

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, FEBRUARY 13, 2019, COMMENCING AT 6:05 P.M.</p> <p>Board Members Present: Maria Menendez, Acting Chairperson Rhonda A. Anderson Maria Velez Robert Behar Julio Grabiell Alex Mantecon</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Attorney Jennifer Garcia, City Planner Arceli Redila, Principal Planner Jill Menendez, Administrative Assistant, Board Secretary Gustavo J. Ceballos, Assistant City Attorney</p> <p>ALSO PARTICIPATING: Mario Garcia-Serra, On behalf of Item E-3 Ben Adams Elizabeth Plater-Zyberk</p>	<p style="text-align: right;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 MS. MENENDEZ: I'd like to welcome 4 everybody to our February 13th Planning and 5 Zoning Board meeting. 6 May we call a quorum, please, or the 7 members, please? 8 THE SECRETARY: Rhonda Anderson? 9 MS. ANDERSON: Here. 10 THE SECRETARY: Robert Behar? 11 Julio Grabiell? 12 MR. GRABIEL: Here. 13 THE SECRETARY: Alex Mantecon? 14 Maria Velez? 15 MS. VELEZ: Here. 16 THE SECRETARY: Maria Menendez? 17 MS. MENENDEZ: Here. 18 THE SECRETARY: Eibi Aizenstat? 19 MS. MENENDEZ: Okay. So we -- there he is. 20 May the record reflect that Mr. Behar is here. 21 MR. BEHAR: Sorry. Thank you. 22 MS. MENENDEZ: So approval of the minutes. 23 Do I hear a motion? 24 MR. GRABIEL: Moved. 25 MS. ANDERSON: Second.</p>
<p style="text-align: right;">Page 3</p> <p>1 MS. VELEZ: Second. 2 MS. MENENDEZ: Moved by Julio, second by 3 Mari Velez. Can we call the roll, please? 4 THE SECRETARY: Robert Behar? 5 MR. BEHAR: Here. Yes. 6 THE SECRETARY: Julio Grabiell? 7 MR. GRABIEL: Yes. 8 THE SECRETARY: Maria Velez? 9 MS. VELEZ: Yes. 10 THE SECRETARY: Rhonda Anderson? 11 MS. ANDERSON: Yes. 12 THE SECRETARY: Maria Menendez? 13 MS. MENENDEZ: Yes. 14 There's been a request to change the 15 agenda. There's been a request to change E-3 16 to the beginning of the agenda. Do I hear a 17 motion to allow E-3 to go before E-1? 18 MR. GRABIEL: I move. 19 MS. ANDERSON: Second. 20 MS. MENENDEZ: Call the roll, please. 21 THE SECRETARY: Julio Grabiell? 22 MR. GRABIEL: Yes. 23 MS. MENENDEZ: Do you have any objections 24 to this? 25 MR. BEHAR: No. No, no objection.</p>	<p style="text-align: right;">Page 4</p> <p>1 MS. MENENDEZ: Okay. 2 THE SECRETARY: Maria Menendez? 3 MS. MENENDEZ: Yes. 4 THE SECRETARY: Maria Velez? 5 MS. VELEZ: Yes. 6 THE SECRETARY: Rhonda Anderson? 7 MS. ANDERSON: Yes. 8 THE SECRETARY: Robert Behar? 9 MR. BEHAR: Yes. 10 Since E-3 -- I am going to have to recuse 11 myself for E-3. Then I'll come back for the 12 other items. 13 MS. MENENDEZ: Okay. All right. 14 MR. BEHAR: Okay? 15 MS. MENENDEZ: Thank you. 16 And, then, before we start the public 17 hearing, can you -- 18 MR. COLLIER: There are some introduction 19 comments that have traditionally been -- 20 MS. MENENDEZ: Please. 21 MR. COLLIER: -- done, and also -- maybe 22 we'll start, so I won't forget this, to swear 23 in anybody's that's going to be testifying -- 24 MS. MENENDEZ: Okay. 25 MR. COLLIER: -- witnesses that are going to</p>

<p style="text-align: right;">Page 5</p> <p>1 be testifying this evening.</p> <p>2 (Thereupon, all participants were sworn.)</p> <p>3 MS. MENENDEZ: Thank you.</p> <p>4 MR. COLLER: Reading over some of the notes</p> <p>5 of the Chair from the last meeting --</p> <p>6 MS. MENENDEZ: Please, Mr. Attorney.</p> <p>7 MR. COLLER: -- so one of the things he</p> <p>8 always says is to make sure that your phone is</p> <p>9 on vibrate or silence. So everybody might want</p> <p>10 to check that.</p> <p>11 This Board is comprised of seven members.</p> <p>12 Four Members of the Board shall constitute a</p> <p>13 quorum and the affirmative vote of four members</p> <p>14 shall be necessary for the adoption of any</p> <p>15 motion. If only four Members of the Board are</p> <p>16 present, an applicant may request and be</p> <p>17 entitled to a continuance to the next regularly</p> <p>18 scheduled meeting of the Board.</p> <p>19 If a matter is continued due to a lack of</p> <p>20 quorum, the Chairperson or Secretary of the</p> <p>21 Board may set a Special Meeting to consider</p> <p>22 such matter. In the event that four votes are</p> <p>23 not obtained, an applicant may request a</p> <p>24 continuance or allow the application to proceed</p> <p>25 to the City Commission without a</p>	<p style="text-align: right;">Page 6</p> <p>1 recommendation.</p> <p>2 Any person who acts as a lobbyist pursuant</p> <p>3 to the City of Coral Gables Code must register</p> <p>4 with the City Clerk prior to engaging in</p> <p>5 lobbying activities or presentations before</p> <p>6 City Staffs, Boards, Committees and/or the City</p> <p>7 Commission.</p> <p>8 Okay. We've already done the roll, so we</p> <p>9 can dispense with that.</p> <p>10 Please be advised that this Board is a</p> <p>11 quasi-judicial board and the items on the</p> <p>12 agenda are quasi-judicial in nature, with the</p> <p>13 exception of the item relating to</p> <p>14 reorganization of the Zoning Code.</p> <p>15 An ex parte communication is defined as any</p> <p>16 contact, communication, conversation,</p> <p>17 correspondence, memorandum or other written or</p> <p>18 verbal communication that takes place outside a</p> <p>19 public hearing between a member of the public</p> <p>20 and a member of the quasi-judicial board</p> <p>21 regarding matters to be heard by the board.</p> <p>22 If anyone made contact with a Board Member</p> <p>23 regarding an issue before the Board, the Board</p> <p>24 Member must state, on the record, the existence</p> <p>25 of the ex parte communication and the party who</p>
<p style="text-align: right;">Page 7</p> <p>1 organized or originated the communication.</p> <p>2 Also, if a Board Member conducted a site</p> <p>3 visit specifically relating to the case before</p> <p>4 the Board, the Board Member must also disclose</p> <p>5 such visit. In either case, the Board Member</p> <p>6 must state, on the record, whether the ex parte</p> <p>7 communication or site visit would affect the</p> <p>8 Board Member's ability to impartially consider</p> <p>9 the evidence to be presented before the Board</p> <p>10 regarding this matter. The Board Member should</p> <p>11 also state that his or her decision will be</p> <p>12 based on the substantial competent evidence and</p> <p>13 testimony presented before the Board.</p> <p>14 Does any Board Member have any such</p> <p>15 communication or site visit?</p> <p>16 MR. GRABIEL: No.</p> <p>17 MS. ANDERSON: No.</p> <p>18 MR. COLLER: Indicating no.</p> <p>19 Okay. We've sworn in witnesses, and I</p> <p>20 think we're ready to read in the first item,</p> <p>21 which is E-3, correct? We're going to --</p> <p>22 MS. MENENDEZ: Before we do so, and thank</p> <p>23 you for that, Mr. City Attorney, but --</p> <p>24 MR. COLLER: Oh, okay.</p> <p>25 MS. MENENDEZ: -- but before we do so, if</p>	<p style="text-align: right;">Page 8</p> <p>1 there's anyone that would like to speak on any</p> <p>2 items, please see Ms. Menendez over at the</p> <p>3 corner and she'll be glad to provide you a</p> <p>4 sign-in sheet for your testimony, okay?</p> <p>5 Can you please --</p> <p>6 MR. COLLER: Thank you for that.</p> <p>7 MS. MENENDEZ: No. Can you please read the</p> <p>8 first item, which is --</p> <p>9 MR. COLLER: Sure. We're moving to move</p> <p>10 E-3 to the beginning of the agenda.</p> <p>11 MS. MENENDEZ: Yes.</p> <p>12 MR. COLLER: So E-3, a Resolution of the</p> <p>13 City Commission of Coral Gables, Florida</p> <p>14 granting conditional use approval pursuant to</p> <p>15 Zoning Code Article 3, "Development Review,"</p> <p>16 Division 4, "Conditional Uses," for an Assisted</p> <p>17 Living Facility (ALF) on property zoned</p> <p>18 Commercial District (Section 4-302 C.1.) for</p> <p>19 the property legally described as Lots 8 thru</p> <p>20 11, Block 17, Coral Gables Douglas Section</p> <p>21 (1000 Ponce de Leon Boulevard), Coral Gables,</p> <p>22 Florida; including required conditions;</p> <p>23 providing for a repealer provision, providing</p> <p>24 for a severability clause, and providing for an</p> <p>25 effective date. Item E-3, public hearing.</p>

<p style="text-align: right;">Page 9</p> <p>1 MS. MENENDEZ: Thank you, Mr. City</p> <p>2 Attorney.</p> <p>3 Mr. Trias.</p> <p>4 MR. TRIAS: Thank you, Madam Chair.</p> <p>5 MS. MENENDEZ: I'd like, before you start,</p> <p>6 to recognize one of our Board Members.</p> <p>7 Welcome.</p> <p>8 MR. TRIAS: Mr. Mantecon has now joined us.</p> <p>9 MS. MENENDEZ: Yes.</p> <p>10 MR. TRIAS: So thank you.</p> <p>11 May I have the PowerPoint? Yes, thank you.</p> <p>12 We have one request. The request is for</p> <p>13 Conditional Use, and it's an Assisted Living</p> <p>14 Facility, which is allowed as a Conditional Use</p> <p>15 in Commercial properties. That is the nature</p> <p>16 of the request.</p> <p>17 The location, as you can see, is right on</p> <p>18 Ponce de Leon and Phoenetia and Santillane.</p> <p>19 It's the whole frontage of the block. And as</p> <p>20 you can see in context, there are some</p> <p>21 multi-family buildings around. There are some</p> <p>22 more recent buildings along Ponce de Leon, but</p> <p>23 generally the North Ponce area is an area that</p> <p>24 you know well, as for the past couple of years,</p> <p>25 there have been some Zoning changes and some</p>	<p style="text-align: right;">Page 10</p> <p>1 Overlays and so on. So that's a project that</p> <p>2 is allowed currently as a Conditional Use under</p> <p>3 the current zone.</p> <p>4 The proposed building is shown here, and</p> <p>5 the architect will explain it in more detail,</p> <p>6 so I won't go into any detail, but it meets the</p> <p>7 Code and it follows the regulation. They're</p> <p>8 not asking for any variances or any special</p> <p>9 conditions.</p> <p>10 As you can see, the building fronts Ponce</p> <p>11 de Leon. It has an arcade along the ground</p> <p>12 level on Ponce de Leon. It has all of the</p> <p>13 activities that are shared and more public at</p> <p>14 that ground level, and then the rest of it is</p> <p>15 an ALF.</p> <p>16 The design of the ground floor also</p> <p>17 includes some improvements on the sidewalks.</p> <p>18 We have the required bulb-outs and landscape,</p> <p>19 and as you know, Ponce de Leon has been</p> <p>20 redesigned and reconstructed, in certain areas,</p> <p>21 so the proposed Site Plan is consistent with</p> <p>22 the proposed design for Ponce de Leon, which is</p> <p>23 called Phase 3, Phase 3 of the Ponce de Leon</p> <p>24 project. Some of it was already constructed.</p> <p>25 Some of it is yet to be constructed.</p>
<p style="text-align: right;">Page 11</p> <p>1 Now, public notice, there were two letters</p> <p>2 to property owners, one for the Neighborhood</p> <p>3 Meeting, another one for this meeting tonight.</p> <p>4 The property was posted twice, for the</p> <p>5 Development Review Committee, DRC, and also for</p> <p>6 Planning and Zoning, and we have posted on the</p> <p>7 website twice, for DRC and Planning and Zoning,</p> <p>8 and one newspaper advertisement for tonight's</p> <p>9 meeting.</p> <p>10 Staff recommends approval. There's a sheet</p> <p>11 of paper in front of you that has some minor</p> <p>12 changes in the conditions. The bicycle</p> <p>13 amenities condition has been re-worked a little</p> <p>14 bit, so that it's clear that it's for the</p> <p>15 employees, and then the traffic monitoring has</p> <p>16 been amended to explain that it has to do with</p> <p>17 the drop off area, the pick up and drop off</p> <p>18 area in the front of the project. That is the</p> <p>19 issue that we believe there should be some</p> <p>20 monitoring as time goes by.</p> <p>21 In addition, we have typical conditions of</p> <p>22 approval and the applicant, I believe, has a</p> <p>23 presentation. Thank you.</p> <p>24 MR. GARCIA-SERRA: Good evening, Madam</p> <p>25 Chair, Members of the Board, Mario</p>	<p style="text-align: right;">Page 12</p> <p>1 Garcia-Serra, with Offices at 600 Brickell</p> <p>2 Avenue, representing Sunrise Senior Living,</p> <p>3 which is the entity under contract to purchase</p> <p>4 the subject property at 1000 Ponce de Leon</p> <p>5 Boulevard, indicated on that aerial photograph</p> <p>6 over here to my right, your left. And I'm</p> <p>7 joined this evening by Ben Adams, of Sunrise</p> <p>8 Senior Living, as well as Tim Plummer, our</p> <p>9 project traffic engineer.</p> <p>10 Let me start off by talking to you about my</p> <p>11 client. Sunrise Senior Living is one of the</p> <p>12 nation's largest high quality senior living</p> <p>13 developers. They have 327 senior living</p> <p>14 facilities, spread out across the United</p> <p>15 States, Canada and the United Kingdom, with</p> <p>16 almost 30,000 residents and over 32,000</p> <p>17 employees. They're industry leaders and have</p> <p>18 been recognized as such numerous times. It is</p> <p>19 my honor to represent them and this is a great</p> <p>20 opportunity to bring in a high quality senior</p> <p>21 living facility to Coral Gables.</p> <p>22 One of the few guarantees that any of us</p> <p>23 has in life is that we will all age, and at</p> <p>24 some point in that process, many of us will</p> <p>25 need some level of assistance with daily</p>

<p style="text-align: right;">Page 13</p> <p>1 living, and Sunrise is dedicated to addressing</p> <p>2 that full range of potential needs throughout</p> <p>3 the course of one's life. They provide the</p> <p>4 full spectrum of care, from independent living</p> <p>5 to skilled nursing.</p> <p>6 What they are proposing for the 1000 Ponce</p> <p>7 site is a combination of assisted living units</p> <p>8 and memory care units. The site at 1000 Ponce</p> <p>9 is well-suited for both, this use and the</p> <p>10 proposed building. Its Zoning designation, as</p> <p>11 was mentioned in the Staff presentation, is</p> <p>12 Commercial, and the building's height, FAR and</p> <p>13 density are all permitted by the Code as the</p> <p>14 Code is enacted today.</p> <p>15 The only approval we are requesting is a</p> <p>16 Conditional Use approval. Historically,</p> <p>17 Assisted Living Facilities were not previously</p> <p>18 subject to Conditional Use review, but the Code</p> <p>19 was amended a few years ago to provide City</p> <p>20 Commission input on these sorts of projects.</p> <p>21 With that said, I'd like to introduce my</p> <p>22 client, Ben Adams. If he could just come up</p> <p>23 here and tell you a little bit more about</p> <p>24 Sunrise Senior Living and what, in particular,</p> <p>25 they're looking to do with this proposed</p>	<p style="text-align: right;">Page 14</p> <p>1 building.</p> <p>2 MR. ADAMS: Sure.</p> <p>3 Thanks, Mario.</p> <p>4 Thank you all for giving us time this</p> <p>5 evening. So Mario gave you a pretty good</p> <p>6 introduction. We're headquartered in McLean,</p> <p>7 Virginia. The best way to describe what</p> <p>8 Sunrise does is to describe how Sunrise came</p> <p>9 about.</p> <p>10 And in the late '70s, a gentleman named</p> <p>11 Paul met a lady named Terry. I think they were</p> <p>12 in the church choir together. And both of them</p> <p>13 recently had an experience trying to take care</p> <p>14 of a loved one and could not find a welcoming,</p> <p>15 warm home environment to place them in. They</p> <p>16 did not need healthcare for these loved ones.</p> <p>17 They needed activities of daily living support,</p> <p>18 so feeding, dressing, bathing, ambulating,</p> <p>19 getting from one room to another, reminders,</p> <p>20 you know, to take medication, et cetera.</p> <p>21 So they kind of hit it off, ended up</p> <p>22 getting married, and the way they describe it,</p> <p>23 their first child was Sunrise Senior Living,</p> <p>24 which they founded in 1981 in Northern</p> <p>25 Virginia. They were the first caretakers of</p>
<p style="text-align: right;">Page 15</p> <p>1 about a dozen residents. They provided their</p> <p>2 meals. They cooked for them. They cleaned for</p> <p>3 them, et cetera.</p> <p>4 And then the company grew from there</p> <p>5 tremendously. It went coast to coast. It</p> <p>6 became a public company in the 1990s. They</p> <p>7 bought what was known at the time as Marriott</p> <p>8 Senior Living's portfolio of senior housing</p> <p>9 communities, about 45 communities across the</p> <p>10 country.</p> <p>11 In this room, we call it facilities.</p> <p>12 Sunrise calls them communities.</p> <p>13 And then, again, got taken public, and then</p> <p>14 got taken private about five years ago, and is</p> <p>15 currently, basically, an operating company,</p> <p>16 that as Mario described, we operate about 330</p> <p>17 communities across North America and the UK.</p> <p>18 We have a few in Florida. We don't believe we</p> <p>19 have enough.</p> <p>20 We develop about three to five new</p> <p>21 communities a year. We're very selective as to</p> <p>22 where we want to go. We consider ourselves</p> <p>23 very good corporate citizens and maintain</p> <p>24 strong relationships with all of the</p> <p>25 jurisdictions where we operate, because we</p>	<p style="text-align: right;">Page 16</p> <p>1 intend to be there for 30 years, if not longer.</p> <p>2 So we take this business seriously, and we're</p> <p>3 appreciative of being able to introduce</p> <p>4 ourselves to you all tonight.</p> <p>5 MR. GARCIA-SERRA: Thank you, Ben.</p> <p>6 This evening, I'll also be playing the role</p> <p>7 of project architect. So I'm going to walk</p> <p>8 you, as best as I can, through the plans and</p> <p>9 elevations, so I can just show you a little bit</p> <p>10 more of how the project's going to look.</p> <p>11 Here we have the Site Plan or ground floor</p> <p>12 plan. Things to note, I think, from this plan</p> <p>13 are the fact that we have a colonnade that goes</p> <p>14 along every streetfront, both east, north -- or</p> <p>15 east, north and south. It's about over 12 feet</p> <p>16 in width and the actual floor plan itself of</p> <p>17 the ground floor has mostly common areas.</p> <p>18 There's dining rooms there, a bistro, a parlor</p> <p>19 and a family room.</p> <p>20 As you'll see, as we go through each of the</p> <p>21 floor plans, you'll see, the sort of Sunrise</p> <p>22 model is very heavy into the common areas and</p> <p>23 congregate sort of amenities that there are in</p> <p>24 their facilities.</p> <p>25 That's the third and fourth floor, but</p>

