	Page 1		Page 3
	CITY OF CORAL GABLES	1	continuance or allow the application to proceed
	LOCAL PLANNING AGENCY (LPA)/	2	to the City Commission without recommendation.
	PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT	3	The next item is for lobbyist registration.
	CORAL GABLES CITY HALL	4	Any person who acts as a lobbyist pursuant to
	405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA	5	the City of Coral Gables Ordinance Number
	WEDNESDAY, MAY 9, 2018, COMMENCING AT 6:05 P.M.	6	2006-11 must register with the City Clerk prior
		7	to engaging in lobbying activities or
		8	presentations before City Staff and Boards,
	Board Members Present: Eibi Aizenstat, Chairman	9	Committees and/or City Commission. A copy of
	Robert Behar	10	the Ordinance is available in the office of the
	Jolie Balido-Hart	11	City Clerk. Failure to register and provide
	Marshall Bellin	12	proof of registration shall prohibit your
		13	ability to present to the Board.
	City Staff and Consultants:	14	As Chair, I now call the City of Coral
	Ramon Trias, Planning Director	15	Gables Planning and Zoning Board of May 9th,
	Craig Coller, Special Counsel Jennifer Garcia, City Planner	16	2018 to order, and the time is 6:05.
	Arceli Redila, Principal Planner, Acting Secretary	17	If you'd please do the roll call.
	Paula Roldos, Principal Planner	18	THE SECRETARY: Ms. Balido-Hart?
	Also Participating:	19	MS. BALIDO-HART: Yes.
	Patrick Nolan	20	THE SECRETARY: Mr. Behar?
	John Swain Gema Pinon	21	MR. BEHAR: Here.
	JB Diederich	22	THE SECRETARY: Mr. Bellin?
	Macdonald West Glen Larson	23	MR. BELLIN: Here.
	Israel Perez	24	THE SECRETARY: Mr. Grabiel?
		25	Ms. Menendez?
	Page 2		Page 4
1	Page 2 THEREUPON:	1	Page 4 Ms. Velez?
1 2		1 2	
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	Page 5		Page 7
1	Ms. Velez?	1	additional information. My recommendation to
2	Mr. Aizenstat?	2	the applicant is to probably will be to
3	CHAIRMAN AIZENSTAT: Yes.	3	re-advertise and re-notice everything, because
4	Okay. If we can go ahead and move on to	4	the facts are different than the way that I
5	the first item, please.	5	understood them back then.
6	Ramon.	6	CHAIRMAN AIZENSTAT: Okay.
7	MR. COLLER: Okay. Do you want me to read	7	MR. TRIAS: And I think it's going to
8	them in? Okay.	8	require action by you. Before, I didn't think
9	MR. BEHAR: Should we find out	9	so, but now I do think you need to take action.
10	CHAIRMAN AIZENSTAT: Actually, should we go	10	MR. COLLER: Let me ask you a question,
11	ahead and somebody wanted to have an	11	because maybe I didn't understand the facts.
12	extension. Come up for a second. Do we want	12	Was the item advertised for tonight?
13	to go ahead and	13	MR. TRIAS: No, not for tonight.
14	MR. BEHAR: Yeah, and defer the item or	14	MR. COLLER: And so I don't think it's
15	whatever it is.	15	necessary to take an action, because it was
16	MR. COLLER: Oh, there's an item to be	16	never advertised and it's not before the Board,
17	deferred?	17	correct?
18	CHAIRMAN AIZENSTAT: Ramon, wasn't there	18	MR. TRIAS: Yeah. Right. It's not before
19	Ramon	19	you. It's something that the attorney believed
20	MR. TRIAS: Yeah. I think that the City	20	that maybe they had to make a statement.
21	Attorney spoke to the applicant's attorney and	21	Apparently that's not the case. That's fine
22	said that that was not necessary.	22	with me. I don't have any issue with that.
23	MR. BEHAR: Oh	23	MR. COLLER: I think we're good.
24	CHAIRMAN AIZENSTAT: Oh, I didn't	24	CHAIRMAN AIZENSTAT: So, on the record
25	understand	25	we're good? They don't have to make a
	Dane C		Daga 0
_	Page 6		Page 8
1	MR. COLLER: Oh, there was an item that was	1	statement?
2	not officially on the calendar, was a plat.	2	MR. COLLER: Yeah.
3	The applicant's attorney is here, but it was	3	MR. BEHAR: And Mr. Chair, can we find out,
4	never something that was placed before the	4	
		_	because I see a lot of members in the audience,
5	Board. I don't think there's really anything	5	because this is not
6	that needs to be done, any action to be taken,	6	because this is not MR. COLLER: Well, let's make sure nobody's
6 7	that needs to be done, any action to be taken, but she's here, if there are any questions that	6 7	because this is not  MR. COLLER: Well, let's make sure nobody's here for this.
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6 7 8 9	that needs to be done, any action to be taken, but she's here, if there are any questions that you may have.  But it's not on the agenda. It's not been	6 7 8 9	because this is not  MR. COLLER: Well, let's make sure nobody's here for this.  MR. BEHAR: Right, not for this item.  MR. COLLER: Is there anybody here tonight
6 7 8 9 10	that needs to be done, any action to be taken, but she's here, if there are any questions that you may have.  But it's not on the agenda. It's not been advertised. So I don't think there's — in my	6 7 8 9	because this is not  MR. COLLER: Well, let's make sure nobody's here for this.  MR. BEHAR: Right, not for this item.  MR. COLLER: Is there anybody here tonight for a plat, involving a plat?
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	Page 9		Page 11
1	Wharves, Mooring Piles and Watercraft	1	that is changing is that between boats that are
2	Moorings," clarifying the distance of	2	there at those docks, you need to have a
3	unobstructed navigable water, providing for a	3	navigable waterway.
4	repealer provision, providing for a	4	So that is the change, and the proposed
5	severability clause, codification and providing	5	text amendment, as you can see here, is a very
6	for an effective date. Item 1, public hearing.	6	simple strike through and underline. We are
7	CHAIRMAN AIZENSTAT: Thank you.	7	replacing Section C, and then we are clarifying
8	MR. TRIAS: Mr. Chairman, there are three	8	all of that.
9	areas of the City that we have used to describe	9	Okay. So great. Thank you.
10	this amendment, in terms of a simple way to	10	We've had multiple public notices, as
11	explain what the request is.	11	required by Code, and, in fact, we've had
12	And if you look at the amendment, which is	12	notice beyond what the Code requires, which is
13	on Page 3, what we're doing is, we're	13	the courtesy notification that was mailed to
14	clarifying the unobstructed navigable waterway	14	all property owners adjacent to waterways, and
15	that has to be between boats at the middle of	15	I believe many of them, or some of them, are
16	canals. And we have three categories. Only	16	here tonight, and that is the reason they're
17	one category is being changed. The other two	17	here, because they received a mail notice, that
18	will remain the same.	18	is not required by Code, but we sent it anyway,
19	So the only category of canals that we are	19	to make sure that everybody got the knew
20	changing or that we have a recommended change	20	what was going on.
21	from the Waterways Advisory Board is the canals	21	In addition, we had legal advertisement, we
22	that are located north of US-1, which is what's	22	posted the agenda at City Hall, and also we
23	depicted in this image. Right now we have one	23	posted the Staff report and the agenda at the
24	width that is required everywhere, which is 75	24	City web page.
25	feet, except for the Mahi canal, which is 30	25	The findings of facts is that the change
	Page 10		Page 12
1	feet, but everywhere else in the City is 75	1	will promote the public health, safety and
2	feet. 75 feet has turned out to be a little	2	welfare, and we believe that the standards of
3	bit too much in certain areas north of US-1.	3	review are satisfied, and, in fact, we also
4	So the recommendation is to change that width	4	
		1	Staff also believes that the amendments are
5	to 45 feet.	5	Staff also believes that the amendments are consistent with the Comprehensive Plan. Staff
5 6	to 45 feet.  Now, south of US-1, there are no changes.	5 6	
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6	Now, south of US-1, there are no changes.	6	consistent with the Comprehensive Plan. Staff recommends approval.
