 16 what Mr. Behar was referring to, in terms of 17 having that Workshop with the facilitator. 18 MS. MENENDEZ: Okay. 19 CHAIRMAN AIZENSTAT: Okay. 20 MR. GRABIEL: I just want to make a general 21 comment, I'd like to thank the architects that 22 were involved in this. I know most of them, 23 and they're very talented architects. So I'm 24 glad for the input. And I think the best part 25 of this is not what we've added to it, but what</p>	<p style="text-align: right;">Page 87</p> <p>1 everybody. Have a healthy and a Happy New 2 Year. 3 (Thereupon, the meeting was adjourned at 4 7:25 p.m.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 86</p> <p>1 we've eliminated, to simplify it. I think 2 that's the biggest step that we've done, is to 3 eliminate so much junk that was in this Zoning 4 Code. 5 So, I think, for that, they should be 6 applauded. They did good work. 7 MR. TRIAS: And Jennifer Garcia did a lot 8 of the heavy lifting right there. We did not 9 have any consultants working on this. This was 10 the Staff's work helping the panel. 11 CHAIRMAN AIZENSTAT: Okay. Thank you. 12 Before we adjourn, I just wanted to wish 13 everybody a Happy Holidays and a healthy and a 14 Happy New Year. 15 MS. MENENDEZ: Merry Christmas. 16 MR. BELLIN: Are you going to sing Jingle 17 Bells for us? 18 CHAIRMAN AIZENSTAT: Yes. And the next 19 meeting is scheduled for January 10th. 20 Is there a motion to adjourn? 21 MS. MENENDEZ: I move. 22 MR. BEHAR: A motion. 23 CHAIRMAN AIZENSTAT: Motion. A second? 24 MR. VELEZ: Second. 25 CHAIRMAN AIZENSTAT: Thank you very much</p>	<p style="text-align: right;">Page 88</p> <p>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 20th day of December, 2017. 17 18 19 SIGNATURE ON FILE 20 _____ 21 NIEVES SANCHEZ 22 23 24 25</p>