<p style="text-align: right;">Page 17</p> <p>1 before we get there, let me tell you what else 2 there is. The parking is on a basement level. 3 So the parking is completely concealed from 4 view, and there's also sufficient ample 5 parking. We're about five spaces more than 6 what is required by Code. 7 The second floor is a floor which has a few 8 living units, but it's mostly dedicated 9 completely to sort of the communal amenities. 10 There's a beauty salon there, a lounge and an 11 entertainment room. 12 Then we go to Floors 3, 4, 5 and 6. Here 13 we've got Floors 3 and 4, and those are mainly 14 residential units, with the 3rd and 4th Floor 15 being dedicated to assisted living, and the 5th 16 and 6th Floor dedicated to memory care, with 17 each of those floors also having their own 18 individual sort of common areas and common 19 amenities. 20 There's a total of 97 units in total in 21 this building, pretty much split half and half 22 between single occupancy units and double 23 occupancy units. 24 And now let me show you the renderings. 25 Here we are looking south down Ponce de</p>	<p style="text-align: right;">Page 18</p> <p>1 Leon Boulevard. You'll note one thing that 2 quite often is a sensitive issue, I think, in 3 Coral Gables, is the height. Here, luckily, 4 we're basically at a six-story structure, with 5 a smaller seven-story up there, which is where 6 there's going to be sort of rooftop amenities. 7 Within that 7th Floor, you have some very large 8 terraces, which are going to serve sort of as 9 an outdoor living room, let's call it, for the 10 residents, along with some enclosed space that 11 also has other sorts of common areas for 12 entertainment and dining and so forth. 13 Again, you look south and you see that 14 there's buildings of considerably more height 15 and mass along Ponce de Leon Boulevard. You 16 have, you know, buildings ranging, on both 17 sides of Ponce, anywhere from, you know, ten 18 stories to seventeen stories. So this 19 building, we think, is very much in scale with 20 Ponce, serves as a very good sort of transition 21 to the lower scale multi-family residential 22 that there is to the west, and I don't know 23 about you guys, but I'm ready to move in when 24 the time comes and is appropriate. 25 Staff is recommending approval with</p>
<p style="text-align: right;">Page 19</p> <p>1 conditions. Those conditions were slightly 2 modified by Staff at the beginning of the 3 hearing. We're in agreement with the 4 Conditions of Approval, as worded right now, 5 and we would ask that you follow their 6 recommendation and vote to recommend approval 7 of this project. 8 Thank you. 9 I'll reserve time for rebuttal, if necessary. 10 MS. MENENDEZ: Thank you. 11 Would anybody like to start the discussion? 12 MR. COLLIER: Madam Chairperson, can we just 13 see if there are any objectors or any other 14 persons wishing to testify on this item? 15 MS. MENENDEZ: Is there anyone from the 16 public that wishes to testify on this item? 17 MR. COLLIER: Let the record -- 18 MS. MENENDEZ: Would any of our Board 19 Members like to start? 20 MR. GRABIEL: I like this building. It's 21 substituting a building, which let's put it 22 this way, is not the happiest architectural gem 23 within Coral Gables. The height is right. The 24 massing is very good. I also like that we 25 didn't fall into a new Mediterranean archways</p>	<p style="text-align: right;">Page 20</p> <p>1 around it. It's a contemporary building, that 2 looks good, and I think the facade is broken up 3 very well. 4 We need these kinds of facilities in Coral 5 Gables, so I very much like -- and basement 6 parking. 7 And one question to our architect. I 8 assume that the basement does not require -- 9 and the parking does not require the ground 10 floor to be higher than the sidewalk, but that 11 the sidewalk and the parking are on the same 12 level? 13 MR. GARCIA-SERRA: Correct. Ground floor 14 is still going to be at the same level as the 15 sidewalk, and indeed one of the requirements, 16 conditions of approval, is even that where the 17 arcade is accessed has to be flushed with the 18 sidewalk. 19 MR. GRABIEL: Perfect. Okay. 20 MS. MENENDEZ: Thank you. 21 MR. GRABIEL: That's the only question I 22 had. 23 MS. VELEZ: I have a question. 24 MS. MENENDEZ: Yes. 25 MS. VELEZ: Is there underground parking</p>

<p style="text-align: right;">Page 21</p> <p>1 there presently?</p> <p>2 MR. GARCIA-SERRA: Presently, no. No.</p> <p>3 MS. MENENDEZ: Okay.</p> <p>4 MS. VELEZ: I also have another question.</p> <p>5 MS. MENENDEZ: Please.</p> <p>6 MS. VELEZ: In the Staff report, I noticed</p> <p>7 that there is a mention of a restrictive</p> <p>8 covenant. What would that be all about?</p> <p>9 MR. GARCIA-SERRA: Typically, whenever a</p> <p>10 project is approved at a public hearing here in</p> <p>11 Coral Gables, within 30 days of the approval,</p> <p>12 we have to submit a draft covenant to the City</p> <p>13 that memorializes the Conditions of Approval,</p> <p>14 which is ultimately recorded in the public</p> <p>15 records and runs with the property. So that if</p> <p>16 at any point the property is sold, any future</p> <p>17 potential purchaser is on notice as to what</p> <p>18 Conditions of Approval came along with the</p> <p>19 approval and is obligated to comply with them.</p> <p>20 MS. VELEZ: And what are we doing about --</p> <p>21 we will be losing some on-street parking that</p> <p>22 is there presently. I believe they have angled</p> <p>23 parking in front of the building.</p> <p>24 MR. GARCIA-SERRA: Right. There's angled</p> <p>25 parking in front of the building. If you look</p>	<p style="text-align: right;">Page 22</p> <p>1 at the plans right now, the angled parking is</p> <p>2 still there. Ultimately, I think there's going</p> <p>3 to be a Public Works driven sort of process by</p> <p>4 which to redo the streetscape along Ponce and</p> <p>5 that may very well result in the loss of</p> <p>6 parking spaces, because you're going from -- I</p> <p>7 think that plan takes you from angle to</p> <p>8 parallel.</p> <p>9 MS. VELEZ: And I saw that instead -- from</p> <p>10 angle, you're going into parallel parking.</p> <p>11 That's what I saw in the plans.</p> <p>12 MR. TRIAS: Yeah. If I could help the</p> <p>13 applicant.</p> <p>14 MS. VELEZ: Please.</p> <p>15 MR. TRIAS: That is the street design for</p> <p>16 Phase 3 of that reconstruction of Ponce de</p> <p>17 Leon. So they are implementing the same design</p> <p>18 as Public Works.</p> <p>19 MS. VELEZ: As Public Works, okay. Great.</p> <p>20 Thank you.</p> <p>21 MR. MANTECON: I mean, I think the project</p> <p>22 is great. I mean, I think there's definitely a</p> <p>23 big need. I'm going through it right now with</p> <p>24 my mother-in-law, and it's hard to find good</p> <p>25 places to be able to, you know, help her out</p>
<p style="text-align: right;">Page 23</p> <p>1 with rheumatoid arthritis, where, you know, she</p> <p>2 really needs help moving around. So we find</p> <p>3 ourselves having to take care of her personally</p> <p>4 ourselves. So I think there is, you know,</p> <p>5 definitely a need, especially here in the</p> <p>6 Gables.</p> <p>7 You know, I think the architecture, the</p> <p>8 height, you know, the fact that we're not</p> <p>9 maxing it out and everything, I think is also</p> <p>10 great. I wish I had a little bit more on the</p> <p>11 architecture, a little more details, but I</p> <p>12 think it definitely fits the bill and it works.</p> <p>13 With regards to ingress and egress for --</p> <p>14 because I guess a lot of the vehicles coming in</p> <p>15 here will be ambulances or vans and stuff like</p> <p>16 that.</p> <p>17 MR. GARCIA-SERRA: Uh-huh.</p> <p>18 MR. MANTECON: How do you guys foresee</p> <p>19 that? I don't see, you know, a very good, you</p> <p>20 know -- I don't see really great circulation</p> <p>21 inside, but --</p> <p>22 MR. GARCIA-SERRA: Let me show you at least</p> <p>23 what we're planning, and I'll bring this up</p> <p>24 here. Maybe it will make it seem a little bit</p> <p>25 closer.</p>	<p style="text-align: right;">Page 24</p> <p>1 Here's the access to the parking garage off</p> <p>2 of Venetia. You'll see right here that there</p> <p>3 is a drop off area, right here in this area.</p> <p>4 So the idea is that, that sort of drop off or</p> <p>5 pick up that needs to take place, would happen</p> <p>6 here.</p> <p>7 One of the Conditions of Approval is also</p> <p>8 that this activity, the drop off and the pick</p> <p>9 up, will be monitored for a three-year period,</p> <p>10 once a year, commencing with an issuance of a</p> <p>11 TCO, to make sure that it's working, because</p> <p>12 indeed, at the City, I think we've seen</p> <p>13 multiple instances where there's been --</p> <p>14 especially medical offices --</p> <p>15 MR. TRIAS: One of the problems with having</p> <p>16 the attorney as the architect is that they may</p> <p>17 forget that there was a change -- I believe</p> <p>18 there was a change to the front. Maybe the</p> <p>19 architect can explain that more clearly.</p> <p>20 MR. GARCIA-SERRA: A change --</p> <p>21 MR. TRIAS: The drop off was going to be in</p> <p>22 the front.</p> <p>23 MR. GARCIA-SERRA: Oh, there was going to</p> <p>24 be a drop off here on Ponce? Okay.</p> <p>25 MR. TRIAS: Ponce de Leon, and that is why</p>

<p style="text-align: right;">Page 25</p> <p>1 we have this condition, changing it slightly</p> <p>2 for the monitoring.</p> <p>3 MR. MANTECON: Okay. That makes sense.</p> <p>4 MR. TRIAS: And the reason is that, in</p> <p>5 other instances, we've had some traffic issues</p> <p>6 with that kind of street drop off, so we want</p> <p>7 to make sure that the monitoring is working</p> <p>8 correctly.</p> <p>9 Originally, it was the way that Mario was</p> <p>10 describing. Originally that was the idea, but</p> <p>11 the area inside the building became, I think, a</p> <p>12 little bit too tight, so then that was the</p> <p>13 change. Unless I am wrong, that is the way I</p> <p>14 understand the project.</p> <p>15 MS. MENENDEZ: I'm sorry, just so that</p> <p>16 we're clear, you're saying that the Site Plan</p> <p>17 now calls for a drop off on Ponce?</p> <p>18 MR. TRIAS: Yes.</p> <p>19 MS. MENENDEZ: Do we have a plan that shows</p> <p>20 that?</p> <p>21 MR. GARCIA-SERRA: Okay. It was just</p> <p>22 explained to me, there's going to be -- that</p> <p>23 drop off area stays, the one I was just</p> <p>24 pointing to, but then there's going to be also</p> <p>25 an additional emergency drop off location on</p>	<p style="text-align: right;">Page 26</p> <p>1 Ponce, that's noted here on this plan, also --</p> <p>2 I don't see it noted on this one, but it should</p> <p>3 be there.</p> <p>4 Okay. And it is a request from the Fire</p> <p>5 Department to be able to have a drop off area</p> <p>6 here on Ponce for the emergency services, and</p> <p>7 then that's what Ramon was alluding to us, as</p> <p>8 far as being able to monitor that situation.</p> <p>9 MR. TRIAS: Yeah. So it's likely that</p> <p>10 emergency services will drop off on Ponce de</p> <p>11 Leon, and other people may drop off inside the</p> <p>12 building. That is a likely scenario. Because</p> <p>13 of that, a Condition of Approval is to monitor</p> <p>14 that activity in the front, make sure that it's</p> <p>15 working properly.</p> <p>16 MS. MENENDEZ: I don't think you can</p> <p>17 control, though, who drives into that. I mean,</p> <p>18 how can you control who drives into the Ponce</p> <p>19 drop off?</p> <p>20 MR. TRIAS: No. There's no attempt at</p> <p>21 controlling. It's simply having the option,</p> <p>22 and making sure that it's functioning. If we</p> <p>23 have any issues, I'm sure that the management</p> <p>24 of the building can address them in the future.</p> <p>25 MS. MENENDEZ: But there's no drawing that</p>
<p style="text-align: right;">Page 27</p> <p>1 shows that, that we can look at? There's no</p> <p>2 drawing that shows the drop off on Ponce?</p> <p>3 MR. GARCIA-SERRA: Not at least that I have</p> <p>4 as an exhibit board, no.</p> <p>5 MR. TRIAS: It's just on the on-street</p> <p>6 parking. There's a drop off. It's like a</p> <p>7 loading space, basically. There's nothing --</p> <p>8 MS. MENENDEZ: So you're using the</p> <p>9 right-of-way for the drop off? Is that what</p> <p>10 you're saying?</p> <p>11 MR. TRIAS: Not me. That's what the</p> <p>12 architect has designed, based on the input from</p> <p>13 the Fire Department, and I'm just trying to</p> <p>14 help them make the presentation.</p> <p>15 MR. GARCIA-SERRA: Apparently we're waiting</p> <p>16 on input from the Fire Department for them to</p> <p>17 designate where they want it.</p> <p>18 MS. MENENDEZ: Okay. So that hasn't been</p> <p>19 cleared up then?</p> <p>20 MR. GARCIA-SERRA: Apparently not, no.</p> <p>21 MS. MENENDEZ: Okay.</p> <p>22 MR. TRIAS: But it is not an issue that I</p> <p>23 think should concern anyone. I mean, I think</p> <p>24 that with the Condition of Approval as written,</p> <p>25 it may take care of any future issues.</p>	<p style="text-align: right;">Page 28</p> <p>1 MS. ANDERSON: I have a couple of</p> <p>2 additional items on that. I worked on Jackson</p> <p>3 North Hospital and their drop off and pick up</p> <p>4 zone for their EMS vehicles. You need to make</p> <p>5 sure you have a flared curb cut there to be</p> <p>6 able to get the, you know, gurneys in and out</p> <p>7 of the building from the front, to facilitate</p> <p>8 the movement of patients with the least amount</p> <p>9 of disruption of their bodies. That was a</p> <p>10 major item we rectified up there.</p> <p>11 And I'll just cite you to ADA, Section,</p> <p>12 503.3, and that whole section will give you the</p> <p>13 dimensions.</p> <p>14 MR. GARCIA-SERRA: Say it again.</p> <p>15 MS. ANDERSON: 503.3, you have to have an</p> <p>16 access aisle there.</p> <p>17 MR. GARCIA-SERRA: Okay.</p> <p>18 MS. ANDERSON: And it addresses passenger</p> <p>19 loading zones, sixty inches wide, with a</p> <p>20 curblin and the full length of the vehicle.</p> <p>21 So I think you'll have to keep in mind what the</p> <p>22 length of the Fire Department's vehicles are,</p> <p>23 especially the EMS vehicles for patients.</p> <p>24 So those are my comments on that, because I</p> <p>25 was troubled by the drop off zone inside, that</p>