6 7	Now, south of US-1, there are no changes. We continue to have the 75 feet, and the Mahi	6 7	consistent with the Comprehensive Plan. Staff recommends approval.  And that is the end of my presentation, and
6 7 8	Now, south of US-1, there are no changes. We continue to have the 75 feet, and the Mahi canal, there are no changes, it continues to be	6 7 8	consistent with the Comprehensive Plan. Staff recommends approval.  And that is the end of my presentation, and I believe there may be some citizens who want
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Canal, and this is actually a wonderful thing that I did receive a notice about that something was going on with the canal, and I found out for the first time that there's a Waterway Committee, which was wonderful, because I can talk to them about the illegal marina at the end of the Mahi Canal, and about all of the signage and the speed limit signs that have been removed on both canals and allowed a lot of speeding and a lot of manatees to get hit.  And my point about any changes to any canal, the Mahi Canal and the Coral Gables Canal Waterway are two of a very few number of recognized manatee protection zones in the State, where the manatees come to mate, and I	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	I'll try to keep it under two minutes. I have a handout. If I could pass it up to you.  CHAIRMAN AIZENSTAT: Please.  Thank you.  MR. SWAIN: Okay. The first page is just an overview of the area that's going to that is recommended for the 45 feet. It's US-1 down at the bottom and Bird Road at the top. So that's kind of an overview.  And I'm only speaking about one I only have a problem about one little spot, which if you turn to Page you see, on Page 1, it has an arrow and says, "See Page 2."  This is a blow-up of that area. This is
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15 16 17	Canal Waterway are two of a very few number of recognized manatee protection zones in the		
16 17	recognized manatee protection zones in the	15	· · · · · · · · · · · · · · · · · · ·
16 17			where the canal takes a sharp left turn, almost
17		16	a 90-degree turn, and it turns under the
	wonder if anyone involved in this mission has	17	Granada Bridge. And right now, I can't tell
	coordinated with Fish and Wildlife to see if	18	exactly, but it's about a 70-foot opening at
19	any changes in the canal could affect adversely	19	the moment, right now.
20	the manatee population, which, as you should	20	And what happens is, when the boats now,
21	know, is most of them are scarred, being hit	21	with the existing condition, boats have a hard
22	by boats.	22	time the larger boats have a hard time,
23	So I think before anything further is done	23	'cause this is a blind corner, and it's
24	on anything to do with the waterway, it be	24	difficult to get around the corner. I'm a
25	coordinated with Fish and Wildlife.	25	boater. I do it a lot. And it's a tricky
	Page 14		Page 16
1	CHAIRMAN AIZENSTAT: Thank you. Just one	1	spot, as it is, with 70 feet.
2	question, though, are you stating that if it's	2	So I'm a little nervous and I did bring
3	narrowed to 45 feet or what it's going to	3	this up at the Advisory Board, but I didn't
4	impact you have an impact on that?	4	pursue it, unfortunately. I should have. I'm
5	DR. NOLAN: It could.	5	a little nervous about this one spot.
6	CHAIRMAN AIZENSTAT: Okay.	6	Everywhere else, the entire canal, the 45 feet
7	DR. NOLAN: Now, I read an article this	7	is fine, but I'm nervous about making this spot
8	afternoon that the University of Miami student	8	any narrower than it already is.
9	newspaper published concerning the manatees in	9	So if you look at the third page, you'll
10	the waterway, and they talked at great length	10	see what I'm talking about. There's a little
11	about how the manatees should not be disturbed	11	spittle end that just sticks out, and why, when
12	in any manner, that boaters should stay away	12	they built the canal, they left that little
13	from them, that swimmers should stay away from	13	spittle in, I'll never know. It drives me
14	them, that if they're spooked in any way, they	14	crazy every time we go by it. But it's there.
15	stay out in the water, where it's cold, and	15	And if you were to change the rule to 45
16	they get hypothermic and it affects their	16	and you didn't make an exception for this spot,
17	flippers and it affects the population.	17	somebody could actually put a dock right there
18	CHAIRMAN AIZENSTAT: Okay. Thank you.	18	on that spittle end, be within the 45 limit,
19	THE SECRETARY: Mr. Swain.	19	and it would create a major hazard for the
20	MR. SWAIN: All right. I'm John Swain.	20	larger boats that are going in and out of the
21	MR. COLLER: I think you need to speak into	21	canal.
22	the mike. If you can move it up.	22	So I'm just bringing that up, that maybe
23	MR. SWAIN: Hi. I'm John Swain. I live at	23	you could add into there something that that
24	4015 University Drive. I'm also on the	24	one spot is just left alone. That's it.
25	Advisory the Waterway Advisory Committee.	25	CHAIRMAN AIZENSTAT: Thank you.

	Page 17		Page 19
1	MS. SWAIN: Okay. Thank you.	1	don't know if that's the case in your
2	MR. BEHAR: Can I ask just quickly Staff	2	residence, but not everybody in the City
3	for a question? Because, Ramon, when if	3	received notices.
4	this goes through and it's approved for 45	4	CHAIRMAN AIZENSTAT: Only properties
5	feet, it doesn't say that you're allowed to put	5	MR. TRIAS: Only affected properties, yeah.
6	a dock that goes out and maintain it. That's	6	MS. PINON: It's 100 feet.
7	just when you're going to moor a boat, tie up a	7	MR. TRIAS: Okay. And the other issue is
8	boat?	8	that I'm happy to say that we finally have the
9	MR. TRIAS: The dock can be only be five	9	consultant on board. We are going to start
10	feet.	10	those meetings about the Zoning Code as we
11	MR. BEHAR: From the bank of the canal?	11	speak. In fact, we have our first meeting
12	MR. TRIAS: Yes.	12	Friday with the BID on some of the Downtown
13	MR. BEHAR: Okay.	13	issues.
14	MR. TRIAS: Yes.	14	CHAIRMAN AIZENSTAT: Thank you.
15	MR. SWAIN: My point is that the existing	15	You can call the next individual, please.
16	70 feet right now is already a scary spot, and	16	THE SECRETARY: My apologies if I will not
17	if you ask the Marine Patrol, they'll agree	17	be able to pronounce this correctly JB
18	with me. They have agreed with me. And I'm	18	Diederich.
19	just asking that that one spot just be left as	19	MR. DIEDERICH: Diederich.
20	it is.	20	THE SECRETARY: Diederich.
21	Thank you.	21	MR. DIEDERICH: How are you, gentlemen? My
22	CHAIRMAN AIZENSTAT: Thank you.	22	name is JB Diederich. I live at 5410 Riviera
23	THE SECRETARY: Ms. Gema Pinon.	23	Drive. I did receive the notice, which put me
24	MS. PINON: Good evening. Good evening.	24	in a little bit of distress, because I have
25	First of all, I	25	learned that we are not in compliance, because
	Page 18		Page 20
1	CHAIRMAN AIZENSTAT: Could you state your	1	there aren't 70 feet between my home and my
2			•
	name and address, please.	2	neighbor across the water.
3	MS. PINON: My name is Gema Pinon. I	3	The waterway measures about 80 feet at that
3 4	MS. PINON: My name is Gema Pinon. I reside at 339 Alesio Avenue. I'm an attorney.	3 4	The waterway measures about 80 feet at that spot, and for the past 20 years, I have been
3 4 5	MS. PINON: My name is Gema Pinon. I reside at 339 Alesio Avenue. I'm an attorney. I also sit on the Board of Adjustments, just	3 4 5	The waterway measures about 80 feet at that spot, and for the past 20 years, I have been out of compliance, and mea culpa, and I should
3 4 5 6	MS. PINON: My name is Gema Pinon. I reside at 339 Alesio Avenue. I'm an attorney. I also sit on the Board of Adjustments, just for the record.	3 4 5 6	The waterway measures about 80 feet at that spot, and for the past 20 years, I have been out of compliance, and mea culpa, and I should take, perhaps, my boat away.