<p style="text-align: right;">Page 29</p> <p>1 tight area there. I'm thinking, that's not</p> <p>2 going to be feasible, and, in fact, what you're</p> <p>3 going to end up doing is you're going to end up</p> <p>4 using that van accessible space on the ground</p> <p>5 level as an additional pick up and drop off</p> <p>6 area, because it's just a tight area there</p> <p>7 before you get up the ramp.</p> <p>8 So, Alex, I didn't mean to cut you off. If</p> <p>9 you have some additional --</p> <p>10 MR. MANTECON: No, that was it. My concern</p> <p>11 was more on the size of the vehicles coming in</p> <p>12 here, you know, in emergencies, fire trucks, et</p> <p>13 cetera, but if it's being handled on Ponce de</p> <p>14 Leon, I think that makes sense.</p> <p>15 MS. ANDERSON: Right. You know, I imagine</p> <p>16 you're going to have a hash mark somehow to</p> <p>17 keep people from parking in it? Otherwise</p> <p>18 you're going to have a disaster on your hands</p> <p>19 there.</p> <p>20 MR. GARCIA-SERRA: Right.</p> <p>21 MS. ANDERSON: I have a few more questions</p> <p>22 for you, and I'm very pleased that your client</p> <p>23 is bringing this facility into Coral Gables,</p> <p>24 because there's definitely a need.</p> <p>25 I have a mother-in-law in Winter Park in a</p>	<p style="text-align: right;">Page 30</p> <p>1 facility, and there just was an absence of</p> <p>2 adequate space here to bring her down. So I'm</p> <p>3 a bit familiar with, you know, the various</p> <p>4 levels of care that you have to have, and there</p> <p>5 are some people that drive, there are some</p> <p>6 people that don't drive at all. So the split</p> <p>7 up of the number of parking spaces can make</p> <p>8 some sense, but what is the analysis -- and I</p> <p>9 guess I should be asking that to Mr. Adams --</p> <p>10 of who is going to drive, who is not going to</p> <p>11 drive, so we can make an intelligent decision</p> <p>12 on what's the appropriate number of parking</p> <p>13 spaces and where they're located?</p> <p>14 MR. ADAMS: Sure. I can take that.</p> <p>15 We actually just looked at this in another</p> <p>16 context, and we pulled 29 of our communities in</p> <p>17 the United States, and of those 29 that just</p> <p>18 had assisted living and memory care</p> <p>19 neighborhoods, we call them, which is what</p> <p>20 we're proposing today, in the memory care</p> <p>21 neighborhoods, 29 out of 29 said zero residents</p> <p>22 had a car. In the assisted living</p> <p>23 neighborhoods, 11 out of 29 said that zero</p> <p>24 residents have a car, 18 said from one to ten</p> <p>25 percent, and most of those answered only one</p>
<p style="text-align: right;">Page 31</p> <p>1 resident. So almost zero residents would be</p> <p>2 expected to have a car in this building. So</p> <p>3 the traffic would largely be driven by either</p> <p>4 employees or visitors.</p> <p>5 MS. ANDERSON: I have a couple of comments</p> <p>6 for you about those who do have vehicles --</p> <p>7 MR. ADAMS: Yes.</p> <p>8 MS. ANDERSON: -- as I've had the</p> <p>9 experience of folks who don't drive too much.</p> <p>10 It's much easier if they have a plug-in</p> <p>11 electric, because they don't drain the</p> <p>12 batteries or a trickle charge facility. So</p> <p>13 that's something -- you know, later on we're</p> <p>14 going to be talking about EV vehicles. You may</p> <p>15 want to stick around and listen to that,</p> <p>16 because the trend is going up, but the beauty</p> <p>17 of it is, you don't have to go to the gas</p> <p>18 station, you don't have the fumes in the</p> <p>19 building, and you don't have the anxiety, you</p> <p>20 know, am I out of gas, and the batteries don't</p> <p>21 die, because these newer vehicles that are out</p> <p>22 now, all of the electronics run and drain those</p> <p>23 batteries, and you go out and you can't start</p> <p>24 it. So you're going to be dealing with elderly</p> <p>25 folks not able to start their cars.</p>	<p style="text-align: right;">Page 32</p> <p>1 I don't know if you have dealt with urban</p> <p>2 areas, but it's usually short hauls, as opposed</p> <p>3 to the longer hauls that help the alternator,</p> <p>4 you know, charge up that battery again. So</p> <p>5 those are any comments to you there, as far as</p> <p>6 the type of parking that you provide for the</p> <p>7 few that will drive, and I applaud your effort</p> <p>8 here. It's a beautiful building. So thank you</p> <p>9 for bringing it to this area.</p> <p>10 MR. ADAMS: Thank you. Sure.</p> <p>11 MS. MENENDEZ: I had a question as it</p> <p>12 relates to the comment about parking spaces.</p> <p>13 Can you describe a little bit of how your</p> <p>14 program works? So do you guys go ahead and do</p> <p>15 the driving for them? I mean, how does the</p> <p>16 programing for the facility work?</p> <p>17 MR. ADAMS: Yeah. Good question.</p> <p>18 Most of our communities have at least one</p> <p>19 community vehicle, that can either be reserved</p> <p>20 ahead of time -- sometimes we have two. So</p> <p>21 sometimes we have a Towncar and a van.</p> <p>22 Sometimes we just have a Towncar. Sometimes we</p> <p>23 just have a van. And it's geography related,</p> <p>24 you know, it's parking restriction related, et</p> <p>25 cetera.</p>

<p style="text-align: right;">Page 33</p> <p>1 So if we have a van, it's more outing type, 2 you know, let's go out to lunch together, but 3 generally when we have a Towncar, it's by 4 appointment, and it's more a medical 5 appointment or a visit of that sort, and we 6 have a driver at the community, someone who is 7 wearing a couple of different hats, who can 8 take the resident to where they need to get to. 9 But it's not a full service, you know, 10 chauffeur system, but there is some limited 11 drivers. 12 MS. MENENDEZ: But do you sell your program 13 basically saying that you would provide the 14 driving services? 15 MR. ADAMS: No. So we make it very clear 16 in the Residency Agreement how many trips per 17 month, and, again, different states have 18 actually rules about this, and I'm not a 19 hundred percent sure where Florida is on it, 20 but in our Residency Agreement, it will say, 21 you know, two free trips a month and other 22 trips, first come first served, kind of thing. 23 So we make it clear how often and how 24 frequently it's available for their use. 25 MS. MENENDEZ: So how do most of your</p>	<p style="text-align: right;">Page 34</p> <p>1 residents get around? 2 MR. ADAMS: Some take advantage of those 3 services and many get around by family members. 4 So they have a doctor's appointment on Tuesday 5 morning, the daughter picks them up that day, 6 bring them to the appointment, brings them 7 back, has lunch, and then leaves them there. 8 MS. MENENDEZ: So are you saying that most 9 of your residents are from area families that 10 put their elderly parents there? 11 MR. ADAMS: Yeah. So, actually, close to 12 75 percent of our residents are from a 15-mile 13 radius of that community. That fluctuates a 14 little bit, but the more urban a site is, so 15 this one I would consider pretty urban, the 16 smaller that 15-mile ring actually gets. I 17 would expect, you know, somewhere between 70 to 18 80 percent of the residents here are going to 19 be within something like 10 miles. 20 MS. MENENDEZ: And can you describe the 21 level of care that you provide at this facility 22 or will be providing at this facility? 23 MR. ADAMS: Sure. So, again, it's assisted 24 living and memory care. So we'll have two 25 neighborhood. In the assisted living</p>
<p style="text-align: right;">Page 35</p> <p>1 neighborhood, this is for individuals with 2 needs with activities of daily living. So 3 dressing, bathing, showering, toileting, 4 eating, medication reminders. So all of our 5 communities will have a nurse on staff, who can 6 provide medication, who can do some care 7 coordination with the family physician or 8 primary care provider, and then a care staff 9 reporting to that nurse, who helps the resident 10 tie their shoes in the morning, if they need 11 it, or take a bath a couple of times a week, as 12 needed, et cetera, et cetera. 13 And, then, on the memory care side, memory 14 care neighborhood is typically for someone with 15 advanced stage of dementia or Alzheimer's. We 16 care for about 10,000 of these residents across 17 the country. It is a secured neighborhood, so 18 they cannot go come and go as they please. 19 They can certainly circulate around the 20 community, with a caregiver with them, allowing 21 them, you know, access in and out of the 22 neighborhood with a family member with them, 23 but they are in there for their safety and 24 security, as well as to take care of those 25 activities of daily living needs.</p>	<p style="text-align: right;">Page 36</p> <p>1 The building will have a wellness center in 2 it, so on-site physical therapy, occupational 3 therapy, speech therapy will be available to 4 the residents, but that's provided by a third 5 party service, who will provide that in the 6 community. So it's non-healthcare activities 7 of daily living care. 8 MS. MENENDEZ: Okay. So most of your 9 residents have a need? 10 MR. ADAMS: Yes. The way Paul Klaassen, 11 our founder would say, is that you can count on 12 one hand the number of residents who have moved 13 into a Sunrise Senior Living Community without 14 needing to move in, and that's the assisted 15 living. That doesn't account for the 16 independent living neighborhoods, which are 17 very, very different. In assisted living, you 18 live there because you need some help. 19 MS. MENENDEZ: Okay. Thank you. 20 MR. ADAMS: Okay. Thank you. 21 MS. MENENDEZ: Any other comments from our 22 members? 23 MR. MANTECON: I just have one question, 24 and it's more, I think, for Ramon. 25 What prevents this building from ever</p>

<p style="text-align: right;">Page 37</p> <p>1 becoming a typical residential apartment</p> <p>2 building, and if that need were ever to arise,</p> <p>3 what process would it have to go through for</p> <p>4 that?</p> <p>5 MR. TRIAS: Well, it would have to be a</p> <p>6 different submittal to be approved by the</p> <p>7 Commission. I mean, in theory, that could take</p> <p>8 place, but the Conditions of Approval make it</p> <p>9 mandatory that it has to be an ALF.</p> <p>10 MR. MANTECON: Okay.</p> <p>11 MR. TRIAS: So short of doing a different</p> <p>12 project that goes through the whole process, it</p> <p>13 has to be what is proposed.</p> <p>14 MR. GRABIEL: Okay. Thank you.</p> <p>15 MS. MENENDEZ: Any other questions?</p> <p>16 MS. ANDERSON: No.</p> <p>17 MS. MENENDEZ: No?</p> <p>18 Okay. Do I have a motion?</p> <p>19 MR. GRABIEL: Yeah. I'd like to move for</p> <p>20 approval with all of the conditions that Staff</p> <p>21 has presented.</p> <p>22 MR. MANTECON: I'll second it.</p> <p>23 MS. VELEZ: I'll second it.</p> <p>24 Go ahead. Go ahead.</p> <p>25 MR. MANTECON: I'll second it.</p>	<p style="text-align: right;">Page 38</p> <p>1 MS. MENENDEZ: Okay. Can you call the</p> <p>2 roll, please?</p> <p>3 THE SECRETARY: Julio Grabiell?</p> <p>4 MR. GRABIEL: Yes.</p> <p>5 THE SECRETARY: Alex Mantecon?</p> <p>6 MR. MANTECON: Yes.</p> <p>7 THE SECRETARY: Maria Velez?</p> <p>8 MS. VELEZ: Yes.</p> <p>9 THE SECRETARY Rhonda Anderson?</p> <p>10 MS. ANDERSON: Yes.</p> <p>11 THE SECRETARY: Maria Menendez?</p> <p>12 MS. MENENDEZ: Yes.</p> <p>13 MR. GARCIA-SERRA: Thank you very much. I</p> <p>14 hope you have a good night.</p> <p>15 MS. MENENDEZ: Thank you. You, too.</p> <p>16 MR. ADAMS: Thank you all.</p> <p>17 MS. VELEZ: Thank you. Thank you.</p> <p>18 MR. MANTECON: Thank you.</p> <p>19 MS. ANDERSON: Thank you.</p> <p>20 MR. GRABIEL: Mr. Garcia-Serra, next time,</p> <p>21 I do need your AIA --</p> <p>22 MR. GARCIA-SERRA: My license? Let me see</p> <p>23 if I can get it between now and next month.</p> <p>24 MS. VELEZ: Madam Chair, I need to be</p> <p>25 excused.</p>
<p style="text-align: right;">Page 39</p> <p>1 MS. MENENDEZ: Yes.</p> <p>2 MS. VELEZ: Thank you.</p> <p>3 MS. MENENDEZ: Okay. Can we go to our next</p> <p>4 item? That would be E-1.</p> <p>5 MR. COLLIER: Item E-1, an Ordinance</p> <p>6 relating to the Zoning Code of the City of</p> <p>7 Coral Gables, Florida, adopted as Ordinance</p> <p>8 Number 2007-01, as amended, reorganizing the</p> <p>9 Zoning Code, revising and renumbering Article</p> <p>10 and Section numbers, but providing no</p> <p>11 substantive changes to the Zoning Code,</p> <p>12 providing for a repealer provision, a</p> <p>13 severability clause, codification and providing</p> <p>14 for an effective date.</p> <p>15 Item E-1, public hearing.</p> <p>16 MR. TRIAS: Madam Chair, today's item is</p> <p>17 the first of several items in the future in</p> <p>18 which the Zoning Code will be addressed. We</p> <p>19 have Elizabeth Plater-Zyberk, our consultant,</p> <p>20 that is going to explain what is being</p> <p>21 proposed.</p> <p>22 The changes today are only re-organization</p> <p>23 and re-labeling of some sections. There are no</p> <p>24 changes to the content of the Code or</p> <p>25 amendments to the text that affect the</p>	<p style="text-align: right;">Page 40</p> <p>1 substance of the Code. So I would encourage</p> <p>2 Liz to make her presentation, and then, if you</p> <p>3 have any questions, we'll help you.</p> <p>4 MS. MENENDEZ: Okay. Can you please state</p> <p>5 your name and address for the record, and</p> <p>6 welcome?</p> <p>7 MS. PLATER-ZYBERK: Good evening, Liz</p> <p>8 Plater-Zyberk, DPZ CoDesign, 1023 Southwest</p> <p>9 25th Avenue, Miami.</p> <p>10 MS. MENENDEZ: Thank you.</p> <p>11 MS. PLATER-ZYBERK: I'm a Coral Gables</p> <p>12 resident.</p> <p>13 So I believe you've seen some of the things</p> <p>14 I'll be showing you. There's about 10 slides.</p> <p>15 And the first part of this presentation is a</p> <p>16 little bit about the process, so that you</p> <p>17 understand why we are at this point now.</p> <p>18 So just a little bit of background. We</p> <p>19 started last year with several committees that</p> <p>20 were formed to guide us in the update of the</p> <p>21 Code, a Steering Committee, which is comprised</p> <p>22 of a variety of people, a Staff Committee,</p> <p>23 which represents a number of the agencies in</p> <p>24 the City, and we've had a number of other</p> <p>25 meetings. Representatives have met with us</p>

<p style="text-align: right;">Page 41</p> <p>1 early on, and we have come before this Board</p> <p>2 talking about the first phase of the work,</p> <p>3 which was an analysis, an assessment of the</p> <p>4 existing Code. So you can see where we are.</p> <p>5 Now, we've actually started working on</p> <p>6 these revisions, which I'm about to describe.</p> <p>7 So that preliminary assessment was a result of</p> <p>8 several of the Staff and Committee meetings,</p> <p>9 and, essentially, the first two items were</p> <p>10 coming up repeatedly in all of the meetings.</p> <p>11 One was, make the Code easier to use and</p> <p>12 clarify its organization, and then there was a</p> <p>13 lot of discussion about some contradictions in</p> <p>14 different aspects of the substance of the Code,</p> <p>15 or what we call the content, with regard to</p> <p>16 Site Specifics, several of the categories,</p> <p>17 MF-2, MFSA and Mixed-Use, that sometimes height</p> <p>18 and FAR regulations may need clarification.</p> <p>19 Parking is always part of any discussion about</p> <p>20 a Zoning Code, and there has been some push for</p> <p>21 reducing parking requirements. And, then, of</p> <p>22 course, discussion about the small sites in the</p> <p>23 City identified as less than 20,000 square</p> <p>24 feet.</p> <p>25 So, this evening, I'd like to point out</p>	<p style="text-align: right;">Page 42</p> <p>1 that having completed that assessment, and that</p> <p>2 was the first phase of the contract, we have</p> <p>3 entered the work of revising or updating the</p> <p>4 Code, and we're here to talk to you about what,</p> <p>5 in this slide, is pointed out to be Part One,</p> <p>6 the current work, which is the re-organization</p> <p>7 of the Table of Contents.</p> <p>8 So as Ramon Trias said at the outset, there</p> <p>9 is no -- all of the other items that I just</p> <p>10 listed were part of the discussions are not</p> <p>11 being addressed yet. I'm going to point out to</p> <p>12 you how the re-organization is being proposed.</p> <p>13 We think there's two subsequent steps. We</p> <p>14 know there's some small inconsistencies.</p> <p>15 They're in the Code right now, but they become</p> <p>16 evident when you do this re-organization and</p> <p>17 I'll speak about a few of them, which we will</p> <p>18 address following -- once this outline of the</p> <p>19 new organization has been finalized.</p> <p>20 We have done enough work moving these</p> <p>21 things around in the Code as a kind of test to</p> <p>22 understand the scope of that work and that it</p> <p>23 seems doable and relatively expediently.</p> <p>24 Once that's done and it's essentially</p> <p>25 usable in its current state, we would move on</p>
<p style="text-align: right;">Page 43</p> <p>1 to some of the changes or specific items in the</p> <p>2 content or substance that we feel that we've</p> <p>3 been asked to at least explore. So that would</p> <p>4 be Part Three. So today we're just dealing</p> <p>5 with the Table of Contents.</p> <p>6 I should say that when we first started out</p> <p>7 in those meetings, we didn't imagine that this</p> <p>8 would be the first step, but in discussing that</p> <p>9 list of items, from clarifying MF-2, in fact,</p> <p>10 it was one of the Staff members who said, "You</p> <p>11 know, this is really two different kinds of</p> <p>12 actions. Why don't you consider separating</p> <p>13 them and doing re-organization first and then</p> <p>14 working on the content later?" So we thought</p> <p>15 that was a good idea and everybody else seemed</p> <p>16 to agree, that it was, as well.</p> <p>17 So here, on the left, is the existing Table</p> <p>18 of Contents. You have essentially eight</p> <p>19 articles and a series of appendices. And on</p> <p>20 the right, you'll notice that we are suggesting</p> <p>21 sixteen articles and some changes to what is in</p> <p>22 the appendices. I think what we came to</p> <p>23 realize about this Code, and it had something</p> <p>24 to do with work we've been doing on Codes and</p> <p>25 inner suburbs in other parts of the country, is</p>	<p style="text-align: right;">Page 44</p> <p>1 that the Zoning Code that was essentially</p> <p>2 written in the '20s or that first framework for</p> <p>3 the Code, over many decades has accumulated not</p> <p>4 only changes to those first regulations, but</p> <p>5 also all sorts of new regulations, which, in</p> <p>6 essence, didn't have a place to be put in the</p> <p>7 Code.</p> <p>8 So, for instance, your Article 5,</p> <p>9 Development Standards, is a very dense chapter,</p> <p>10 full of many different things in it, which I</p> <p>11 wouldn't call it exactly a dumping ground, but</p> <p>12 it's where a lot of things got put because</p> <p>13 there was no better place for them, and much of</p> <p>14 what we've done is, tried to identify or</p> <p>15 characterize those different things into the</p> <p>16 categories which are making some of the new</p> <p>17 chapters.</p> <p>18 So as your Planning Director often points</p> <p>19 out, there was no parking requirement before</p> <p>20 the 1960s, and, you know, that's one of the</p> <p>21 most important things that ever comes up,</p> <p>22 right; important in terms of how much time one</p> <p>23 spends on it, and you can see it doesn't exist,</p> <p>24 really, in the original or in the existing</p> <p>25 Table of Contents.</p>

<p style="text-align: right;">Page 45</p> <p>1 So I'm going to just verbally tell you a</p> <p>2 few points about where the existing contents</p> <p>3 might end up in the proposed, and, then, if you</p> <p>4 have any questions about that, I'd be happy to</p> <p>5 answer them.</p> <p>6 But before I do, I just wanted to point out</p> <p>7 to you that we have a way of tracking where</p> <p>8 things are going from the existing to the</p> <p>9 proposed, and it's graphic, as well as text.</p> <p>10 Sorry.</p> <p>11 So General Provisions, for instance, stays</p> <p>12 exactly where it is, at the beginning of the</p> <p>13 Code, and we don't foresee large changes in</p> <p>14 that. Article 2 in the existing, Decision</p> <p>15 Making and Administrative Bodies, remains</p> <p>16 together and becomes Article 14, Process.</p> <p>17 We think that most people go into a</p> <p>18 document like this and they want to find out</p> <p>19 what it's saying about the property they're</p> <p>20 interested in first, and then the process of</p> <p>21 how you get there can occur later. So that's</p> <p>22 why we're suggesting that it should move</p> <p>23 towards the end.</p> <p>24 Article 3, Development Review, gets put</p> <p>25 into several different places, certainly into</p>	<p style="text-align: right;">Page 46</p> <p>1 Process. There's a proposal that there be a</p> <p>2 separate article for Notices, which is</p> <p>3 currently in Development Review. So you'll see</p> <p>4 that is Article 15. Historic Preservation is</p> <p>5 being pulled out to be its own article, as</p> <p>6 well, Art -- and as well, Art in Public Spaces.</p> <p>7 In Article 4, the Zoning Districts, that</p> <p>8 largely goes to Article 2, which is the Zoning</p> <p>9 Districts, which pushes that to the front of</p> <p>10 the document, and then there are a few things</p> <p>11 in Article 4, under Zoning Districts, which</p> <p>12 really should be in appendices, given what's in</p> <p>13 there now. So we'll be moving the University</p> <p>14 Campus District and making it Appendix E, and</p> <p>15 the Business Improvement Overlay District,</p> <p>16 which really isn't a Zoning District, it's</p> <p>17 about management, into Appendix E. So, you</p> <p>18 know, it's not regulating the other things that</p> <p>19 the Zoning Districts generally are regulating.</p> <p>20 Article 5, Development Standards, the one</p> <p>21 that was -- I think you'd had -- it has over 28</p> <p>22 divisions or it has 28 divisions, is largely</p> <p>23 going into Article 3, on Uses, which is where</p> <p>24 most of the content -- what most of the content</p> <p>25 is about, but some of it is going to Historic</p>
<p style="text-align: right;">Page 47</p> <p>1 Preservation and Parking and Access Process and</p> <p>2 there's a new article on Architecture, and so</p> <p>3 some of Article 5, Development Standards, go</p> <p>4 into that.</p> <p>5 Article 6, Non-Conformities and Lawfully</p> <p>6 Existing Uses will have its own Article 13. It</p> <p>7 doesn't seem -- it seems like that can be</p> <p>8 towards the end of the document.</p> <p>9 Article 7, Violations, will become part of</p> <p>10 14, Process, and Article 8, definitions, will</p> <p>11 remain the final chapter, which is definitions.</p> <p>12 So you can see how the appendices increase</p> <p>13 by the two, D and E -- A, B, C, D and E now,</p> <p>14 putting all of the kind of Special Districts</p> <p>15 into that part of the Code.</p> <p>16 So this is really what we're asking you to</p> <p>17 approve, so that we can go on and really work</p> <p>18 on the content changes. First, the text</p> <p>19 refinements and then the context changes. So</p> <p>20 those text refinements, of course, involve when</p> <p>21 there are references to other parts of the</p> <p>22 Code, that you're putting the right reference</p> <p>23 in, under the new organization, and then some</p> <p>24 of the inconsistencies that I mentioned are,</p> <p>25 for instance, there are a few things under</p>	<p style="text-align: right;">Page 48</p> <p>1 Accessory Uses, which are really not uses,</p> <p>2 there are things like trellis and patio</p> <p>3 pavement, and they probably should end up in</p> <p>4 the Architecture article that's being</p> <p>5 introduced. So it wouldn't be really changing</p> <p>6 any of the standards, but maybe relocating</p> <p>7 where some things go.</p> <p>8 I think probably that's enough for now,</p> <p>9 until you have questions.</p> <p>10 MS. MENENDEZ: Okay. Thank you.</p> <p>11 Do we have anybody from the public that</p> <p>12 would like to speak to this matter?</p> <p>13 Okay. How about the Board Members?</p> <p>14 MR. GRABIEL: I have a couple of questions.</p> <p>15 Liz, what does the new Article 12, Ambience</p> <p>16 Standards, what does that mean?</p> <p>17 MS. PLATER-ZYBERK: So this is still a</p> <p>18 question -- there are -- this might be noise</p> <p>19 and other things, which maybe should be in the</p> <p>20 City Charter. There are a few things like that</p> <p>21 in the Code. And so it's -- in a sense, it's a</p> <p>22 placeholder for some things that maybe don't</p> <p>23 belong there.</p> <p>24 MR. GRABIEL: Okay.</p> <p>25 MR. TRIAS: Yeah. We may recommend to</p>

<p style="text-align: right;">Page 49</p> <p>1 remove a few thing from the Zoning Code and</p> <p>2 place them in the City Code, because they're</p> <p>3 not -- they're more maintenance or operational</p> <p>4 standards. So that's one of the issues that</p> <p>5 may come up in the technical corrections, in</p> <p>6 the second phase.</p> <p>7 MS. MENENDEZ: So you might be removing</p> <p>8 Article 12?</p> <p>9 MS. PLATER-ZYBERK: You know --</p> <p>10 MS. MENENDEZ: Or re-numbering?</p> <p>11 MS. PLATER-ZYBERK: It depends.</p> <p>12 MR. TRIAS: I don't think we're ready to</p> <p>13 make a recommendation right now, but we will</p> <p>14 recommend some removals certainly.</p> <p>15 MS. MENENDEZ: Okay. Okay. Any other</p> <p>16 question?</p> <p>17 MR. GRABIEL: No. That was the thing that</p> <p>18 hit me as, I didn't know what it means.</p> <p>19 MS. MENENDEZ: Alex, do you have any</p> <p>20 questions?</p> <p>21 MR. MANTECON: I had one question. So</p> <p>22 sometimes, you know, there are certain parts of</p> <p>23 the Code that make sense when they're in</p> <p>24 context, like within the same paragraph or</p> <p>25 within like a subparagraph or something like</p>	<p style="text-align: right;">Page 50</p> <p>1 that, and, then, if it gets moved to another</p> <p>2 article or something else, obviously that would</p> <p>3 feel like it's out of context or it's maybe</p> <p>4 making reference to something that is not in</p> <p>5 the same context.</p> <p>6 So how do you -- I mean, has this been</p> <p>7 looked at, to make sure that when it gets</p> <p>8 rewritten, that, you know, developers or us, as</p> <p>9 Staff or Legal, aren't going to be having</p> <p>10 issues with being able to, you know, understand</p> <p>11 certain parts of the Code?</p> <p>12 MS. PLATER-ZYBERK: Yeah. You know, we</p> <p>13 have actually looked through -- I'm here with</p> <p>14 Judy Bell, who has been doing a lot of this</p> <p>15 work for -- but we've -- others of us have been</p> <p>16 looking at with her very thoroughly and we're</p> <p>17 confident that that can be managed in this next</p> <p>18 phase.</p> <p>19 So it's always a whole section or division</p> <p>20 that's moving around and never pieces of it,</p> <p>21 except maybe when the trellis moves to</p> <p>22 Architecture.</p> <p>23 MR. TRIAS: Yeah.</p> <p>24 Mr. Mantecon, what I would say to you is</p> <p>25 that we're actually doing the opposite of what</p>
<p style="text-align: right;">Page 51</p> <p>1 you're assuming. Because, for example, if you</p> <p>2 look at the Table of Contents, and I ask you,</p> <p>3 "Where is parking?"</p> <p>4 "I don't know."</p> <p>5 MR. MANTECON: Yeah.</p> <p>6 MR. TRIAS: Right. So we're clarifying it</p> <p>7 by having Parking, by having Architecture, by</p> <p>8 having Landscape, by giving context to the</p> <p>9 actual requirements. Right now they happen to</p> <p>10 be in a very confusing setup, and it's</p> <p>11 confusing to me sometimes and this is what I do</p> <p>12 for a living, so imagine that.</p> <p>13 So I think that, from my perspective, that</p> <p>14 Table of Contents basically talks about the</p> <p>15 issues directly.</p> <p>16 MR. BEHAR: I'm involved in the Steering</p> <p>17 Committee, a part of the Steering Committee,</p> <p>18 and the idea here is really to simplify this</p> <p>19 whole process. So, right now, if you go into</p> <p>20 the Code, you've got to go around in different</p> <p>21 sections to find your answer. The intent here,</p> <p>22 and I think what we're going to try to get to</p> <p>23 and Liz is going to get to, is to simplify that</p> <p>24 process, to make it easier.</p> <p>25 If you're going to look at parking, you go</p>	<p style="text-align: right;">Page 52</p> <p>1 directly to Parking, you don't have to go to</p> <p>2 Article 4, Article 5, you know, to find out.</p> <p>3 That's the idea.</p> <p>4 MR. MANTECON: No, I get all that. My</p> <p>5 concern is only, like if you were to take a</p> <p>6 book and you take one paragraph out of that</p> <p>7 book and that paragraph is in context to</p> <p>8 everything else that's happening in that</p> <p>9 chapter, and you take that paragraph and put it</p> <p>10 somewhere else, it won't make sense wherever</p> <p>11 it's put. I just want to make sure that that</p> <p>12 is not happening, so it doesn't --</p> <p>13 MS. PLATER-ZYBERK: Yeah. So that was a</p> <p>14 concern the Committee raised and that's why we</p> <p>15 actually went through the whole book, word for</p> <p>16 word.</p> <p>17 MR. MANTECON: Okay.</p> <p>18 MS. PLATER-ZYBERK: I think Judy has it</p> <p>19 almost memorized.</p> <p>20 MR. MANTECON: Yeah. That was just my</p> <p>21 question.</p> <p>22 MS. PLATER-ZYBERK: And I think I would</p> <p>23 second what Ramon Trias has just said, which is</p> <p>24 that if it were written like a novel, in which</p> <p>25 things were in logical sequence, that would be</p>

<p style="text-align: right;">Page 53</p> <p>1 a great concern, but the current one is not in 2 that sequence, so I can hardly think that we 3 would make it worse. 4 MR. MANTECON: Got it. By when does Staff 5 have to memorialize all of these sections? 6 MR. TRIAS: The good news is that the new 7 version is more intuitive, and, secondly, we're 8 also going to place it on Municode, which is a 9 web-based system that has most of the Codes in 10 the United States. So that's another one of 11 the things that are going to come out of this 12 process, so it will be much easier to use. 13 Right now, we have a web -- I'm sorry, we 14 have a Word document that one of our Staff 15 people updates. We're going to change that to 16 the Municode process, which I think -- 17 Mr. Behar, I suppose -- 18 MR. BEHAR: Absolutely. That's going to be 19 much easier to find the information that you're 20 looking for. 21 MS. ANDERSON: Yeah. I would be more 22 concerned if there were edits to the language. 23 I mean, looking at the Statutes, you usually 24 have a historical note at the bottom, that used 25 to be formerly section so and so, and that's</p>	<p style="text-align: right;">Page 54</p> <p>1 more important when you're interpreting 2 statutes that affect people that are charged 3 with crimes and what the intent of the statute 4 was. 5 I think this is a re-organization that 6 makes sense, and I think it's very intuitive. 7 I mean, I think there are some issues that we 8 need to address for the future, but that's in 9 Part Three that we're going to be getting into 10 those. I have a wish list for you. 11 MR. COLLIER: With respect to the looking at 12 the history -- excuse me -- the actual 13 Ordinance will have the strike through where 14 you will see where it was in the Code and what 15 new section it will be. You will only have the 16 actual titles, because once this is adopted, 17 the Staff, with the assistance of the 18 consultant, are going to take the substantive 19 pieces and put them in the order -- in the new 20 order that's proposed. So we'll save a lot of 21 trees, because we're not doing that until the 22 very end. 23 MS. MENENDEZ: Will you be making 24 references to the actual Ordinance numbers that 25 approved these types of changes to our Zoning</p>
<p style="text-align: right;">Page 55</p> <p>1 Code, when they come in the future, or even if 2 we have the information now, like the City Code 3 does? The City Code provides for the 4 regulation that allowed it to exist. 5 Is that something we're doing with our 6 Zoning Code or that really hasn't been -- 7 MS. PLATER-ZYBERK: I don't know. 8 MR. COLLIER: Well, I will explain why those 9 references are there. That's one of the 10 advantages of Munico. Once a Code is put on 11 Municode, and then amendments are made to a 12 particular section, the editors of Municode 13 note what Ordinance number -- 14 MS. MENENDEZ: I see. Which is excellent. 15 MR. COLLIER: Right. It's very helpful to 16 be able to go back and do that. 17 MS. MENENDEZ: Right. 18 MR. COLLIER: So one of the advantages of 19 moving to Municode is that, going forward, they 20 will, when they receive Ordinances, when we 21 adopt an Ordinance maybe making a change to 22 something in the Zoning Code, Municode makes a 23 reference as to what Ordinance it was. 24 MS. MENENDEZ: Moving forward. 25 MR. COLLIER: Moving forward.</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. MENENDEZ: We really don't have that 2 historically, because they don't manage our 3 Zoning Code, per se. 4 MR. COLLIER: Well, right. They haven't 5 managed our Zoning Code. 6 MS. MENENDEZ: But the intent is to add it 7 there to the Municode system? 8 MR. COLLIER: Yes. I mean, Municode does 9 that as part of their process when something 10 gets updated. The other advantage, of course, 11 is the search function from Municode is a bit 12 more robust than doing a Control-F and taking 13 words. So that's going to be a plus, too. 14 MS. MENENDEZ: Yes. Right. From my 15 perspective, this Phase One might change, 16 right, because as we start looking at the 17 content, we might decide, like you pointed out 18 in this Article 12, that there might be a 19 situation where we'll be removing things or 20 maybe even eliminating an article, maybe 21 changing the numbers? 22 So would it be my -- I would think that 23 this is like a tentative recommendation type 24 thing, with the idea that this might change in 25 the future.</p>