3 4 5 6 7	MS. PINON: My name is Gema Pinon. I reside at 339 Alesio Avenue. I'm an attorney. I also sit on the Board of Adjustments, just for the record.  Hello, Marshall, how are you? Good	3 4 5 6 7	The waterway measures about 80 feet at that spot, and for the past 20 years, I have been out of compliance, and mea culpa, and I should take, perhaps, my boat away.  No, what I was going to say is that I did a
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	Page 21		Page 23
1	MR. Diederich: If we're lucky. Yeah. The	1	US-1. If you look at the waterway, the
2	problem is that we're south or or east of	2	waterway is wide as it comes in off Biscayne
3	US-1, south of US-1, on the Coral Gables	3	Bay, and when it get to the 5500 Block of
4	Waterway, and you have a couple of turns before	4	Riviera Drive or Orduna Drive, it reduces
5	it actually widens, and we're a lot more like	5	significantly in width. And as JB has very
6	the Mahi Canal at that point, because we are a	6	aptly put, we've got about 80 feet of waterway
7	smaller waterway.	7	between our homes, not the wide 125 feet,
8	MR. BEHAR: But you're south of US-1?	8	whatever it is, on most of the canals south of
9	MR. Diederich: Yes, we are.	9	US-1.
10	MR. BEHAR: But this is only pertaining to	10	So if there was a requirement and by the
11	north of US-1.	11	way, this notice I hear what you said,
12	MR. Diederich: I know, but the paperwork	12	Mr. Trias, but it says that this meeting is for
13	that I received says that we're at 70 feet	13	the proposed amendments to allow 75 feet of
14	MR. TRIAS: Yeah. If I understand your	14	navigable waterway south of US-1.
15	issue, is that you believe that right now	15	So I'm assuming that we can, under this
16	you're not in compliance.	16	Ordinance, consider changing that 75-foot width
17	MR. Diederich: Basically I'm not, because	17	for the area from the 5500 Block of Riviera or
18	it says 70 feet.	18	Orduna Drive to US-1. It's about a quarter of
19	MR. TRIAS: Now, what has happened in the	19	the mile.
20	past is that variances have been used in cases	20	And as Mr. Diederich has said, what we
21	like that, when there's a constrain, and it's	21	really need is one-third, one-third and
22	not the fault of anyone. So I'll be happy to	22	one-third. So the middle third of the waterway
23	look at your property in more detail, if you	23	would be navigable and the remaining would be
24	want to, because we may have to adjust	24	for boats tied up to docks, et cetera.
25	MR. Diederich: I think you do, because I	25	I'd also like to add the fact that in that
	Page 22		Page 24
1	Page 22 don't want to be out of compliance. I want to	1	particular portion of the waterway, from the
1 2		1 2	particular portion of the waterway, from the 5500 Block to US-1, the property owners
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	Page 25		Page 27
1	CHAIRMAN AIZENSTAT: Of course.	1	approved those docks in years gone by, and when
2	MR. BEHAR: The waterways is essentially a	2	you tie a boat up to a five-foot dock, if
3	right-of-way, correct?	3	you've got a 15, 20-foot wide beam dock
4	MR. COLLER: Essentially. Just on this	4	boat, then it reduces obviously the width.
5	comment about this possibly be being a taking,	5	CHAIRMAN AIZENSTAT: I understand.
6	well, I think this comes under no good deed	6	MR. WEST: So my request, again, is that
7	goes unpunished, because there's no change	7	quarter of a mile strip in the 5500 Block to
8	proposed it was originally 75 feet. So	8	US-1, even if the Ordinance does say that, I'm
9	we're actually trying to reduce it in a certain	9	asking that we re-consider that.
10	section, but now it appears that some people	10	MR. BEHAR: Can I ask you a question
11	also want it reduced to the south, as well,	11	MR. WEST: Please.
12	and, actually, it's always been 75 feet, and it	12	MR. BEHAR: because a 15, 20-foot beam
13	was being maintained as 75 feet.	13	boat, that boat would have to be probably close
14	So you didn't have a right you don't	14	to 100 foot in length. Because a boat that is
15	have a right to a narrower canal, that, of	15	able to navigate through that canal cannot be
16	course, is not your property. But, in any	16	that big. I know the canal. I canoe
17	event, I think that the Board may want to	17	throughout those canals constantly. And I know
18	consider a recommendation for the 75 feet south	18	there are some cases where they're very, very
19	of US-1. Right now the proposal is to maintain	19	tight, but I don't believe a 20-foot beam boat
20	that distance, but to make some adjustments	20	will even be able to go through underneath the
21	north of US-1, but I we're not making a	21	bridges.
22	change to the 75 feet south. That's not being	22	MR. WEST: Well, that's a good point.
23	proposed.	23	MR. BEHAR: Okay.
24	It looks like a change, because what	24	MR. WEST: And most of the boats, to be
25	happened is, for purposes of readability, the	25	honest, are not that wide. They're more about
23	happened is, for purposes of readability, the	23	nonest, are not that wide. They ie more about
	Page 26		Page 28
1	Department decided to make clearer in the Code	1	15
2	the various distances, but the 75 feet is not	2	MR. BEHAR: They're probably more like 10,
3	being proposed to be changed. It was always 75	3	12 feet max.
4	feet. The only change is to the 45 feet north	4	MR. WEST: but with a Catamaran well,
5	of US-1, and, in fact, even though it's	5	my boat's got a 12-foot beam, almost 12-foot
6	underlined here, and I'm looking at Page 3 of	6	beam.
7	your kit, the Mahi Canal there's no proposed	7	MR. BEHAR: Okay. Well, it's typically
8	change to the Mahi Canal, either. It happens	8	between 10 to 12 feet. And, you know, we're
9	to be underlined, because they decided to put	9	not and by the way, like, you know, our
10	in one place all of the provisions. So that's	10	attorney had mentioned, we're not looking at
11	why it appears to be underlined, but there's	11	we're not touching south of US-1. This right
12	nothing new proposed for the Mahi Canal,	12	now is only for north of US-1.
13	either.	13	MR. WEST: And my request, sir, is that I
14	CHAIRMAN AIZENSTAT: Okay.	14	had no idea that the Ordinance was there.
15	MR. COLLER: So I hope that clarifies it.	15	First notice I ever had was last week when I
16	MR. WEST: Mr. Chairman, may I comment?	16	received this. I don't know when the Ordinance
17	CHAIRMAN AIZENSTAT: If it's short, yes.	17	was changed. But my comment is, it's not
18	MR. WEST: I don't dispute Mr. Coller's	18	practical, and so while we're considering this,
19	understanding of the law. I'd just like to	19	my request is that we consider a change on that
20	say, I've lived at my home since 1981. There	20	quarter of a mile stretch from US-1 south.
21	was a dock there when I bought the home, which	21	CHAIRMAN AIZENSTAT: Thank you.
22	is still present. There are multiple docks on	22	MR. WEST: Thank you.
23	this narrower quarter of a mile strip that have	23	CHAIRMAN AIZENSTAT: If you'd call the next
24	been there forever.	24	individual, please.
1			-
25	So, at some point, the City of Coral Gables	25	THE SECRETARY: Mr. Larson, and I think he

	Page 29		Page 31
1	needs to be sworn in.	1	don't think I particularly don't like one of
2	(Thereupon, the participant was sworn.)	2	the suggestions by one of the speakers to go
3	MR. LARSON: I do.	3	one-third, one-third, because then
4	Ladies and gentlemen, Glen Larson, Dock and	4	you're going to limit that restricted, you
5	Marine Construction, 752 Northeast 79th Street.	5	know, that navigational width significantly.
6	I was asked to make a presentation with the	6	I'm fine with the way this was presented to
7	Waterfront Advisory Board Committee at the end	7	me.
8	of 2017 regarding this matter.	8	CHAIRMAN AIZENSTAT: Marshall?