<p style="text-align: right;">Page 57</p> <p>1 MS. PLATER-ZYBERK: You know, we're pretty</p> <p>2 confident that this is a good outline. We've</p> <p>3 been through this several times, and most of</p> <p>4 the things that change would be inside the</p> <p>5 article.</p> <p>6 MS. MENENDEZ: Inside? Okay.</p> <p>7 MR. TRIAS: Yeah.</p> <p>8 MS. PLATER-ZYBERK: Like the Zoning</p> <p>9 District might have changes, the Uses might</p> <p>10 have changes. You might be -- you'll probably</p> <p>11 be adding some things about sustainability and</p> <p>12 resilience that don't exist, but that can only</p> <p>13 become more important in the long run.</p> <p>14 So until you do a really large kind of</p> <p>15 rethinking of it again, which one always does</p> <p>16 every some decades, I think this is -- this</p> <p>17 will stand up to good function for a while.</p> <p>18 MS. MENENDEZ: Okay.</p> <p>19 MS. PLATER-ZYBERK: For a while good.</p> <p>20 MS. MENENDEZ: Okay. Good.</p> <p>21 Any other questions, Julio?</p> <p>22 MR. GRABIEL: Yeah.</p> <p>23 I guess it's to Staff and the consultant.</p> <p>24 Schedule what is -- looking forward, what's the</p> <p>25 schedule on this effort?</p>	<p style="text-align: right;">Page 58</p> <p>1 MS. PLATER-ZYBERK: We can move directly</p> <p>2 into what we call Part 2, and I think we said</p> <p>3 that we would be working on that for the next</p> <p>4 month, and that we can come back with -- in a</p> <p>5 month or -- well, to come back here in a month,</p> <p>6 it means two weeks.</p> <p>7 MR. TRIAS: Yes.</p> <p>8 MS. PLATER-ZYBERK: So maybe it's the</p> <p>9 second month, to come back with the document in</p> <p>10 its entirety, in the new format. That's the</p> <p>11 next step.</p> <p>12 MR. TRIAS: I think Part 2 is relatively</p> <p>13 straight-forward. Part 3 may be take a little</p> <p>14 bit longer, which is the changes on the</p> <p>15 content, and my expectation is to get done by</p> <p>16 the end of the year. It may take several</p> <p>17 meetings, depending on your input. So we'll</p> <p>18 see how that goes.</p> <p>19 But I think that if we were to do Part 1</p> <p>20 and 2, we've done a lot, actually. So it's up</p> <p>21 to you how much detail and how much discussion</p> <p>22 you want to have with the rest of the</p> <p>23 amendments.</p> <p>24 MS. MENENDEZ: What is Part 2 again?</p> <p>25 MR. TRIAS: Part 2 is the technical</p>
<p style="text-align: right;">Page 59</p> <p>1 corrections, whatever is to be removed, or</p> <p>2 consistency.</p> <p>3 MS. PLATER-ZYBERK: It's on the screen</p> <p>4 again.</p> <p>5 So that's not changing the substance, but</p> <p>6 it's making sure that when it refers to another</p> <p>7 article, that it's giving you the new location</p> <p>8 or, to use the same example, moving trellises</p> <p>9 into Architecture.</p> <p>10 MR. TRIAS: Or maybe removing some sections</p> <p>11 altogether from the Code. I would expect that</p> <p>12 that would be part of Part 2, if we decide to</p> <p>13 recommend that.</p> <p>14 MS. PLATER-ZYBERK: Yeah. An obvious one</p> <p>15 is Development -- DIRs, Development of Regional</p> <p>16 Impact. You know, that doesn't exist anymore.</p> <p>17 And we've already begun analysis of some of</p> <p>18 the parts that are the substance. We're not</p> <p>19 asking -- we haven't made any suggestions about</p> <p>20 that, and we're not making any proposals about</p> <p>21 those, but we just want you to know that we're</p> <p>22 moving ahead on the next phases.</p> <p>23 MR. MANTECON: I think Part 2 basically</p> <p>24 answers my question. That was my concern.</p> <p>25 MS. PLATER-ZYBERK: Yes. Yeah.</p>	<p style="text-align: right;">Page 60</p> <p>1 MS. MENENDEZ: Okay. Any other questions</p> <p>2 or comments?</p> <p>3 MS. ANDERSON: No.</p> <p>4 MS. MENENDEZ: No? Hearing none.</p> <p>5 No motion?</p> <p>6 MR. TRIAS: Yes. Yes. Staff recommends</p> <p>7 approval and requests a motion from you.</p> <p>8 MS. MENENDEZ: Okay.</p> <p>9 MR. GRABIEL: I move to approve.</p> <p>10 MS. ANDERSON: I'll second.</p> <p>11 MR. MANTECON: I second it.</p> <p>12 MS. MENENDEZ: I'm sorry?</p> <p>13 MS. ANDERSON: Second.</p> <p>14 MS. MENENDEZ: Second.</p> <p>15 Okay. Can you call the roll, please?</p> <p>16 THE SECRETARY: Alex Mantecon?</p> <p>17 MR. MANTECON: Yes.</p> <p>18 THE SECRETARY: Rhonda Anderson?</p> <p>19 MS. ANDERSON: Yes.</p> <p>20 THE SECRETARY: Robert Behar?</p> <p>21 MR. BEHAR: Yes.</p> <p>22 THE SECRETARY: Julio Grabiell?</p> <p>23 MR. GRABIEL: Yes.</p> <p>24 THE SECRETARY: Maria Menendez?</p> <p>25 MS. MENENDEZ: Yes. Thank you.</p>

<p style="text-align: right;">Page 61</p> <p>1 MS. PLATER-ZYBERK: Thank you very much.</p> <p>2 Good night.</p> <p>3 MR. MANTECON: Thank you.</p> <p>4 MS. MENENDEZ: Mr. City Attorney, can you</p> <p>5 please read the last item, which is E-4?</p> <p>6 MR. COLLER: Yes.</p> <p>7 Item E-4, an Ordinance of the City</p> <p>8 Commission of Coral Gables, Florida providing</p> <p>9 for text amendments to the City of Coral Gables</p> <p>10 Official Zoning Code, by amending Article 5,</p> <p>11 "Development Standards," Section 5-1409,</p> <p>12 "Amount of required parking," increasing the</p> <p>13 number of parking charging station under</p> <p>14 certain circumstances; providing for</p> <p>15 severability, repealer, codification and an</p> <p>16 effective date.</p> <p>17 MR. TRIAS: Madam Chair, about a year ago</p> <p>18 you worked on the first version of this</p> <p>19 Ordinance, and since then there were some</p> <p>20 requests to clarify and add some more detail.</p> <p>21 Mr. Gus Ceballos, who is an Assistant City</p> <p>22 Attorney, worked on the Ordinance and is ready</p> <p>23 to answer any questions, but this is basically</p> <p>24 an improvement on that first Ordinance that</p> <p>25 they worked on a year ago.</p>	<p style="text-align: right;">Page 62</p> <p>1 MS. MENENDEZ: Could you just go over</p> <p>2 briefly the changes or the improvements that</p> <p>3 have been made to the Ordinance?</p> <p>4 MR. CEBALLOS: My pleasure.</p> <p>5 Predominantly what's been done originally</p> <p>6 from the first proposal is, there was a bit of</p> <p>7 vagueness when it came to how somebody could</p> <p>8 meet the requirements of our electrical vehicle</p> <p>9 charging requirement in the City. Basically,</p> <p>10 under the existing Code, if you look at Section</p> <p>11 F, on the very -- the second page, in the</p> <p>12 Electrical Vehicle Charging, under F, it</p> <p>13 says -- it basically said that all new</p> <p>14 multi-family mixed-use or hotel developments,</p> <p>15 with 20 units or more, shall provide access of</p> <p>16 240 volt capabilities throughout the garage.</p> <p>17 The issue with that is, that is very vague,</p> <p>18 in terms of technical specifications.</p> <p>19 Technically you could meet that requirement</p> <p>20 with a single 240 volt line run throughout the</p> <p>21 entire garage, which anybody with knowledge of</p> <p>22 electrical vehicle charging, would charge one</p> <p>23 vehicle, not 400 parking spaces. It would only</p> <p>24 work for one.</p> <p>25 This issue was brought up to the</p>
<p style="text-align: right;">Page 63</p> <p>1 Commission. The Commission requests that the</p> <p>2 breakdown be as what you see here today, which</p> <p>3 is that the electrical vehicle charging</p> <p>4 required will still remain two percent. That</p> <p>5 means that actual stations, with vehicle</p> <p>6 charging stations, ready to go, you can bring</p> <p>7 your car in, you can park and you can charge,</p> <p>8 so anytime there's more than 20 percent, two</p> <p>9 percent -- any more than 20 units in a</p> <p>10 multi-family building, two percent will be</p> <p>11 dedicated to that.</p> <p>12 The second tier will be three percent, and</p> <p>13 that is what's called EV ready. EV ready</p> <p>14 means, the pipes are there. The electrical</p> <p>15 wiring is there. What's not there is the final</p> <p>16 charging station. So, basically, somebody</p> <p>17 rents a unit, buys a unit in a building, let's</p> <p>18 say the two percent is already occupied,</p> <p>19 there's still this three percent available for</p> <p>20 a new resident to come in, you buy the</p> <p>21 equipment, it's only a few hundred dollars,</p> <p>22 that basically allows you to install it on-site</p> <p>23 and you're ready to go.</p> <p>24 MR. GRABIEL: This is three percent, in</p> <p>25 addition to the two percent?</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. CEBALLOS: Correct. Correct.</p> <p>2 And, then, last would be 15 percent for a</p> <p>3 total of 20 percent. That last 15 percent is</p> <p>4 what's called EV capable. EV capable means,</p> <p>5 all of the initial legwork is being done with</p> <p>6 part of the new construction, meaning the</p> <p>7 conduits are being run, the space in the volt</p> <p>8 box is being accounted for, so that, in the</p> <p>9 future, if someone decides that they need to</p> <p>10 install more electrical vehicle charging</p> <p>11 stations, it's just a matter of running the</p> <p>12 wires. All of the actual groundwork is already</p> <p>13 there.</p> <p>14 So that's pretty much it, in a nutshell.</p> <p>15 Do you have any --</p> <p>16 MR. BEHAR: That would be a total of 20</p> <p>17 percent of the total amount?</p> <p>18 MR. CEBALLOS: Correct.</p> <p>19 MR. BEHAR: So let's say a big development</p> <p>20 comes and you have 600 spaces, 120 spaces have</p> <p>21 to be prepped to receive that, right?</p> <p>22 MR. CEBALLOS: Well, two percent would be</p> <p>23 ready. You have to make them good to go. So</p> <p>24 you would have 12 parking spaces that have</p> <p>25 charges. You can plug-in right now.</p>

<p style="text-align: right;">Page 65</p> <p>1 MR. BEHAR: Right. Two percent.</p> <p>2 MR. CEBALLOS: Then you would have 18 that</p> <p>3 would be EV ready, which means the conduit is</p> <p>4 there and the wires are there, the breakers are</p> <p>5 there. Everything else is there. You just</p> <p>6 need to actually install the charger.</p> <p>7 MR. BEHAR: Right.</p> <p>8 MR. CEBALLOS: And then the remaining 15</p> <p>9 percent would basically just be the pipes and</p> <p>10 the conduits and everything else --</p> <p>11 MR. BEHAR: But the addition of the 15</p> <p>12 percent would go up to like 120 spaces, because</p> <p>13 if you've got -- I'm using the example of 600</p> <p>14 spaces.</p> <p>15 MR. CEBALLOS: Correct.</p> <p>16 MS. MENENDEZ: These requirements that you</p> <p>17 have listed, are these like standard</p> <p>18 requirements? Because my understanding is that</p> <p>19 different electrical vehicles have different</p> <p>20 types of chargers.</p> <p>21 MR. CEBALLOS: Every single vehicle can use</p> <p>22 a standard Level 2 charger. The only time that</p> <p>23 there is changes is in terms of the actual plug</p> <p>24 that goes into the vehicle and in terms of</p> <p>25 what's called super chargers, which is a Tesla</p>	<p style="text-align: right;">Page 66</p> <p>1 product, which that's not being considered</p> <p>2 here, because the energy requirements are</p> <p>3 simply not something that's feasible at this</p> <p>4 moment.</p> <p>5 Every other -- whether it's a Tesla,</p> <p>6 whether it's a Chevy, whether it's a Ford,</p> <p>7 everybody can use a standard Level 2 charger.</p> <p>8 The amps is the same across the board.</p> <p>9 MS. ANDERSON: Tesla can use a Level 2</p> <p>10 charger, as well.</p> <p>11 MR. CEBALLOS: Correct. Correct. Oh, you</p> <p>12 can charge a Tesla with a Level 1 charger.</p> <p>13 MS. ANDERSON: You can, and I charge my</p> <p>14 Volt with a Level 1 charger.</p> <p>15 MS. MENENDEZ: Did you become an expert in</p> <p>16 this area when you took on this assignment?</p> <p>17 MR. CEBALLOS: I have, yes.</p> <p>18 MR. TRIAS: And he was so nice that he came</p> <p>19 to make the presentation for us, so we're very</p> <p>20 lucky.</p> <p>21 MS. ANDERSON: Well, I did send out a few</p> <p>22 pieces of material --</p> <p>23 MR. TRIAS: I was going to add, yes, please</p> <p>24 make your presentation, Ms. Anderson.</p> <p>25 MS. ANDERSON: Yeah, I'll make my</p>
<p style="text-align: right;">Page 67</p> <p>1 presentation. And, you know, there's always</p> <p>2 something new in this area, and the last time I</p> <p>3 did the research was probably about six months</p> <p>4 ago, and I'm happy to see that there's more</p> <p>5 products out there. You can actually buy a</p> <p>6 cord, just like I have for my Level 1 charging,</p> <p>7 that you can plug right into the 240 volt</p> <p>8 outlet.</p> <p>9 So if there's a plug there, ready to go, it</p> <p>10 would be much more enticing for someone to say,</p> <p>11 "Oh, it's not so much of a hassle for me to buy</p> <p>12 the electric vehicle."</p> <p>13 And looking at the number of vehicles that</p> <p>14 have come online since 2016, because I wanted</p> <p>15 to buy a plug-in back in 2016, I had the wide</p> <p>16 choice of getting -- either ordering a Tesla,</p> <p>17 which I wouldn't get for years, looking at a</p> <p>18 Chevy Volt, which was available then, 2017 was</p> <p>19 available, and I get about 60 to 70 miles range</p> <p>20 on that, or a Nissan Leaf, and my dogs won't</p> <p>21 fit in a Nissan Leaf. So that made that</p> <p>22 simple.</p> <p>23 But, now, one of the things that I found</p> <p>24 shows that we have 55 different vehicles out</p> <p>25 there that are coming on the market. The</p>	<p style="text-align: right;">Page 68</p> <p>1 number of sales that we had in January alone</p> <p>2 are five times more than we had in all of 2018.</p> <p>3 So we're experiencing a massive increase in</p> <p>4 production, and I would say that manufacturers,</p> <p>5 such as BMW, Mercedes, Audi, and Volvo, that</p> <p>6 have sunk the money into these projects to</p> <p>7 create all of these new vehicles, must know</p> <p>8 what the public really wants.</p> <p>9 And I can tell you, from someone that is</p> <p>10 driving one, I don't suffer from the anxiety of</p> <p>11 getting gas in the morning, ever. I probably</p> <p>12 fill my vehicle, because mine is a hybrid, once</p> <p>13 a year.</p> <p>14 MS. MENENDEZ: Oh, wow.</p> <p>15 MS. ANDERSON: I'm serious. It's only when</p> <p>16 I go to Orlando, somewhere beyond the 60 to</p> <p>17 70-mile range, then I need it. And if I had</p> <p>18 one of these vehicles, I probably wouldn't need</p> <p>19 to buy gas at all, some of these newer</p> <p>20 vehicles, because you have 100, 200, 300 mile</p> <p>21 ranges.</p> <p>22 I know where there's a restaurant in West</p> <p>23 Palm Beach that I can stop at and get charge.</p> <p>24 I know that I have free charging in Winter</p> <p>25 Park, in Orlando, you know, and I hunt and shop</p>

<p style="text-align: right;">Page 69</p> <p>1 for things that way.</p> <p>2 So if we're really going to be on the</p> <p>3 cutting edge here, to encourage people to buy</p> <p>4 vehicles that provide us cleaner air for our</p> <p>5 cities to walk in, and I always felt that that</p> <p>6 was something that we could really be a</p> <p>7 forefront on, if we stop burning fuels -- when</p> <p>8 I went to Chicago some 20 years ago, and had to</p> <p>9 gasp for air in those streets, like we're</p> <p>10 starting to have to do here now, when you have</p> <p>11 the trucks and then the idling vehicles going</p> <p>12 by, if we build it, they will come. If we</p> <p>13 offer it, people will buy it.</p> <p>14 And when I was on the Sustainability Board,</p> <p>15 people came in there and said, "Because you all</p> <p>16 have charging stations, I felt comfortable</p> <p>17 buying a vehicle." If we build apartment units</p> <p>18 without them, people don't have the choice. My</p> <p>19 daughter in Nevada doesn't have that choice</p> <p>20 right now, because there are not apartments</p> <p>21 available that offer charging.</p> <p>22 And this is a topic that we need to explore</p> <p>23 even more, you know, do we provide guidelines</p> <p>24 for residents that don't have a driveway or</p> <p>25 sufficient space for all of their vehicles for</p>	<p style="text-align: right;">Page 70</p> <p>1 charging in the future.</p> <p>2 One of the things that I provided you was</p> <p>3 these pads that people can drive onto. You</p> <p>4 don't need to get out of the car and plug it</p> <p>5 in. You just park it. I mean, is this</p> <p>6 something feasible in our swales? I don't</p> <p>7 know. I don't know.</p> <p>8 MR. CEBALLOS: I would not be able to tell</p> <p>9 you.</p> <p>10 MS. ANDERSON: That is something you need</p> <p>11 to look at. I mean, if it's feasible in</p> <p>12 parking garages, there might be, you know, an</p> <p>13 application based on elevation and flooding and</p> <p>14 so forth that might work.</p> <p>15 MR. CEBALLOS: My concern would be the</p> <p>16 infrastructure. The swale would probably be a</p> <p>17 little bit more difficult than the parking</p> <p>18 garage.</p> <p>19 MS. ANDERSON: It depends on the drainage.</p> <p>20 MR. CEBALLOS: I'm saying, to get the</p> <p>21 appropriate --</p> <p>22 MR. BEHAR: To create the infrastructure</p> <p>23 will be a huge undertaking.</p> <p>24 MR. CEBALLOS: Yeah. To get that type of</p> <p>25 electrical equipment there. I mean, I'm not</p>
<p style="text-align: right;">Page 71</p> <p>1 saying it's not possible. I'm an attorney. I</p> <p>2 am not an engineer in any which way.</p> <p>3 MS. MENENDEZ: You're our expert now.</p> <p>4 MR. CEBALLOS: A little bit.</p> <p>5 MS. MENENDEZ: A little bit, yeah.</p> <p>6 MS. ANDERSON: A conduit under the sidewalk</p> <p>7 and away you go, I would think. You know, put</p> <p>8 the wires through, you know, and just have it</p> <p>9 well sealed, I would think. But, I mean,</p> <p>10 unless we make it possible for someone to make</p> <p>11 these choices, they're not going to be able to</p> <p>12 make the choices.</p> <p>13 You know, keep in mind, most of our</p> <p>14 pollution is not from power plants, it's from</p> <p>15 cars. You know, that's a big chunk there.</p> <p>16 MS. MENENDEZ: Thank you for sharing that</p> <p>17 information.</p> <p>18 MS. ANDERSON: Okay.</p> <p>19 MS. MENENDEZ: No, and the information you</p> <p>20 provided is --</p> <p>21 MS. ANDERSON: You have a plug on this one.</p> <p>22 I was tickled. I'm thinking of getting one.</p> <p>23 MS. MENENDEZ: Any other comments?</p> <p>24 MR. MANTECON: I have a question. So what</p> <p>25 percentage of the sales of all cars are either</p>	<p style="text-align: right;">Page 72</p> <p>1 hybrids, which -- not hybrids, electric,</p> <p>2 because there are some electric cars that are</p> <p>3 the electric slash -- like the Chevy Volt, for</p> <p>4 example, that can be charged, but also happens</p> <p>5 to be a hybrid.</p> <p>6 But what percentage of cars that can be</p> <p>7 plugged in are being sold in the market today?</p> <p>8 MS. ANDERSON: Currently?</p> <p>9 MR. MANTECON: Currently.</p> <p>10 MS. ANDERSON: Currently, in the United</p> <p>11 States, this past month, 17,040 vehicles were</p> <p>12 sold, and all of last year, last year, you had</p> <p>13 less, 12,009. People, in the United States,</p> <p>14 are moving in this direction.</p> <p>15 MR. MANTECON: No, I understand. My</p> <p>16 question is, what percentage of the cars being</p> <p>17 sold as a whole, so plug-in capable cars versus</p> <p>18 gas only cars?</p> <p>19 MS. ANDERSON: GM shutdown their facilities</p> <p>20 and are going to all electric. I mean, that's</p> <p>21 been in the headlines.</p> <p>22 MS. MENENDEZ: I don't know if anybody has</p> <p>23 that answer.</p> <p>24 MS. ANDERSON: I don't know if we can</p> <p>25 project from the ten years, but based upon the</p>

<p style="text-align: right;">Page 73</p> <p>1 investment -- did you get this?</p> <p>2 MR. MANTECON: Yeah. I mean, my only issue</p> <p>3 is, I think, honestly, if we're going with two</p> <p>4 percent stations, I mean, I think it's really</p> <p>5 low considering the amount of cars that are</p> <p>6 coming into the market and the way that the</p> <p>7 market is moving.</p> <p>8 I mean, I'm a developer myself, and</p> <p>9 obviously I'm shooting myself in the foot,</p> <p>10 because it's obviously a bigger cost to</p> <p>11 developers, you know, to do it, but I think</p> <p>12 that -- you know, we're obviously going in that</p> <p>13 direction, and I understand there's a 15</p> <p>14 percent that's being required to be capable</p> <p>15 potentially in the panels, but at the end of</p> <p>16 the day, once you build the project, you know,</p> <p>17 the fact is, I'm not coming back there and</p> <p>18 changing anything. I mean, it is what it is,</p> <p>19 you know.</p> <p>20 MS. ANDERSON: I would prefer to have the</p> <p>21 wires already pulled and at least the plug</p> <p>22 there, you know, unless the preference is to</p> <p>23 have them hardwired.</p> <p>24 MR. TRIAS: Mr. Mantecon, these are</p> <p>25 minimums. Obviously, you can do more, if you</p>	<p style="text-align: right;">Page 74</p> <p>1 choose to.</p> <p>2 MR. BEHAR: Yes, but I think -- listen,</p> <p>3 we've got to look at it in two ways. When</p> <p>4 you've got a small project, you have 20 units,</p> <p>5 the amount of spaces is very little. You're</p> <p>6 probably going to have, you know, a maximum, on</p> <p>7 20 units, 30 spaces. Two percent is very</p> <p>8 little, okay, and it's only one space, at the</p> <p>9 end of the day.</p> <p>10 So maybe this has to be considered a little</p> <p>11 bit different, almost in the same way that the</p> <p>12 handicapped parking requirements are done. If</p> <p>13 you have from -- you know, from one to 25</p> <p>14 spaces, you're required at least two spaces to</p> <p>15 be ready. If you do, you know, 25 to 100, you</p> <p>16 add a couple more, because -- and that was what</p> <p>17 I was asking by the 20 percent.</p> <p>18 If you have a lot of spaces, you know, 500</p> <p>19 spaces in a building, you're setting a cost</p> <p>20 that you should have it ready for future, but</p> <p>21 it may not be, you know, hardwired to do 120</p> <p>22 spaces from the get-go, but it has to be</p> <p>23 incremented based on the number of spaces</p> <p>24 provided, parking spaces.</p> <p>25 And I used the handicaps, you know, because</p>
<p style="text-align: right;">Page 75</p> <p>1 the Code for handicap, if you have from one to</p> <p>2 25, you need one, you know, up to 100, you need</p> <p>3 -- and I think maybe we've got to look at it</p> <p>4 that way, not just across the board.</p> <p>5 I think, personally, the less number of</p> <p>6 spaces, parking spaces, the higher the</p> <p>7 percentage you may want --</p> <p>8 MS. ANDERSON: You also bring up another</p> <p>9 good point, Robert. I haven't seen a single</p> <p>10 handicapped parking space anywhere EV ready,</p> <p>11 where you could plug-in, none, and, you know,</p> <p>12 that's going to be raised by somebody as an</p> <p>13 issue, because if you offer it for the</p> <p>14 ablebodied, you need to offer it for the</p> <p>15 accessible handicapped spaces.</p> <p>16 MR. BEHAR: You know, I'm surprised that</p> <p>17 development have not gotten sued yet for not</p> <p>18 providing that.</p> <p>19 MS. ANDERSON: Yeah. I know. It's going</p> <p>20 to come.</p> <p>21 MS. MENENDEZ: I don't think anybody has</p> <p>22 required it, though. Doesn't it have to be a</p> <p>23 regulation before you can get sued?</p> <p>24 MS. ANDERSON: No.</p> <p>25 MR. BEHAR: No.</p>	<p style="text-align: right;">Page 76</p> <p>1 MS. ANDERSON: You can get sued on your</p> <p>2 website.</p> <p>3 MS. MENENDEZ: Well, I understand.</p> <p>4 Anybody can get sued, but --</p> <p>5 MR. BEHAR: Let's not go there. We don't</p> <p>6 want to open that.</p> <p>7 MS. MENENDEZ: -- the question is, does it</p> <p>8 stand? And so the question, shouldn't the</p> <p>9 County Handicapped Division look at that point?</p> <p>10 I think it's an excellent point.</p> <p>11 MS. ANDERSON: Well, like anything you</p> <p>12 offer for an individual with disability versus</p> <p>13 an ablebodied person, if you go -- and I've</p> <p>14 done a lot of disability access work. If there</p> <p>15 are coat hooks in the restroom, in the stalls,</p> <p>16 for the individuals that are ablebodied, you</p> <p>17 better have a coat hook in the one for the</p> <p>18 accessible unit, as well. So whatever you</p> <p>19 offer for the ablebodied individuals, you have</p> <p>20 to offer for the others.</p> <p>21 I've gone into hotels, and, you know, if</p> <p>22 they have little pamphlet stands or they have</p> <p>23 stamp machines or they have an ATM that's</p> <p>24 available for the ablebodied, it better be</p> <p>25 accessible for an individual with a disability.</p>

<p style="text-align: right;">Page 77</p> <p>1 MS. MENENDEZ: I think that's an excellent</p> <p>2 point.</p> <p>3 MR. BEHAR: But don't go too far --</p> <p>4 MR. TRIAS: Yeah.</p> <p>5 MS. MENENDEZ: And I think that's something</p> <p>6 that we should probably include.</p> <p>7 MR. TRIAS: Madam Chair, yeah, I see that</p> <p>8 there's a lot of interest in this topic. I</p> <p>9 think if we can get some level of support, as a</p> <p>10 recommendation to the Commission, I'm sure that</p> <p>11 our expert, Mr. Ceballos, will be able to --</p> <p>12 MS. MENENDEZ: I also like what Robert</p> <p>13 said. I think his observation, as far as the</p> <p>14 number of spaces, how you only get one, you</p> <p>15 know, when you have like 20 spaces, I think</p> <p>16 that's a great observation, also.</p> <p>17 MR. TRIAS: Yeah.</p> <p>18 MS. MENENDEZ: Something that you all could</p> <p>19 look at, also, and not really stick to this</p> <p>20 percent, per se, but maybe look at it as the</p> <p>21 handicap, but, you know, I don't know if</p> <p>22 everybody feels that way or --</p> <p>23 MR. GRABIEL: I think so.</p> <p>24 MS. MENENDEZ: I think it's great --</p> <p>25 MR. BEHAR: I think it needs to be done</p>	<p style="text-align: right;">Page 78</p> <p>1 that way.</p> <p>2 MS. ANDERSON: I think it's a good idea.</p> <p>3 And as far as being EV ready, to me, EV ready</p> <p>4 would be at least to have an electrical box</p> <p>5 there with a plug.</p> <p>6 MR. BEHAR: See, Rhonda, I think that not</p> <p>7 knowing the future outcome, I think that the</p> <p>8 garage, each level, each area, has to be ready</p> <p>9 so it becomes almost like a distribution panel,</p> <p>10 that from that point, it could be taken to that</p> <p>11 space, that space, and that space, but, you</p> <p>12 know, for us to go now and say, "Well, 15</p> <p>13 percent" -- you want to provide convenience to</p> <p>14 those people, and, actually, in my opinion,</p> <p>15 those spaces should probably be closest to the</p> <p>16 door, entry door to those floors, because they</p> <p>17 should have a benefit -- be provided with a</p> <p>18 benefit by doing that.</p> <p>19 I think this, you know, is a great start,</p> <p>20 but I think it needs to be studied in a little</p> <p>21 bit more detail, you know, the percentages.</p> <p>22 And it varies. Like I said before, if I have</p> <p>23 less spaces, maybe the percentage has to be a</p> <p>24 little bit higher, because if you've got 20</p> <p>25 spaces, 20 parking spaces, two percent, at the</p>
<p style="text-align: right;">Page 79</p> <p>1 end, will be -- maybe that has to be a minimal</p> <p>2 of 10 percentage, so you provide two spaces,</p> <p>3 but when you get to more, maybe that percentage</p> <p>4 has to -- and the location and everything that</p> <p>5 has to come along with it.</p> <p>6 MS. ANDERSON: Right.</p> <p>7 MR. CEBALLOS: Let me provide some quick</p> <p>8 responses. In regards to your question, I</p> <p>9 looked online real quick, very high level</p> <p>10 research, and it says that globally, as of</p> <p>11 December 2018, it's two percent of the market</p> <p>12 share globally. That's probably much higher in</p> <p>13 the United States, but, globally, passenger</p> <p>14 vehicles that are plug-in is around two</p> <p>15 percent.</p> <p>16 MS. ANDERSON: Right. You know, India,</p> <p>17 China and places --</p> <p>18 MR. CEBALLOS: That's why I'm saying, it is</p> <p>19 global. I haven't had the chance to really</p> <p>20 find the answer for you.</p> <p>21 In regards to the research, we have looked</p> <p>22 at many other cities that have adopted similar</p> <p>23 policies, that already have them in their</p> <p>24 books. Our original plan, the original</p> <p>25 proposal that we had, was 20 percent EV -- not</p>	<p style="text-align: right;">Page 80</p> <p>1 EV ready, with actual parking installation</p> <p>2 completed.</p> <p>3 It was, when it was brought forth to the</p> <p>4 Commission, that it was kind of dialed back,</p> <p>5 that we believed it was too much, that we were</p> <p>6 providing too many parking space. So this has</p> <p>7 become a bit of a happy medium. Actually, the</p> <p>8 County right now has in their works a more</p> <p>9 intense electrical vehicle requirement. I'm</p> <p>10 not sure if that's going to pass --</p> <p>11 MR. BEHAR: But with all due respect, it's</p> <p>12 not 20 percent, because I do a lot of work in</p> <p>13 the County. It's not 20 percent.</p> <p>14 MR. CEBALLOS: It's not 20 percent yet.</p> <p>15 I'm just saying, it's in the works. It</p> <p>16 actually is 20 percent what they were</p> <p>17 originally proposing.</p> <p>18 MR. BEHAR: But my concern, if you're going</p> <p>19 to put 20 percent is going to reserved for</p> <p>20 that, and if you don't have an electric</p> <p>21 vehicle, that parking space will sit empty and</p> <p>22 we're going to have a lot of empty spaces, that</p> <p>23 will not be able to be occupied. And then</p> <p>24 what's going to happen is, what happens in a</p> <p>25 lot of developments, that you have a lot of</p>

<p style="text-align: right;">Page 81</p> <p>1 extra spaces, your garage become bigger, 2 because, in addition to provide those 3 requirements, you have to provide the regular 4 spaces for the non-electric cars. 5 And what I'm getting concerned is that, if 6 we demand that, and that's going to be 7 reserved, and there's not -- again, I'm going 8 to use the garage, you know, that let's say has 9 500 spaces and you have to dedicate 100 for 10 electric, and there's not 100 users, we're 11 going to have 100 spaces that are going to be 12 empty, plus the additional spaces that are 13 required to meet my Code, because -- 14 MR. CEBALLOS: Well, these wouldn't affect 15 your Code. So if you're required 500, whatever 16 is electrical meets the requirement for the 17 500. 18 MR. BEHAR: I get it, but go beyond. If 19 you need 100 to dedicate for electric, and I 20 have residents that don't have electric cars, I 21 need to provide them with spaces. 22 MR. CEBALLOS: Well, I think that's the 23 reason why we have this, because only two 24 percent is required to be reserved for 25 electrical.</p>	<p style="text-align: right;">Page 82</p> <p>1 MS. MENENDEZ: And the others are ready. 2 MR. CEBALLOS: The other 98 percent do not 3 need to be reserved, and as the need arises, 4 then you have that three percent, which is 5 already ready to go. 6 MS. MENENDEZ: You're ready for it. 7 MR. CEBALLOS: So let's say you have a 100 8 unit building and you have, you know, 10 people 9 that want to move in, your two spaces don't 10 account for it, but now you have at least 11 another three spaces that are ready to go with 12 a simple charger. 13 You still have residents that want more, 14 now you have the EV capable area, that at least 15 has the roadwork. It's going to require work, 16 I mean, to run cables, especially of that 17 thickness, through those conduits, is not a 18 simple process. It's something that has to be 19 done. It's obviously pennies on the dollars in 20 comparison to retrofitting a building years 21 down the road, but I think it achieves what 22 you're trying to get at. 23 We're not going to reserve 20 percent of 24 the parking spaces strictly for EV. No, right 25 now the Code only requires two percent, three</p>
<p style="text-align: right;">Page 83</p> <p>1 percent that are ready to be installed, it 2 could be done within a matter of hours, if not 3 maybe a couple of days, and then that fifteen 4 percent requires work. There's still some 5 serious legwork that needs to be done to make 6 it EV ready, and that would only happen as the 7 demand in your building calls for it. If not, 8 those other spaces would still be available to 9 everybody else. 10 MS. ANDERSON: The problem I see is, people 11 buy what they can use, and if they can't use it 12 without having to invest in the building to 13 pull the wires, to do the electrical work that 14 could have been done through those conduits at 15 the time of the original construction -- 16 because we're talking about new construction 17 here, right? 18 MR. CEBALLOS: Correct. 19 MS. ANDERSON: Okay. That we're actually 20 discouraging people from doing it. So what I'm 21 simply talking about is not necessarily having 22 a charging station there, but have the wires 23 pulled and have the plug there. 24 I literally take my charge cable with me 25 when I travel just in case I can plug-in</p>	<p style="text-align: right;">Page 84</p> <p>1 somewhere. 2 MR. CEBALLOS: If you'd like to proffer a 3 suggestion, maybe increase the level of EV 4 ready from three percent to five percent or ten 5 percent. That's perfectly reasonable. I mean, 6 it's up to the Board. Right now we have two 7 percent guaranteed ready to go, three percent 8 EV ready and fifteen percent just capable. 9 So if you'd like to increase that level of 10 readiness for what you're referring to, that 11 you just bring in your plug and you can 12 basically plug it in -- 13 MS. ANDERSON: Based upon the number of 14 manufacturers that I see on this sheet here, 15 with 55 different vehicles, I think there's a 16 need now for at least fifteen percent on new 17 construction. We're not building these 18 buildings tomorrow. We're building these 19 building, you know, three, five years from now. 20 MR. CEBALLOS: I don't disagree with you. 21 Simply, this is the proposal that was presented 22 and guided to me through the Commission. 23 MR. TRIAS: Madam Chair -- 24 MS. MENENDEZ: Yes. 25 MR. TRIAS: -- if I could provide some</p>