9	It's a simple matter. There are 200 to 250	9	MR. BELLIN: I agree. I don't even know
10	houses on the northwestern side of US-1 and	10	why we're discussing the properties south of
11	Ponce that the waterway width is 70 feet, 75	11	Dixie. We really can't
12	feet, 74 feet, and it would require that all of	12	MR. COLLER: Can you speak into the mike a
13	these people that have a dock or a boat lift or	13	little bit, because I think the court reporter
14	use their properties, similarly to the people	14	is having trouble picking it up?
15	outside US-1, would need a variance.	15	MR. BELLIN: I'm sorry.
16	So basically the request to modify the Code	16	I don't know why we're discussing the
17	is to reduce the burden of a variance for every	17	properties south of Dixie Highway. That's not
18	single homeowner in that section of waterway,	18	in this particular issue, I think.
19	and a lot of time went through Marine Patrol	19	MR. BEHAR: And I think, for the record,
20	the Waterfront Advisory Board went up and down	20	maybe we can get a clarification. This has
21	the canal to make sure that we didn't create a	21	been in the Code for how long?
22	burden for anybody. The bridge restrictions	22	MR. TRIAS: I don't know how long, but a
23	are horrendous. 16 feet wide is the Blue Road	23	long time. Certainly more than I can remember.
24	bridge, and the height restriction at US-1,	24	MR. BEHAR: So this is not something that
25	Ponce, is seven-foot-nine. So boat size is	25	just came back. I mean, I'm sure, back in
23	Fonce, is seven-100t-line. So boat size is	23	just came back. Timean, Till sure, back in
	Page 30		- aa
	1430 00		Page 32
1	very restricted.	1	Page 32 1981, this was part of the Code.
1 2		1 2	
	very restricted.		1981, this was part of the Code.
2	very restricted. 5500 Riviera, I think, where he is, it	2	1981, this was part of the Code.  MR. TRIAS: Yeah. And the only reason
2	very restricted. 5500 Riviera, I think, where he is, it won't be affected by this Code. He stays with	2 3	1981, this was part of the Code.  MR. TRIAS: Yeah. And the only reason we're talking about the other areas, is because
2 3 4	very restricted.  5500 Riviera, I think, where he is, it won't be affected by this Code. He stays with the 75 feet clear navigation. So it's really	2 3 4	1981, this was part of the Code.  MR. TRIAS: Yeah. And the only reason we're talking about the other areas, is because we're changing the language, but we're not
2 3 4 5	very restricted.  5500 Riviera, I think, where he is, it won't be affected by this Code. He stays with the 75 feet clear navigation. So it's really only for those people behind the bridge. It	2 3 4 5	1981, this was part of the Code.  MR. TRIAS: Yeah. And the only reason we're talking about the other areas, is because we're changing the language, but we're not changing the content. We're just rearranging
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	Page 33		Page 35
1	that property?	1	Board.
2	MR. LARSON: Let me can I come up?	2	MR. BEHAR: You know, maybe when that comes
3	CHAIRMAN AIZENSTAT: Yes, of course.	3	up, the re-write of the Code, maybe we could
4	There's a rock at the end there.	4	impose that any application must show the width
5	Thank you.	5	entirely of that waterway, so the Staff and
6	MR. LARSON: So that specific rock, I'm	6	whoever is going to go for the variance is
7	familiar with, because it creates a very	7	fully aware of what those dimensions
8	difficult turn for me to get a barge passed	8	MR. TRIAS: Yeah, and that's required now.
9	that into the University canal area. It's	9	MR. BEHAR: It is required? Okay.
10	possible that they could have a dock. I would	10	MR. TRIAS: Yeah. You have to show it.
11	have to probably get a variance, because I	11	MR. BEHAR: Then it covers it.
12	believe that the area that's in there is going	12	MR. TRIAS: Yeah.
13	to have a problem mooring a vessel and	13	CHAIRMAN AIZENSTAT: Right. Any other
14	maintaining the 45 feet clear.	14	comments from the Board?
15	And when I met with the Waterfront Advisory	15	MR. BEHAR: No. I'll make a motion to
16	Board, our concern was, that specific corner	16	approve.
17	where that rock is, is a tight area, and we	17	MS. BALIDO-HART: Second.
18	don't want people to block it off and make it	18	CHAIRMAN AIZENSTAT: We a motion. We have
19	so that it's inaccessible. It's already	19	a second. Any discussion? No?
20	difficult to navigate there.	20	Call the roll, please.
21	So instead of making it 30 feet, like the	21	THE SECRETARY: Ms. Balido-Hart?
22	Mahi canal, which would make that turn	22	MS. BALIDO-HART: Yes.
23	impossible for anybody with the biggest boat	23	THE SECRETARY: Mr. Behar?
24	you could get in there, 45 feet seemed to be	24	MR. BEHAR: Yes.
25	the right measurement that would prevent any	25	THE SECRETARY: Mr. Bellin?
	Page 34		Page 36
		1	Page 30
1		1	MR. BELLIN: Yes.
1 2	unnecessary obstruction to the waterway.  CHAIRMAN AIZENSTAT: Thank you.	1 2	
	unnecessary obstruction to the waterway.		MR. BELLIN: Yes.
2	unnecessary obstruction to the waterway.  CHAIRMAN AIZENSTAT: Thank you.	2	MR. BELLIN: Yes. THE SECRETARY: Mr. Aizenstat?
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	Page 37		Page 39
1	notice, a mail courtesy notice, to all of the	1	and out at all times of night. We've had DEA
2	properties that are zoned MF1. So I believe a	2	agents ask for permission to conduct
3	few members of the public may have some	3	surveillance operations on the hotel. We've
4	comments.	4	had numerous break-ins. We've called the
5	As you know, recently we went through the	5	police numerous times with peeping toms.
6	single-family revisions. That took a while.	6	That's been a big problem. And my only point
7	It took about a year's worth of input from	7	that I wanted to make is, if you could please
8	various professionals and many meetings.	8	consider, when you're making this uniform
9	These are basically the same type of	9	change, that these properties are inheritably
10	revisions as they apply to duplexes. The	10	different, in that they abut this commercial in
11	reason is that a duplex is very similar to a	11	the back, and, in addition, my particular
12	single-family house and some of the very same	12	property has this motel with ongoing traffic 24
13	issues apply. There are some changes to	13	hours a night.
14	setbacks and some changes to the way that we	14	CHAIRMAN AIZENSTAT: Thank you.
15	measure the height of the house.	15	Any other speakers?
16	If you want to go over it in detail, it's	16	THE SECRETARY: No additional speaker,
17	here, but I think it's basically the same	17	Mr. Chair.
18	content as the single-family amendment, so	18	CHAIRMAN AIZENSTAT: At this time, I'll go
19	Staff recommends approval.	19	ahead and close the floor to speakers.
20	CHAIRMAN AIZENSTAT: Okay. Thank you.	20	Marshall?
21	Is there anybody from the audience?	21	MR. BELLIN: I have two comments that I'd
22	THE SECRETARY: We have one. We have one.	22	like to address. One I spoke to you before
23	CHAIRMAN AIZENSTAT: Can you call that	23	about, the issue of the facade of the duplex
24	individual, please?	24	has to conform to the facade in the
25	THE SECRETARY: Yes. Mr. Israel Perez.	25	single-family residences.
	Page 38		
	1490 30		Page 40
1	MR. PEREZ: Hello. My is Israel Perez.	1	Page 40 MR. TRIAS: For the purpose of the garage.
1 2		1 2	
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2	MR. PEREZ: Hello. My is Israel Perez.  I'm here on behalf of the property	2	MR. TRIAS: For the purpose of the garage.  MR. BELLIN: For the purpose of the garage.