<p style="text-align: right;">Page 85</p> <p>1 assistance.</p> <p>2 MS. MENENDEZ: Yes.</p> <p>3 MR. TRIAS: I think that the Zoning Code is</p> <p>4 certainly not the best method to deal with a</p> <p>5 change in industry and the latest and so on. I</p> <p>6 think, let's keep in mind that all we're trying</p> <p>7 to do is have a minimum requirement in the</p> <p>8 Zoning Code, so it's there.</p> <p>9 I think that, in addition to that, I can</p> <p>10 see a lot of interest in the topic. My opinion</p> <p>11 is that, in the future, we will probably have</p> <p>12 less parking -- less number of parking spaces,</p> <p>13 but more of them will be -- or all of them,</p> <p>14 perhaps, will be electric. So I think that's</p> <p>15 the trend.</p> <p>16 Certainly what Mr. Behar pointed out is</p> <p>17 true. If you reserve spaces, you have more</p> <p>18 spaces. In other words, that's --</p> <p>19 MS. MENENDEZ: Not being occupied.</p> <p>20 MR. TRIAS: -- very inefficient --</p> <p>21 MS. MENENDEZ: I think that's a great</p> <p>22 point.</p> <p>23 MR. TRIAS: -- terrible, terrible idea.</p> <p>24 So I think that we can have all of that in</p> <p>25 the language somewhat, but certainly the Zoning</p>	<p style="text-align: right;">Page 86</p> <p>1 Code is not the most flexible way to deal with</p> <p>2 all of these issues.</p> <p>3 MS. ANDERSON: I don't have any issue with</p> <p>4 them not being reserve. You need one for the</p> <p>5 handicapped accessible areas. There should</p> <p>6 then maybe a few preferential spaces to try to</p> <p>7 give people, you know, the opportunity, the</p> <p>8 benefit of parking closer, that have taken this</p> <p>9 step that we want them to take, and we can</p> <p>10 disperse the rest of them elsewhere, but I</p> <p>11 already don't get parking and plug-in</p> <p>12 capability with the percentages that we have</p> <p>13 now.</p> <p>14 There is a Publix on 57th Avenue that</p> <p>15 offers four spaces. They're full. Three</p> <p>16 charging, when you over there.</p> <p>17 When I stop by the restaurant sometimes in</p> <p>18 West Palm Beach to go, they're full, and that</p> <p>19 was last year. This year, we have five times</p> <p>20 as many -- the trend is five times as many</p> <p>21 plug-in vehicles being purchased, because</p> <p>22 people don't want to hassle with gas guzzling</p> <p>23 cars anymore.</p> <p>24 MR. TRIAS: But the question that I'm</p> <p>25 proposing is, for example, we don't regulate</p>
<p style="text-align: right;">Page 87</p> <p>1 the number of pumping stations in a gas station</p> <p>2 in the Zoning Code. The market does that. So</p> <p>3 there's a limit to what we can do with the</p> <p>4 Zoning language. I think we need to keep that</p> <p>5 in perspective and I think that all that is</p> <p>6 being proposed is the minimum.</p> <p>7 MS. MENENDEZ: It is the minimum. I was</p> <p>8 going to point that out. It's the minimum and</p> <p>9 I think that a building that recognizes the</p> <p>10 demand for more charging stations are probably</p> <p>11 going to exceed that minimum. They're going to</p> <p>12 put in whatever they think the market is</p> <p>13 driving, you know, the whole --</p> <p>14 MR. BEHAR: And I think the two percent may</p> <p>15 be too low.</p> <p>16 MS. MENENDEZ: The initial point that you</p> <p>17 made, you know, as it relates to, we should</p> <p>18 look at the minimums right off the bat, as the</p> <p>19 handicap, I thought that was an excellent</p> <p>20 observation. But as far as the future, I think</p> <p>21 this is fine. This is a minimum. I think the</p> <p>22 market is going to drive it.</p> <p>23 If it has to be revisited in the future,</p> <p>24 that can always be done, but the Publix you</p> <p>25 mentioned, the places, those are private</p>	<p style="text-align: right;">Page 88</p> <p>1 places. I mean, I would ask the Publix manager</p> <p>2 to consider putting more stations in there. If</p> <p>3 the demand's there, they're going to provide</p> <p>4 it, I would think.</p> <p>5 MS. ANDERSON: But the residential units,</p> <p>6 people make choices on what they're going to</p> <p>7 buy in the way of a vehicle based upon where</p> <p>8 they live. You know, if there is not a charge</p> <p>9 station there, they will not buy an electric</p> <p>10 vehicle. If it's there, just like the woman</p> <p>11 that came to the Sustainability Board said, "I</p> <p>12 made the choice to buy that vehicle based upon</p> <p>13 the availability of charge stations in this</p> <p>14 City."</p> <p>15 They're getting filled and are being used a</p> <p>16 lot.</p> <p>17 MR. TRIAS: So the question is, if you want</p> <p>18 to make a recommendation, as far as a different</p> <p>19 number, please do, and that's really the role</p> <p>20 of the Board. The Commission wants to hear</p> <p>21 your opinion.</p> <p>22 MS. ANDERSON: My opinion is that we do 20</p> <p>23 percent available with an outlet.</p> <p>24 MS. MENENDEZ: You're saying, available,</p> <p>25 right off the bat, with a plug?</p>

<p style="text-align: right;">Page 89</p> <p>1 MS. ANDERSON: That's my opinion.</p> <p>2 MS. MENENDEZ: So they would be taking up</p> <p>3 20 percent of all of the parking, not knowing</p> <p>4 whether there's a demand or not.</p> <p>5 MS. ANDERSON: No. It's there. Anybody</p> <p>6 can park there.</p> <p>7 MR. BEHAR: If there's no demand, you still</p> <p>8 have a plug.</p> <p>9 MS. MENENDEZ: Those are going to be empty.</p> <p>10 That's the problem I have, that if the demand</p> <p>11 is not there, those spaces are going to be</p> <p>12 empty, and then what happens if there's not</p> <p>13 enough spaces for the vehicles in that garage?</p> <p>14 MR. BEHAR: Well, anybody could park there.</p> <p>15 From what I understand, anybody could park</p> <p>16 there. They're not reserved. What you</p> <p>17 clarified a little while ago --</p> <p>18 MR. CEBALLOS: I think we're mixing two</p> <p>19 different terms.</p> <p>20 MR. MANTECON: Yeah.</p> <p>21 MR. CEBALLOS: I believe what you're</p> <p>22 suggesting is to take EV reserved at two</p> <p>23 percent and take the EV ready all of the way up</p> <p>24 to 18 percent, which would mean, if you have</p> <p>25 100 spaces --</p>	<p style="text-align: right;">Page 90</p> <p>1 MS. MENENDEZ: No. No. No. I don't think</p> <p>2 that's what she's saying.</p> <p>3 MS. ANDERSON: I'm saying, make those</p> <p>4 ready. Have a plug-in them, so I can buy one</p> <p>5 of these gadgets, hang it on the wall and I'm</p> <p>6 ready to go. I will buy the chord.</p> <p>7 MS. MENENDEZ: Yes. I'm understanding her</p> <p>8 to say that she wants, right off the bat --</p> <p>9 MR. CEBALLOS: No, she's asking for a</p> <p>10 charger, correct?</p> <p>11 MS. ANDERSON: No. I can buy my own</p> <p>12 charger.</p> <p>13 MR. BEHAR: plug-in. A plug.</p> <p>14 MR. CEBALLOS: A plug. So basically making</p> <p>15 it ready. Maybe I can add some beef to this</p> <p>16 language to make it so it already has a plug,</p> <p>17 so that it's ready to go, the infrastructure is</p> <p>18 there, the socket is there, your standard 240</p> <p>19 with 40 or 60 amp, whatever the market deems is</p> <p>20 appropriate, on 18 percent. So that if you</p> <p>21 have 100 spaces, two of them would be reserved.</p> <p>22 The only people that could park there is</p> <p>23 electric vehicles. The other 18, there would</p> <p>24 be an electrical socket there, but they're not</p> <p>25 reserved.</p>
<p style="text-align: right;">Page 91</p> <p>1 MS. ANDERSON: Right. You get a Level 1</p> <p>2 charger with your car when you buy it. You get</p> <p>3 one of these with your car when you buy it. I</p> <p>4 mean, that was the first thing I did. I went</p> <p>5 down there and I said, "Let me see it. How</p> <p>6 long is the cable?" I stretched it out, to</p> <p>7 make sure I can sling it underneath my garage</p> <p>8 door from my 110.</p> <p>9 MS. MENENDEZ: It's not dedicated --</p> <p>10 MR. CEBALLOS: Just to clarify, we're not</p> <p>11 talking about Level 1s.</p> <p>12 MS. ANDERSON: I know, but I'm just telling</p> <p>13 you, this comes with the car. I can buy all of</p> <p>14 these other things. I'd be glad to do so.</p> <p>15 MR. BEHAR: Look, we need to study, 60 amp</p> <p>16 breaker for each space, because that's what</p> <p>17 it's going to require. You have to look at the</p> <p>18 implication, cost implication, that's going to</p> <p>19 pose on any development.</p> <p>20 If you're talking, you know, ten spaces,</p> <p>21 it's not a big deal, okay. I do have a problem</p> <p>22 that we have to, today, tell them that you have</p> <p>23 to put a 60 amp breaker, and, Alex, you</p> <p>24 could --</p> <p>25 MR. MANTECON: So right now, the way it's</p>	<p style="text-align: right;">Page 92</p> <p>1 written, the cost impact to developer is almost</p> <p>2 exactly the same, whether you do it this way or</p> <p>3 you do it the way she's doing it, because the</p> <p>4 biggest impact that you have is going to be</p> <p>5 your main electrical panel, your main feeds</p> <p>6 coming into the building, and all of that --</p> <p>7 the way it's written right now, all of that has</p> <p>8 to be in place already, because it's saying</p> <p>9 that your subpanels already have to have the</p> <p>10 capability to be able to have the 60 or 40 amp</p> <p>11 breakers per panel, which means that your</p> <p>12 loads, when you design it from day one, all of</p> <p>13 your main runs, all of your main feeds coming</p> <p>14 off your transformers into your subpanels, they</p> <p>15 all have to be capable of supplying that.</p> <p>16 You haven't put in the breakers, all you</p> <p>17 haven't done is -- the only part that's missing</p> <p>18 here is putting in the breakers and putting in</p> <p>19 the wire going into that location, as she's</p> <p>20 describing, to be able to have an outlet.</p> <p>21 If you're going to this extent already and</p> <p>22 forcing a developer to go to this extreme,</p> <p>23 going that extra step that she's describing, I</p> <p>24 would be in favor of, because it's a nominal</p> <p>25 amount of money to go from here to there.</p>

<p style="text-align: right;">Page 93</p> <p>1 MR. BEHAR: Well, you're right, but keep in</p> <p>2 mind, the one bedroom apartment or two-bedroom</p> <p>3 apartment requires a total of like 60 amp,</p> <p>4 right, 100 max.</p> <p>5 MR. MANTECON: 100, yeah.</p> <p>6 MR. BEHAR: 100. So think of what we're</p> <p>7 doing to a project.</p> <p>8 MR. MANTECON: Yeah. No, this -- the way</p> <p>9 that it is even being presented right now, as a</p> <p>10 project, it's a very big impact on your</p> <p>11 electrical loads. There's no two ways about</p> <p>12 it.</p> <p>13 MR. BEHAR: It's almost twice as much as</p> <p>14 you currently would have.</p> <p>15 MR. CEBALLOS: From my understanding, I</p> <p>16 apologize that I don't have Staff here,</p> <p>17 electrical, that actually did the study and our</p> <p>18 Director, that also made -- they did the rough</p> <p>19 math, and they said, from EV ready to EV</p> <p>20 capable, roughly the breakdown of the cost for</p> <p>21 the capable would be two percent of whatever</p> <p>22 the cost of the parking podium -- the parking</p> <p>23 section, whatever that cost is, roughly two</p> <p>24 percent would be this EV capable, and roughly</p> <p>25 double of that, four percent, is what would it</p>	<p style="text-align: right;">Page 94</p> <p>1 cost to do EV ready, which means run the</p> <p>2 conduit and put everything in, all of the other</p> <p>3 structure.</p> <p>4 MS. MENENDEZ: Yeah, but they're talking</p> <p>5 about load. They're talking about the</p> <p>6 actual --</p> <p>7 MR. CEBALLOS: No. No. We're talking</p> <p>8 strictly about cost, not anything else.</p> <p>9 MR. BEHAR: The electrical load --</p> <p>10 MR. CEBALLOS: I'm going strictly off of</p> <p>11 what they told me. I apologize they're not</p> <p>12 here.</p> <p>13 MR. BEHAR: We deal with this on a daily</p> <p>14 basis.</p> <p>15 MS. MENENDEZ: But they're talking about</p> <p>16 designing the electrical --</p> <p>17 MR. CEBALLOS: We sat down in a room</p> <p>18 specifically with developers, people from the</p> <p>19 industry, our chief electrical engineer. So we</p> <p>20 sat down with experts in the field and that's</p> <p>21 the number, the rough breakdown, because the</p> <p>22 numbers that Tesla gave were a bit too -- they</p> <p>23 don't seem to add up, in our opinion.</p> <p>24 But, once again, I'm not an engineer. That</p> <p>25 is simply what was carried over from that</p>
<p style="text-align: right;">Page 95</p> <p>1 meeting. That's what led to all of these</p> <p>2 numbers.</p> <p>3 MS. MENENDEZ: Right.</p> <p>4 MR. CEBALLOS: I'm open to any suggestions</p> <p>5 that the Board may have.</p> <p>6 MS. ANDERSON: Right. When did you start</p> <p>7 working on this, how long ago?</p> <p>8 MR. CEBALLOS: It's been a few months.</p> <p>9 MS. ANDERSON: It's been a few months?</p> <p>10 Okay. Because, I mean, I've seen such an</p> <p>11 explosion of plug-ins driving around. I see</p> <p>12 the need.</p> <p>13 MR. CEBALLOS: What's unique about this</p> <p>14 City is that we have the largest electrical</p> <p>15 vehicle fleet in the State, even given the</p> <p>16 small size of our municipality. We have the</p> <p>17 largest electrical vehicle fleet.</p> <p>18 MS. ANDERSON: Right.</p> <p>19 MS. MENENDEZ: That's a great stat.</p> <p>20 MR. BEHAR: And just, I'm in favor of</p> <p>21 future usage of electric. I, myself, am</p> <p>22 looking at -- by the way, Porsche is also</p> <p>23 coming out with one. I looked at it.</p> <p>24 MS. ANDERSON: It's on this list.</p> <p>25 MS. MENENDEZ: It's there.</p>	<p style="text-align: right;">Page 96</p> <p>1 MR. BEHAR: Okay. I didn't see it there.</p> <p>2 MS. ANDERSON: Look, I have the Range for</p> <p>3 you.</p> <p>4 MS. MENENDEZ: But they haven't bought a</p> <p>5 lot of them, but it's there.</p> <p>6 MR. BEHAR: Not yet. But I'm looking at</p> <p>7 it. I did look at it, okay.</p> <p>8 MS. ANDERSON: Well, I mean, you have fewer</p> <p>9 moving parts --</p> <p>10 MR. BEHAR: No question.</p> <p>11 MS. ANDERSON: -- less maintenance.</p> <p>12 MR. BEHAR: But we need to look at the</p> <p>13 implications that it's going to affect.</p> <p>14 MS. MENENDEZ: Do we have any suggested</p> <p>15 amendments that we want to make a motion on or</p> <p>16 how do you guys want to --</p> <p>17 MR. BEHAR: I recommend that you go back,</p> <p>18 look at the percentages, like -- in a manner</p> <p>19 like I suggested, that maybe for -- when you</p> <p>20 have less parking spaces, you have a higher</p> <p>21 number, and then, you know -- to me, I would --</p> <p>22 Alex, what do you think?</p> <p>23 If you would put a conduit, the main</p> <p>24 conduit feed that goes from the main electrical</p> <p>25 panel to those areas, but you don't have to</p>

<p style="text-align: right;">Page 97</p> <p>1 wire every single space today, because if</p> <p>2 you're selling, you know, an apartment, later</p> <p>3 on, the association will be the one that has to</p> <p>4 take that upon themselves to do it.</p> <p>5 I see it a little bit excessive to have to</p> <p>6 wire every -- up to the twenty percent today.</p> <p>7 I'm not in favor of that.</p> <p>8 MR. MANTECON: I think there's also a big</p> <p>9 difference in between a condominium and a</p> <p>10 residential rental building. So, for example,</p> <p>11 landlords, in general, are basically just going</p> <p>12 to rent the unit and they're not going to spend</p> <p>13 any extra money on infrastructure in order to</p> <p>14 be able to, you know, give that extra service</p> <p>15 to their tenants, in general.</p> <p>16 If you're a condo owner and you have the</p> <p>17 ability to say, "Hey, I know there's a conduit</p> <p>18 behind my unit, behind my parking space or near</p> <p>19 my parking spaces, that, you know, I can spend</p> <p>20 an extra, whatever, a thousand dollars or five</p> <p>21 hundred bucks and be able to put a breaker and</p> <p>22 be able to run wire to it and be able to have a</p> <p>23 240 volt 40 amp outlet to be able to put your</p> <p>24 EV one or EV two connector out of it," as a</p> <p>25 condo owner, you're willing to invest money.</p>	<p style="text-align: right;">Page 98</p> <p>1 As a renter in a place you're not, in general.</p> <p>2 MS. MENENDEZ: Unless it's in the books.</p> <p>3 MR. MANTECON: Unless it's in the books,</p> <p>4 yeah, exactly.</p> <p>5 MS. MENENDEZ: That's why we're looking at</p> <p>6 it.</p> <p>7 MS. ANDERSON: Right.</p> <p>8 MR. MANTECON: You know, I think there's</p> <p>9 a -- and the biggest issue that I have with it</p> <p>10 is, yes, if I live in a residential apartment</p> <p>11 building and I want an electric car, and I</p> <p>12 can't charge it in my own residence, am I</p> <p>13 really going to go and buy that electric</p> <p>14 vehicle, if I don't have that luxury of doing</p> <p>15 it? Or if I go to the landlord and ask him,</p> <p>16 "Hey, can you put it?" He's like, "No, it's</p> <p>17 going to cost me \$2,000 extra to run this for</p> <p>18 you, no. You know, figure it out."</p> <p>19 I'm just not going to buy it. I'll just go</p> <p>20 and buy a gas vehicle. That's basically what</p> <p>21 you're motivating people to do. And I think</p> <p>22 ten years from now, twenty years from now,</p> <p>23 we're going to look back and when this -- this</p> <p>24 number that we're talking about, where two or</p> <p>25 three or five percent of vehicles are electric,</p>
<p style="text-align: right;">Page 99</p> <p>1 that number is going to be thirty, forty, fifty</p> <p>2 percent. And as an owner, as a developer,</p> <p>3 you're going to look at it and say, "Oh, man,</p> <p>4 we didn't prepare enough for this, and what do</p> <p>5 we do now," being able to put in new</p> <p>6 transformers, being able to put new panels, new</p> <p>7 subpanels, that cost becomes exorbitant and you</p> <p>8 never do it.</p> <p>9 MS. ANDERSON: Yeah. The usual answer is,</p> <p>10 it doesn't happen. I've even dealt with, you</p> <p>11 know, condo associations. It's a battle royale</p> <p>12 to try to get, you know, a charge station in</p> <p>13 one of these places, months and months, and</p> <p>14 people just aren't going to buy the vehicles if</p> <p>15 they're not going to be able to use them.</p> <p>16 I mean, you've got to have the electrical</p> <p>17 feed to the building, capable of carrying a</p> <p>18 load from the onset. So, I mean, if that's</p> <p>19 going to be an additional burden that's going</p> <p>20 to be have to be borne, it's not going to</p> <p>21 happen. We have to make it available for</p> <p>22 folks, because this is where the industry is</p> <p>23 moving. I mean, otherwise General Motors</p> <p>24 wouldn't have shutdown a plant to go all</p> <p>25 electric.</p>	<p style="text-align: right;">Page 100</p> <p>1 MS. MENENDEZ: Do you want to make a</p> <p>2 suggestion, as far as what changes you'd like</p> <p>3 to see, that we could vote on?</p> <p>4 MS. ANDERSON: My suggestion is to make</p> <p>5 them twenty percent EV ready, with the -- you</p> <p>6 know, disperse the electrical boxes where</p> <p>7 people can buy -- whether they want to go to a</p> <p>8 pad type situation for their spot or they want</p> <p>9 to plug it in manually with a plug, they can</p> <p>10 choose whatever device they're on, because a</p> <p>11 lot of the cost is in these stations. You</p> <p>12 know, you can go from a five hundred dollar</p> <p>13 station to, you know, several thousand dollar</p> <p>14 station, and I think that's something that the</p> <p>15 vehicle owner can take on, depending on how</p> <p>16 they want to charge their vehicle.</p> <p>17 But if the electrical wiring is there and</p> <p>18 there's an electrical box there dispersed</p> <p>19 throughout the parking spaces, you know, then</p> <p>20 they can have that conversation with the owner</p> <p>21 of the apartment building or the condominium</p> <p>22 unit about reserving a spot for my car, because</p> <p>23 I need that plug. The plug is there. I can do</p> <p>24 it. We can shuffle the cars around.</p> <p>25 By no means do I say you have to reserve</p>

<p style="text-align: right;">Page 101</p> <p>1 the spots, all of these spots, for these</p> <p>2 vehicles.</p> <p>3 MS. MENENDEZ: Okay. So you're looking to</p> <p>4 just put it all that it be ready? In other</p> <p>5 words, two and three are combined to really be</p> <p>6 two?</p> <p>7 MS. ANDERSON: Yes. Based upon the growth</p> <p>8 I see in January alone of this year, the market</p> <p>9 is there.</p> <p>10 MS. MENENDEZ: And it's twenty percent.</p> <p>11 How did you come up with the twenty percent, if</p> <p>12 I may ask? What's the --</p> <p>13 MS. ANDERSON: The math?</p> <p>14 MS. MENENDEZ: -- the math for the twenty</p> <p>15 percent?</p> <p>16 MS. ANDERSON: It's sales records for</p> <p>17 January of 2019, compared to sales records from</p> <p>18 all of last year. You know, it's a five-fold</p> <p>19 increase.</p> <p>20 MS. MENENDEZ: Does anybody want to comment</p> <p>21 on that or do you want to just go into a</p> <p>22 motion, that Ms. Anderson is -- are you</p> <p>23 proffering --</p> <p>24 MR. COLLER: If I might suggest that maybe</p> <p>25 the way to do it, because I don't know if</p>	<p style="text-align: right;">Page 102</p> <p>1 everybody on the Board feels this way, is why</p> <p>2 don't we have, first of all, a motion to amend</p> <p>3 this, see if the amendment passes, and then you</p> <p>4 can move the entire item.</p> <p>5 So, as I understand it -- I mean, if you</p> <p>6 want to proceed in that way, because I see some</p> <p>7 unreadiness on the increase to twenty percent.</p> <p>8 So why don't we first see if that amendment has</p> <p>9 the support of the Board. If it does, then you</p> <p>10 can move the entire item. If it doesn't, then</p> <p>11 you move the item without it.</p> <p>12 MS. MENENDEZ: You're saying, her amendment</p> <p>13 to this?</p> <p>14 MR. COLLER: Well, we would need a second</p> <p>15 to her motion, which, as I understand it is --</p> <p>16 your proposal is to make it twenty percent EV</p> <p>17 ready; is that right?</p> <p>18 MS. ANDERSON: EV ready. That doesn't mean</p> <p>19 it has to have the charge station on it</p> <p>20 necessarily, but you have the wiring and you</p> <p>21 have the electrical outlet.</p> <p>22 MR. CEBALLOS: So would that be two percent</p> <p>23 reserved and an additional twenty percent EV</p> <p>24 ready or eighteen percent EV ready?</p> <p>25 MS. ANDERSON: Eighteen percent. Twenty</p>
<p style="text-align: right;">Page 103</p> <p>1 percent total.</p> <p>2 MR. COLLER: Okay. So that's a motion to</p> <p>3 amend this.</p> <p>4 MS. MENENDEZ: Amend what's been proposed</p> <p>5 by Staff.</p> <p>6 MR. COLLER: Proposed by Staff.</p> <p>7 MR. MANTECON: And that EV ready refers to</p> <p>8 a 40 amp 240 volt line, right?</p> <p>9 MS. MENENDEZ: Yes. It would be number</p> <p>10 two, is what she's --</p> <p>11 MR. MANTECON: Okay.</p> <p>12 MR. BEHAR: And it would be a minimum.</p> <p>13 MR. CEBALLOS: A minimum of 40 amp --</p> <p>14 MR. BEHAR: It would probably be more like</p> <p>15 60.</p> <p>16 MR. CEBALLOS: Level 2, from my</p> <p>17 understanding, it ranges from forty to sixty.</p> <p>18 Obviously, the higher the amperage, the faster</p> <p>19 the car will charge, but --</p> <p>20 MR. TRIAS: So the only change, just to</p> <p>21 clarify, is on 2, three percent changes to 18</p> <p>22 percent.</p> <p>23 MR. CEBALLOS: And we eliminate 3.</p> <p>24 MS. MENENDEZ: And we eliminate 3.</p> <p>25 MR. TRIAS: Yeah. That's it. That's the</p>	<p style="text-align: right;">Page 104</p> <p>1 only amendment being proposed. So if there's a</p> <p>2 second, I would recommend that you vote on it.</p> <p>3 MR. MANTECON: I have one question, though.</p> <p>4 There's nothing in here that basically changes</p> <p>5 the burden on the cost of electricity to the</p> <p>6 owner versus -- you know, I think at some stage</p> <p>7 there's got to be some, you know -- I mean,</p> <p>8 it's a big burden on the electrical consumption</p> <p>9 for the owners of the multi-family project, if</p> <p>10 it's a multi-family project or whatever or it's</p> <p>11 a condo association, which I think would be</p> <p>12 unfair.</p> <p>13 MR. BEHAR: But the condo association would</p> <p>14 be different, because, look, as a condo, that</p> <p>15 could be an incentive that I provide, a</p> <p>16 marketing, you know, for the buyer and that</p> <p>17 could be wired to that unit specifically that's</p> <p>18 going to be using it. In an apartment, it's</p> <p>19 much different. You know, in a rental, you</p> <p>20 know, community, it's much different.</p> <p>21 In a condo, it's not going to be an issue,</p> <p>22 because, you know, that's going to be an</p> <p>23 amenity that the developer is selling that unit</p> <p>24 with.</p> <p>25 MS. MENENDEZ: But even for a rental, I see</p>

<p style="text-align: right;">Page 105</p> <p>1 it as an amenity, as well, and it could be</p> <p>2 worked out where that renter might pay</p> <p>3 something as a result of having that amenity,</p> <p>4 as compared to someone -- because there are</p> <p>5 additional costs, in particular, the</p> <p>6 electricals.</p> <p>7 MS. ANDERSON: The cost of electricity is</p> <p>8 actually quite minimal. I played around with</p> <p>9 the mileage and the cost, and I barely see a</p> <p>10 bump on my electrical bill. I really can't</p> <p>11 tell it's there. I mean, my electrical bill</p> <p>12 last month, with my car charging and driving it</p> <p>13 around, and my daughter even drove it, it was</p> <p>14 \$98. I charged in Winter Park and paid for the</p> <p>15 charging. The equivalency of a gallon of gas</p> <p>16 is in the 20 cent range. So I'm basically</p> <p>17 paying 20 cents per gallon.</p> <p>18 So I think the residential apartment owner,</p> <p>19 they can make their own decision on how much</p> <p>20 they charge.</p> <p>21 MR. MANTECON: I just want to make sure</p> <p>22 there's nothing here that would preclude the</p> <p>23 landlord, you know, from being able to charge</p> <p>24 for this, I mean, because, at the end of the</p> <p>25 day, I think it's --</p>	<p style="text-align: right;">Page 106</p> <p>1 MR. COLLER: I was going to say that this</p> <p>2 does not address that, and that would be really</p> <p>3 between the landlord and the tenant.</p> <p>4 MR. CEBALLOS: You're concerned with</p> <p>5 something that was brought up in one of our</p> <p>6 meetings and it was discussed, and we felt that</p> <p>7 it would just be overregulation if we</p> <p>8 considered that. I mean, it would be up to the</p> <p>9 private individual to determine how he wants to</p> <p>10 meter it. If they want to install -- they can</p> <p>11 actually install basically chargers that have a</p> <p>12 point of sale built into it.</p> <p>13 So if they decide to do that, they're more</p> <p>14 than welcome to do that, or, as suggested, it</p> <p>15 can be linked directly to that unit and that</p> <p>16 unit would be metered and that would somehow be</p> <p>17 linked to their FP&L account. But we decided</p> <p>18 that we weren't going to include that, because</p> <p>19 we deemed it --</p> <p>20 MR. TRIAS: And I'm glad you didn't --</p> <p>21 MS. MENENDEZ: I think that's too much</p> <p>22 regulation.</p> <p>23 MR. TRIAS: -- because that level of -- I</p> <p>24 most advise the Board that that level of</p> <p>25 regulation doesn't belong in the Zoning Code.</p>
<p style="text-align: right;">Page 107</p> <p>1 MR. MANTECON: No, I agree. I just want to</p> <p>2 make sure that there's nothing precluding them</p> <p>3 from being able to charge.</p> <p>4 MS. MENENDEZ: I agree. What's important</p> <p>5 is to tell whoever is developing a project</p> <p>6 those costs that they might incur as a result</p> <p>7 of our requirements of the Code, not</p> <p>8 necessarily how to regulate it.</p> <p>9 Okay. So we have a motion on the floor.</p> <p>10 Do we have a second?</p> <p>11 MR. MANTECON: I would second it.</p> <p>12 MS. MENENDEZ: Okay. We have a motion and</p> <p>13 a second. Can you call the roll, please?</p> <p>14 THE SECRETARY: Rhonda Anderson?</p> <p>15 MS. ANDERSON: Yes.</p> <p>16 THE SECRETARY: Robert Behar?</p> <p>17 MR. BEHAR: No.</p> <p>18 THE SECRETARY: Julio Grabiell?</p> <p>19 MR. GRABIEL: Yes.</p> <p>20 THE SECRETARY: Alex Mantecon?</p> <p>21 MR. MANTECON: Yes.</p> <p>22 THE SECRETARY: Maria Menendez?</p> <p>23 MS. MENENDEZ: Yes.</p> <p>24 MR. COLLER: So you have a second vote now</p> <p>25 on the item. That was on the amendment. So</p>	<p style="text-align: right;">Page 108</p> <p>1 the item has passed. The motion is to adopt</p> <p>2 it, according with the Department</p> <p>3 recommendations, with the amendment.</p> <p>4 MS. MENENDEZ: Right. It's a</p> <p>5 recommendation to our Commission.</p> <p>6 MR. COLLER: Right.</p> <p>7 MS. MENENDEZ: Okay.</p> <p>8 MR. COLLER: So we just need to call the</p> <p>9 roll on the item itself.</p> <p>10 MR. TRIAS: We need a motion.</p> <p>11 MR. COLLER: With the amendment.</p> <p>12 MS. ANDERSON: With the amendment, okay.</p> <p>13 MR. MANTECON: I'll make a motion for the</p> <p>14 item.</p> <p>15 MS. MENENDEZ: As amended?</p> <p>16 MR. MANTECON: As amended.</p> <p>17 MS. ANDERSON: Do we need to make a motion</p> <p>18 or --</p> <p>19 MR. COLLER: Yes.</p> <p>20 MS. ANDERSON: Okay. Second.</p> <p>21 MS. MENENDEZ: Call the roll, please.</p> <p>22 THE SECRETARY: Robert Behar?</p> <p>23 MR. BEHAR: No.</p> <p>24 THE SECRETARY: Julio Grabiell?</p> <p>25 MR. GRABIEL: Yes.</p>

<p style="text-align: right;">Page 109</p> <p>1 THE SECRETARY: Alex Mantecon?</p> <p>2 MR. MANTECON: Yes.</p> <p>3 THE SECRETARY: Rhonda Anderson?</p> <p>4 MS. ANDERSON: Yes.</p> <p>5 THE SECRETARY: Maria Menendez?</p> <p>6 MS. MENENDEZ: Yes.</p> <p>7 MR. CEBALLOS: Thank you.</p> <p>8 MS. MENENDEZ: Okay. And do we have any</p> <p>9 discussion items? Our next meeting is March</p> <p>10 13th, 2019.</p> <p>11 Motion to adjourn?</p> <p>12 MR. BEHAR: Second. Moved. Second.</p> <p>13 MS. ANDERSON: Moved. Second.</p> <p>14 MR. MANTECON: Third. Four.</p> <p>15 MS. MENENDEZ: Adjourned.</p> <p>16 MS. ANDERSON: Have a great night, guys.</p> <p>17 (Thereupon, the meeting was concluded at</p> <p>18 7:55 p.m.)</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 110</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 SS.</p> <p>5 COUNTY OF MIAMI-DADE:</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 25th day of February, 2019.</p> <p>17</p> <p>18</p> <p>19 SIGNATURE ON FILE</p> <p>20 _____</p> <p>21 NIEVES SANCHEZ</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>