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2 3 4 5	MR. PEREZ: Hello. My is Israel Perez.  I'm here on behalf of the property CHAIRMAN AIZENSTAT: Would you state your address, please?  MR. PEREZ: Yes. 5314 Orduna Drive. And	2 3 4 5	MR. TRIAS: For the purpose of the garage. MR. BELLIN: For the purpose of the garage. MR. TRIAS: Yes. MR. BELLIN: Obviously, if you have a duplex, you have two garages. So the one-third
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MR. BELLIN: Well, if you have a duplex, you have two living units.  CHAIRMAN AZENSTAT. If we're in the process of going through with the Zoning Code Re-write, why are we looking at this now? In other words, is there an urgency that you see that Staff or the City needs on this?  MR. BELLIN: And if each living unit has a search of the words, is there an urgency that you see that Staff or the City needs on this?  MR. TRIAS: In this case, it was a very straight-forward set of changes that was a very straight-forward set of changes that was exactly the same as single-family, and I've wide, so you have 24 feet of garages in a search of the same as single-family, and I've wide. So you have 24 feet of garages in a seed of changes that was exactly the same as single-family, and I've wide. So you have 24 feet of garages in a search of the company of the same as single-family, and I've wide. So you have 24 feet of garages in a seed of the company of the same as single-family and I've wide. So you have 24 feet of garages in a seed of the same as single-family and I've wide. So you have 24 feet of garages in a seed of the same as single-family and I've wide. So you have 24 feet of garages in a seed of the same as single-family and I've wide. So you have 24 feet of garages in a seed of the same as single-family and I've wide. So you have 24 feet of garages in a seed of the same as single-family requirements of garages in a seed of the same as single-family requirements of garages in a seed of the same as single-family requirements of garages in a seed of the same as single-family requirements of garages in a seed of the same as single-family requirements of garages in a seed of the same as single-family requirements for garages.  MR. TRIAS: And I think there's a good to seed the changed or should be changed, we've been been exposed to seed or should be changed, we've been being in the same as a seed of the same and the same as a seed of the same and the same an		Page 41		Page 43
CHARMAN AZENSTAT. Okay.   3   Re-write, why are we looking at this now? In other words, is there an urgency that you see garge, then the – lefs take, you have a   5   50-foot lot, and you have side sethacks, so   6   50-foot lot, and you have side sethacks, so   6   that Staff or the City needs on this?   50-foot lot, and you have side sethacks, so   6   that Staff or the City needs on this?   50-foot lot, and you have side sethacks, so   6   that Staff or the City needs on this?   50-foot lot, and you have side sethacks, so   6   that Staff or the City needs on this?   50-foot lot, and you have side sethacks, so   6   that Staff or the City needs of the same as single-family, and I've been exposed to several examples in which you   50-foot lot, and you have 24 feet of garges in a   12   there's a particular example in which there's a decidence of the existing duplex is   13   from the 1940s, and the person wants to build a new duplex.   14   there's a particular example in which there's a suggestion?   14   the wide of the existing duplex is   15   from the 1940s, and the existing duplex is   16   from the 1940s, and the person wants to build a new duplex.   16   from the 1940s, and the person wants to build a new duplex.   16   from the 1940s, and the person wants to build a new duplex.   16   from the 24   from the 24   from the 24   from the 25   from the 26   from the 26   from the 27   from the 27   from the 28   from the 29   from the 20   from the 29	1	MR. BELLIN: Well, if you have a duplex,	1	CHAIRMAN AIZENSTAT: If we're in the
4 other words, is there an urgency that you see that Staff or the City needs on this? 5 So-Foot lot, and you have side setbacks, so 6 So-Foot lot, and you have side setbacks, so 7 what happens is, you've got a garage probably 8 there, and that has to be a least 12 feet 9 wide, and the garage on the other side, 12 feet 9 wide, and the garage on the other side, 12 feet 10 wide. 10 simply cannot build in a lot — for example, the wide, and the garage on the other side, 12 feet 11 The building itself can only be 40 feet 12 wide. So you have 24 feet of garages in a 12 40-foot building, 13 40-foot building, 14 MR, TRIAS: True. 15 CHARNANA NZENSTAT: Okay. And whar's your 16 suggestion? 17 MR, BEILIN: I think that restriction 18 should not apply to duplexes. 19 MR, TRIAS: I mean, the suggestion is to 19 remove 11, just to remove Number 11 in the 20 remove 11, just to remove Number 11 in the 21 text. 22 MR, COLLER: Okay, So for everybody's— 23 it's on Page 4 of the kit. Tin going to share 24 this with my colleagues, because they don't 25 have — colleagues, plantal, because they don't 26 MR, TRIAS: And I think there's a good 27 reason for that, because we e- mailed the 28 reports, right, and we may want to discuss that 29 feel that that is too restrictive, certainly we 20 could lower it. 21 CHARNAN AZENSTAT: I'd like to actually 22 ask our other colleague, who is an architect on 23 the Bard, as to his feelings. 24 MR, BEHAR: No, I kind of agree with my 25 colleague over there, that if stoo 26 mR, TRIAS: If I could make a correction to 27 what I said. There's also the driveways issue 28 MR, TRIAS: If I could make a correction to 29 what I said. There's also the driveways issue 29 MR, TRIAS: If I could make a correction to 20 what I said. There's also the driveways issue 21 in this Number II. It is not only the garages. 22 So there are some other references that deal 23 with driveways that I think you may want to 24 leep. That's all. 25 beginning the many continues the property is the same, like the example that 26 tinks wi	2	you have two living units.	2	process of going through with the Zoning Code
5 So-foot lot, and you have side setbacks, so 6 So-foot lot, and you have side setbacks, so 7 what happens is, you've got a garage probably 8 there, and that has to be at least 12 feet 9 wide, and the garage on the other side, 12 feet 10 wide. 11 The building itself can only be 40 feet 11 wide. So you have 2 feet of garages in a 12 wide. So you have 2 feet of garages in a 13 40-foot building. 14 MR. TRIAS: True. 15 CHAIRMAN AIZENSTAT: Okay. And whar's your 16 suggestion? 17 MR. BEILIN: I think that restriction 18 should not apply to duplexes. 19 MR. TRIAS: I mean, the suggestion is to 19 remover 11, just to remove Number 11 in the 20 text. 21 MR. COLLER: Okay. So for everybodys— 22 tis on Page 4 of the kit. I'm going to share 23 this with my colleagues, because they don't 24 thave the guts of the material. 25 MR. TRIAS: And I think there's a good 26 reason for that, because we e-mailed the 27 reports, right, and we may want to discuss that 28 later, if you want. 29 MR. TRIAS: Mand I think there's a good 30 reason for that, because we e-mailed the 40 reports, right, and we may want to discuss that 41 later, if you want. 42 later, if you want. 43 later, if you want. 44 MR. BEHAR: No, I kind of agree with my 45 colled lower it. 45 MR. TRIAS: If I could make a correction to 46 what I said. There's also the driveways issue 47 mr. All and think there's a good 48 MR. BEHAR: No, I kind of agree with my 49 colleague over there, that it's too 40 could lower it. 40 MR. BEHAR: No, I kind of agree with my 51 colleague over there, that it's too 52 MR. TRIAS: If I could make a correction to 53 what I said. There's also the driveways issue 54 with investing this may be, because not every 55 property is the same, like the example that 55 mr. TRIAS: Yeah. 56 CHARMAN AZENSTAT: I main, I remember we were in mere the were now the mere the manual property is the same, like the example that 55 mr. TRIAS: Yeah. 56 CHARMAN AZENSTAT: I main, I remember we were in here—we were meeting maybe three 56 meeting this with my colleague over th	3	CHAIRMAN AIZENSTAT: Okay.	3	Re-write, why are we looking at this now? In
6 MR. TRIAS: In this case, it was a very what happens is, you've got a garage probably a three, and thark as to be a least 12 feet wide, and the garage on the other side, 12 feet wide, and the garage on the other side, 12 feet wide, and the garage on the other side, 12 feet wide, and the garage on the other side, 12 feet wide.  10 wide.  11 The building itself can only be 40 feet 11 there's a particular example in which there's wide. So you have 24 feet of garages in a 12 simply cannot build in a lot — for example, and 40-box building.  12 wide. So you have 24 feet of garages in a 12 simply cannot build in a lot — for example, and 40-box building.  13 40-box building.  14 MR. TRIAS: True.  15 CHARNAN AZENSTAT: Okay. And what's your special season of the different setback. So you have 24 feet of garages in a 14 should not apply to duplexe.  16 mg. TRIAS: In this case, it was a very straight-forward set of changes that which you simply cannot build in a lot — for example, and the existing duplex is a particular example in which there's a particular example in which there's an existing duplex, and the existing duplex is a particular example in which there's an existing duplex, and the existing duplex is an existing duplex. In the 1940s, and the person wants to build a new duplex.  16 mR. TRIAS: True.  17 MR. Decause of the different setback.  18 duplex. I mean, that just doesn't make any settle to build a duplex in a parcel that has a duplex. In ean, that just doesn't make any sets.  18 duplex. I mean, that just doesn't make any sets.  19 senses.  10 MR. TRIAS: In think that restriction that we've that since, they're not able to build a duplex in a parcel that has a duplex. In ean, that just doesn't make any sets.  19 senses.  10 MR. TRIAS: In think that the person want to we have to — when we do the re-write, we have to — when we do the re-write, we have to something to introduce the material.  10 mR. TRIAS: Wash. In think there's a good reason for thit, because they don't the same manner that existed for many ye	4	MR. BELLIN: And if each living unit has a	4	
what happens is, you've got a garage probably there, and that has to be at least 12 feet wide.  wide.  The building itself can only be 40 feet wide. 50 you have 24 feet of garages in a 40-foot building.  MR. TRIAS: True.  CHARMAN AZENSTAT: Okay. And what's your suggestion?  MR. TRIAS: I mean, the suggestion is to remove 11, just to remove Number 11 in the text.  MR. COLLER: Okay. So for everybodys— if so Page 4 of the kit. I'm going to share this with my colleagues, because they don't have — colleagues, plural, because they don't blave — colleagues, plural, because they don't facer, if you want.  MR. TRIAS: And I think there's a good reason for that, because we e-mailed the reports, right, and we may want to discuss that facer, if you want.  CHARMAN AZENSTAT: It is simply a reference to the single-family producing the wine with my colleagues, because not every feel that that is too restrictive, ertainly we colleague over there, that it's too for restrictive, it may be, because not every for property is the same, like the example that makes that is for or service, that has a caucity the same as single-family, and five to simply annot build in a lot — for example, to there's a particular example in which there's a macking duplex, and the existing duplex is an existing duplex, and the existing duplex in a parcel that has a leave that the sea of the same string duplex.  And because of the different setback regulations that we've had since, they're not a reword that has a duplex. I mean, that just doesn't make any sense.  MR. BEHAR: You're right, but I think then there's a duplex. I mean, that just doesn't make any sense.  MR. BEHAR: You're right, but I think then there's a duplex. I mean, that just doesn't make any sense.  MR. BEHAR: You'	5	garage, then the let's take, you have a	5	that Staff or the City needs on this?
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12 wide. So you have 24 feet of garages in a   12   2   3   40-foot building.   13   40-foot building.   13   40-foot building.   14   4   4   4   4   4   4   4   4	10	wide.	10	simply cannot build in a lot for example,
4 MR, TRIAS: True.  14 MR, TRIAS: True.  15 CHAIRMAN AIZENSTAT: Okay. And what's your  16 suggestion?  17 MR, BELLIN: I think that restriction  18 should not apply to duplexes.  19 MR, TRIAS: I mean, the suggestion is to  19 remove I I, just to remove Number I I in the  20 remove I I, just to remove Number I I in the  21 text.  22 MR, COLLER: Okay. So for everybody's —  23 tis on Page 4 of the kit. I'm going to share  24 this with my colleagues, because they don't  25 have — colleagues, plural, because they don't  26 mR, TRIAS: And I think there's a good  3 reason for that, because we e-mailed the  4 reports, right, and we may want to discuss that  5 later, if you want.  6 So, yeah, Number I I is simply a reference  7 to the single-family requirements for garages.  8 If is just referencing those things. So if you  9 feel that that is too restrictive, certainly we  10 could lower it.  11 CHAIRMAN AIZENSTAT: I dike to actually  12 ask our other colleague, who is an architect on  13 MR, TRIAS: I'I could make a correction to  what I said. There's also the driveways issue  19 MR, TRIAS: I'I could make a correction to  what I said. There's also the driveways issue  19 MR, TRIAS: I'I could make a correction to  whan I said. There's also the driveways issue  19 MR, TRIAS: I'I could make a correction to  whan I said. There's also the driveways issue  19 MR, TRIAS: I'I could make a correction to  whan I said. There's also the driveways issue  19 MR, TRIAS: I'I could make a correction to  whan I said. There's also the driveways issue  19 MR, TRIAS: I'I fould make a correction to  whan I said. There's also the driveways issue  10 barely touch the surface?  10 barely touch the surface?	11	The building itself can only be 40 feet	11	there's a particular example in which there's
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CHAIRMAN AIZENSTAT: Okay. And wharls your suggestion?  MR. BELLIN: I think that restriction able to build a duplex in a parcel that has a duplex. I mean, the suggestion is to able to build a duplex in a parcel that has a duplex. I mean, that just doesn't make any sense.  MR. TRIAS: I mean, the suggestion is to 19 sense.  MR. COLLER: Okay. So for everybodys— 20 memove II, just to remove Number 11 in the 20 mk. BEHAR: You're right, but I think then we have to—when we do the re-write, we have to somehow address that, that the person has the right to go back and put it in the same manner that existed for many years, because, you know, otherwise nobody's going to want to 24 manner that existed for many years, because, you know, otherwise nobody's going to want to 25 mk. TRIAS: And I think there's a good 2 mk. TRIAS: And I think there's a good 3 reason for that, because we e-mailed the 4 reports, right, and we may want to discuss that 4 reports, right, and we may want to discuss that 5 later, if you want. 6 So, yeah, Number 11 is simply a reference 7 to the single-family requirements for garages. 8 If's just referencing those things. So if you 9 feel that that is too restrictive, certainly we 10 could lower it. 10 CHAIRMAN AIZENSTAT: I'd like to actually 2 ask our other colleague, who is an architect on 12 mk. BEHAR: No, I kind of agree with my 20 colleague over there, that it's too 15 mk. BEHAR: No, I kind of agree with my 20 mk. TRIAS: If I could make a correction to what I said. There's also the driveways issue 20 mk. TRIAS: If I could make a correction to what I said. There's also the driveways issue 21 in this Number 11. It's not only the garages. 22 So there are some other references that deal 23 with driveways fail I think you may want to 24 barely touch the surface?	13	40-foot building.	13	from the 1940s, and the person wants to build a
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	Page 45		Page 47
1	at all. What I'm saying is that the things	1	MR. BELLIN: I have a couple.
2	that we already know, we're bringing to you, in	2	With respect to Number 11, I think we need
3	the sense that I don't think there's a need to	3	to get rid of that completely.
4	wait for any other process.	4	MR. TRIAS: Okay.
5	CHAIRMAN AIZENSTAT: Okay. To me, if I've	5	MR. BELLIN: Also because there's a
6	got somebody that has been hired by the City to	6	five-foot requirement that the facade the
7	look at the entire Code, this item, I would	7	garage be set back from the front entry or from
8	prefer to look at it at that point, unless you	8	the front facade, I think that came to the
9	can tell me that there's an urgency for it or	9	Board and we approved that.
10	there's a benefit not to wait, but, to me, I'd	10	The other issue for me is, you mentioned
11	rather wait until we have that individual,	11	there's a duplex on a piece of property, and if
12	which is already on board	12	you take the duplex down, you can't build a
13	MR. TRIAS: Right.	13	duplex back, but there's a lot of instances
14	MR. BEHAR: And we're going to start doing	14	where that happens. If you have a house that's
15	that.	15	below flood criteria, you take it down, you
16	MR. TRIAS: Yeah, and they will tell you	16	have to raise the house.
17	exactly the same thing that I'm telling you. I	17	MR. TRIAS: Yeah. But I'm only speaking in
18	mean, I wouldn't expect any differences, Mr.	18	terms of the setback issue, only in terms of
19	Chairman. I have been working with him. I can	19	something that, in my view, is not the right
20	assure you that the changes that we're doing	20	regulation.
21	here are just routine, and what happens is	21	MR. BEHAR: You know, I feel like you
22	that, I've had at least one case of a duplex,	22	know, and maybe going back into Eibi's point,
23	that I described, that was trying to get a	23	maybe this is something, Ramon, that we should
24	building permit, and because it was a concern	24	address it, because when we do the
25	lot, and because in corner lots the setback is	25	consultant comes in, maybe we have to look at
23	iot, and occurse in corner lots the setouck is	23	consultant comes in, maybe we have to look at
	Page 46		Page 48
1	15 feet	1	it, and, you know, just modify it a little bit
2	CHAIRMAN AIZENSTAT: Yes.	2	or modify it as necessary to allow for you
3	MR. TRIAS: but the Code says that if	3	
4		1 2	know, for not only the existing condition to be
_	the neighboring properties are set back 25	4	know, for not only the existing condition to be able to maintain it, but, you know, to work it
5	the neighboring properties are set back 25 feet, all of a sudden, you need to set so		
		4	able to maintain it, but, you know, to work it out a little bit more, specifically for some of
5	feet, all of a sudden, you need to set so	4 5	able to maintain it, but, you know, to work it
5 6	feet, all of a sudden, you need to set so one thing led to another, and the next thing	4 5 6	able to maintain it, but, you know, to work it out a little bit more, specifically for some of the small properties.
5 6 7	feet, all of a sudden, you need to set so one thing led to another, and the next thing you know, you're not able to build that lot,	4 5 6 7	able to maintain it, but, you know, to work it out a little bit more, specifically for some of the small properties.  I'm beginning to feel that maybe this, we should wait for the consultant to look at it.
5 6 7 8	feet, all of a sudden, you need to set so one thing led to another, and the next thing you know, you're not able to build that lot, even though there's an existing duplex.  CHAIRMAN AIZENSTAT: So wouldn't that	4 5 6 7 8	able to maintain it, but, you know, to work it out a little bit more, specifically for some of the small properties.  I'm beginning to feel that maybe this, we should wait for the consultant to look at it.  I think what you're proposing, for the most
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	Page 49		Page 51
1	MR. COLLER: The other option, of course,	1	really, catch it upfront, so that
2	is, the Board could recommend to pass it	2	MR. TRIAS: I mean, if you want to have a
3	forward to the City Commission and recommend	3	more general discussion on this effort, what
4	that this not be taken up until the consultant	4	has happened in the last couple of weeks is
5	does the re-write. Therefore, it gets to the	5	that we've had several public meetings that
6	Commission, but you've communicated your	6	deal with, for example, like schedule, we
7	thoughts.	7	have scheduled several public meetings that
8	That's another option. It's up to you how	8	deal with some changes in the Code that deal
9	you want to handle it.	9	with lot coverage, and, for example, Hammocks
10	MR. BEHAR: I like your idea, so we could	10	Lakes and Snapper Creek, for example, and one
11	try to do it now, so we don't have to stay,	11	of the things that some of the neighbors have
12	like we used to stay, until midnight.	12	said, "Well, you know, maybe we can bring the
13	MR. TRIAS: Right.	13	consultant to look into that, too," and so on.
14	MR. BEHAR: Because I'm not going to do	14	So what happens is that, I've done these
15	that this time around.	15	kinds of efforts like you in the past, and one
16	MR. TRIAS: I mean, I'm trying to make your	16	of the challenges that we always have is what's
17	life easier, in the sense that I know that	17	called keeping the scope within reason, because
18	there are few things that are relatively	18	if we just let it go beyond a reasonable time
19	simple, that don't require major analysis, that	19	frame, then simply we're not going to be able
20	we could deal with already.	20	to be successful.
21	MS. BALIDO-HART: So why would it take	21	The last re-write, which was very, very
22	until midnight? If it's so simple, then when	22	good, very successful, from talking to Charlie
23	we get to that point, we would just move	23	Seemann, who I know very well, and I've known
24	through it fast, right? I don't know.	24	all of my career, he did express some concern
25	MR. TRIAS: Ms. Balido-Hart, I think that's	25	that they were not able to do everything they
	Page 50		Page 52
1	a very good strategy, too. It's up to you.	1	wanted to do
2	Whatever you'd like. I'm just trying to give		
		2	CHAIRMAN AIZENSTAT: Correct.
3	you all of the tools you may want to use.	3	CHAIRMAN AIZENSTAT: Correct.  MR. TRIAS: for the same and that is
3 4	you all of the tools you may want to use.  CHAIRMAN AIZENSTAT: Thank you.		
		3	MR. TRIAS: for the same and that is
4	CHAIRMAN AIZENSTAT: Thank you.	3 4	MR. TRIAS: for the same and that is what he told me, and that's probably the way he
4 5	CHAIRMAN AIZENSTAT: Thank you.  Is there a motion anybody would like to	3 4 5	MR. TRIAS: for the same and that is what he told me, and that's probably the way he felt. So I'm trying to manage this process in
4 5 6	CHAIRMAN AIZENSTAT: Thank you.  Is there a motion anybody would like to make? Robert?	3 4 5 6	MR. TRIAS: for the same and that is what he told me, and that's probably the way he felt. So I'm trying to manage this process in a way that is effective.
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	Page 53		Page 55
1	and now we're going to do the last 20 percent.	1	really not that different from the
2	I mean, that's the best	2	single-family requirements. It's really
3	MR. BEHAR: And that's typically the case	3	cleanup. It's nothing you know
4	that happens. After you do a re-write, you	4	MR. BELLIN: I don't think it hurts us by
5	have to go back and tweak it. Unfortunately,	5	addressing this issue at this time.
6	it's been 10 years or whatever that was, the	6	CHAIRMAN AIZENSTAT: Robert, would you make
7	last time since we did that. That maybe should	7	a
8	have happened sooner, but I don't think we're	8	MR. BEHAR: Retract my motion, and make a
9	going to go back and spend, you know, until	9	motion to I mean, look, I'm okay either way.
10	midnight, you know	10	I just think that I don't want to be doing
11		11	•
	MR. TRIAS: I hope not.		bits and pieces, okay, and I think if this is
12	CHAIRMAN AIZENSTAT: Ramon	12	given to if this is given to the consultant,
13	MR. TRIAS: Yes.	13	I think that it may be something that comes
14	CHAIRMAN AIZENSTAT: when do you expect	14	along, and I think what Mr. Trias, what
15	we'll get started with that at the P&Z Board	15	you're proposing is correct, and I agree with
16	level?	16	it. I just think that it should be part of a
17	MR. TRIAS: Well, we have scheduled some	17	whole.
18	meetings with the Staff Committee and a	18	You know, does it affect us to wait
19	Steering Committee and we're having some	19	another, how long, three months before we start
20	meetings with the BID. I think the next two	20	seeing
21	months are going to be those types of meetings.	21	MR. TRIAS: Well, I don't know, because of
22	CHAIRMAN AIZENSTAT: Okay.	22	the fact
23	MR. TRIAS: And, then, after that, we'll	23	CHAIRMAN AIZENSTAT: That's why I asked if
24	have some formal meetings with the Board.	24	you had any urgency with this.
25	That's my hope. So the fall, for example,	25	MR. TRIAS: Yes, in the sense that there
	Page 54		Page 56
1	would be a good time.	1	are some building permits that are going
2	CHAIRMAN AIZENSTAT: Okay. We have a	2	through, that otherwise would have to go
3	motion. We have a second.	3	through a variance, I suppose. I mean, there
4	MR. BELLIN: Before we do that, I think we	4	are other ways to deal with this thing. I
5	need to decide if we want to have because I	5	mean, I do know of one case, in which it was
6	think it was the last meeting or the meeting	6	affected by the corner lot requirement.
7	before, we had issues with single-family	7	Now, they could do other things, they don't
8	residences and changes to the Zoning Code. And	8	have to follow this change, and that will be
9	I think that's going to happen every Board	9	fine. However, what I would say is that we
10	Meeting, where there's going to be something	10	have some significant policy issues that I want
11	like that.	11	you to spend time talking about, such as, how
12	So do we want to say that we don't want to	12	do we do public space, open space, and how do
i .			
13	see those things at all, because the new Code	13	we do mixed-use projects, how do we deal with
13 14	see those things at all, because the new Code may address it, may not?	13 14	we do mixed-use projects, how do we deal with those larger issues that are going to require a
14	may address it, may not?	14	those larger issues that are going to require a
14 15	may address it, may not?  MR. TRIAS: I mean, my recommendation I	14 15	those larger issues that are going to require a lot of your time.
14 15 16	may address it, may not?  MR. TRIAS: I mean, my recommendation I really think that we should try to deal with	14 15 16	those larger issues that are going to require a lot of your time. I really don't think you're going to have a
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	Page 57		Page 59
1	MR. TRIAS: Yeah.	1	I wouldn't bring to you anything that deals
2	MR. BEHAR: That I don't want to do,	2	with policy, that deals with big ideas. All of
3	because I don't want to create a hardship for	3	that requires and deserves more discussion.
4	an application, if we could solve it by	4	This is just basically, from my perspective,
5	approving this proposed amendment.	5	cleanup, and for that, I think it's better just
6	MR. TRIAS: There's one application that I	6	not to deal with those issues when you want to
7	believe will be affected like that, yes. Not	7	deal with real discussion.
8	too many, but just one.	8	CHAIRMAN AIZENSTAT: Robert.
9	MR. BELLIN: Robert, as a concept, do we	9	MR. BEHAR: You know, I'm going to go ahead
10	want to say that we don't want to do it in bits	10	and I guess retract my motion. Can I do that?
11	and pieces and we don't want to discuss Code	11	MR. COLLER: Withdraw your motion?
12	Amendments at this time? Because, like I say,	12	MR. BEHAR: Yeah. And my new motion would
13	we're going to get them every meeting, so what	13	be to make a motion to approve this.
14	do we do?	14	CHAIRMAN AIZENSTAT: Without Number 11?
15	MR. BEHAR: I'm not sure that we are going	15	MR. BEHAR: Without Number 11. Or modify
16	to get them in every meeting. I think once the	16	Number 11 to what is
17	consultant comes in, I think that we are going	17	MR. TRIAS: No, Number 11 could be
18	to go through a process and we're going to	18	discussed with the consultant, if you think so.
19	get or at least what we did last time, it	19	I mean, that's a more subtle discussion. The
20	was a lot of information every time we met,	20	rest of the stuff is very straight-forward.
21	and, unfortunately, I think that is going to	21	MR. BEHAR: So that would be my motion
22	require that we meet more than once a month,	22	would be to retract my original motion, make a
23	while the process starts, okay, but maybe it	23	new motion to approve, where Number 11 we
24	will be one meeting that is set specifically	24	discuss with the consultant.
25	for the Code amendment issues and the other one	25	MS. BALIDO-HART: And upon further
	Page 58		Page 60
1	is the regular meeting for the agenda, the	1	consideration, if someone is affected, I would
2	normal agenda.	2	agree with that, so I'll second that.
3	If I had my way to choose, my preference	3	CHAIRMAN AIZENSTAT: We have a first.
4	would be to wait for it to come in. By the	4	Second. We've already had discussion.
5	same token, and I think you know, I hear	5	Call the roll, please.
6	that my colleague may have the same support for	6	THE SECRETARY: Mr. Bellin?
7	that, but if something like this, which is very	7	MR. BELLIN: Yes.
8	simple I get it, this is very simple, and I	8	THE SECRETARY: Mr. Behar?
9	don't have a problem if we have to go back,	9	MR. BEHAR: Yes.
10	and, you know, make a recommendation for this	10	THE SECRETARY: Ms. Balido-Hart?
11	to go forward and approve it, because this is a	11	MS. BALIDO-HART: Yes.
12	simple matter.	12	THE SECRETARY: Mr. Aizenstat?
13	I'm just more concerned with something you	13	CHAIRMAN AIZENSTAT: Yes.
14	stated, Ramon, is that if you have a small lot	14	Thank you.
15	and you want to keep the same, you know,	15	MR. TRIAS: Okay. Thank you very much. So
16	scenario that you had before, we're taking that	16	now I know you want to work until midnight
17	away, the ability to create that again.	17	every time and we'll make sure that you have a
18	How do we address it, that we're not taking	18	proper schedule for that.
19	that away?	19	MR. BEHAR: For the record, don't count me
20	MR. TRIAS: And that's a separate question	20	in to be working
21	that has to be addressed with the re-write, in	21	MR. TRIAS: So, as an update, on Friday,
22	the sense that we already have some provisions	22	we're going to meet with the BID and the
23	that deal with non-conforming uses,	23	consultant to discuss the Giralda Overlay, some
24	non-conforming structures and so on. Maybe we	24	issues that you have discussed in the past, and
25	need to make it better.	25	hopefully we'll be able to start bringing

	Page 61		Page 63
1	things to you in the next few months.	1	CERTIFICATE
2	MR. BEHAR: Thank you.	2	
3	CHAIRMAN AIZENSTAT: Thank you.	3	STATE OF FLORIDA:
4	MR. TRIAS: And the other issue I wanted to	4	SS.
5	ask, do you want to continue to receive hard	5	COUNTY OF MIAMI-DADE:
6	copies of things or would e-mail be acceptable?	6	
7	CHAIRMAN AIZENSTAT: You know, if it's	7	
8	something very small and simple, like this, I	8	
9	don't know if I have an issue, but if it's more	9	I, NIEVES SANCHEZ, Court Reporter, and a Notary
10	items, I'd like to look at the items myself.	10	Public for the State of Florida at Large, do hereby
11	That's just me.	11	certify that I was authorized to and did
12	MR. BELLIN: Yeah, I'd like it to be done	12	stenographically report the foregoing proceedings and
13	the way it's always been done, because we make	13	that the transcript is a true and complete record of my
14	notes, we you know, it's just a whole	14	stenographic notes.
15	easier.	15	
16	CHAIRMAN AIZENSTAT: So keep it the way	16	DATED this 16th day of May, 2018.
17	we've always done it.	17	CIONATURE ON EU E
18	MR. TRIAS: Okay. No problem. Thank you.	18	SIGNATURE ON FILE
19	MR. BEHAR: Make a motion to adjourn.	19	MIENTES SANICHEZ
20	MR. COLLER: That's always in order.	20	NIEVES SANCHEZ
21	CHAIRMAN AIZENSTAT: Is there a motion to	20	
22	adjourn?	22	
23	MR. BEHAR: I made a motion.	23	
24	MR. BELLIN: Second.	24	
25	CHAIRMAN AIZENSTAT: Marshall second.	25	
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1	MR. BEHAR: All in favor?		
2	CHAIRMAN AIZENSTAT: Aye. We're adjourned.		
3	Thank you very much.		
4	MS. BALIDO-HART: Thank you.		
5	MR. TRIAS: Thank you.		
6	(Thereupon, the meeting was concluded at		
7	7:10 p.m.)		
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