

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
WEDNESDAY, SEPTEMBER 14, 2022, COMMENCING AT 6:03 P.M.

Board Members Present:
Eibi Aizenstat, Chairman
Julio Grabiél
Claudia Miro
Luis Revuelta
Venny Torre
Wayne "Chip" Withers

City Staff and Consultants:
Jill Menendez, Administrative Assistant, Board Secretary
Jennifer Garcia, City Planner
Arceli Redila, Zoning Administrator
Gustavo Ceballos, Assistant City Attorney
Warren Adams, Historic Resources and
Cultural Arts Director
Hermes Diaz, Director of Public Works
Deena Bell-LLewellyn, Assistant Director of Public Works

Also Participating:

Josh Schwartz, on behalf of Item E-1
Zeke Guilford, Esq., on behalf of Item E-2

1 THEREUPON:

2 (The following proceedings were held.)

3 CHAIRMAN AIZENSTAT: Good evening. I'd
4 like to go ahead and call the meeting to order.
5 I'd like to ask everybody to please silence all
6 phones and beepers.

7 This Board is comprised of seven members.
8 Four Members of the Board shall constitute a
9 quorum and the affirmative vote of four members
10 shall be necessary for the adoption of any
11 motion. If only four Members of the Board are
12 present, an applicant may request and be
13 entitled to a continuance to the next regularly
14 scheduled meeting of the Board. If a matter is
15 continued due to a lack of a quorum, the
16 Chairperson or Secretary of the Board may set a
17 Special Meeting to consider such matter. In
18 the event that four votes are not obtained, an
19 applicant, except in the case of a
20 Comprehensive Plan Amendment, may request a
21 continuance or allow the application to proceed
22 to the City Commission without a
23 recommendation.

24 Pursuant to Resolution Number 2021-118, the
25 City of Coral Gables has returned to

1 traditional in-person meetings. However, the
2 Planning and Zoning Board has established the
3 ability for the public to provide comments
4 virtually. For those members of the public who
5 are appearing on Zoom and wish to testify, you
6 must be visible to the court reporter to be
7 sworn in. Otherwise, if you speak, you will
8 speak without being sworn in and your comments
9 may not have evidentiary value.

10 Lobbyist Registration and Disclosure, any
11 person who acts as a lobbyist must register
12 with the City Clerk, as required pursuant to
13 City Code.

14 As Chair, I now officially call the City of
15 Coral Gables Planning & Zoning Board Meeting of
16 September 14, 2022 to order. The time is 6:03.

17 Jill, if you could please call the roll.
18 THE SECRETARY: Robert Behar?
19 Claudia Miro?
20 MS. MIRO: Here.
21 THE SECRETARY: Julio Grabiél?
22 MR. GRABIEL: Yes.
23 THE SECRETARY: Luis Revuelta?
24 MR. REVUELTA: Here.
25 THE SECRETARY: Venny Torre?

1 MR. TORRE: Here.
2 THE SECRETARY: Chip Withers?
3 MR. WITHERS: Here.
4 THE SECRETARY: Eibi Aizenstat?
5 CHAIRMAN AIZENSTAT: Here.
6 Notice Regarding Ex Parte Communication,
7 please be advised that this Board is a
8 quasi-judicial board, which requires Board
9 Members to disclose all ex parte communications
10 and site visits. An ex parte communication is
11 defined as any contact, communication,
12 conversation, correspondence, memorandum or
13 other written or verbal communication, that
14 takes place outside of the public hearing,
15 between a member of the public and a member of
16 a quasi-judicial board regarding matters to be
17 heard by the Board. If anyone made any contact
18 with a Board Member regarding an issue before
19 the Board, the Board Member must state on the
20 record the existence of the ex parte
21 communication and the party who originated the
22 communication. Also, if the Board Member
23 conducted a site visit specifically related to
24 the case before the Board, the Board Member
25 must also disclose such visit. In either case,

1 the Board Member must state on the record
 2 whether the ex parte communication and/or site
 3 visit will affect the Board Member's ability to
 4 impartially consider the evidence to be
 5 presented regarding the matter. The Board
 6 Member shall also state that his or her
 7 decision will be based on substantial competent
 8 evidence and testimony presented on the record
 9 today.
 10 Does any Member of the Board have such a
 11 communication and/or site visit to disclose at
 12 this time?
 13 MR. GRABIEL: No.
 14 CHAIRMAN AIZENSTAT: None?
 15 Swearing In, everyone who speaks this
 16 evening must complete the roster on the podium.
 17 We ask that you print clearly, so the official
 18 records of your name and address will be
 19 correct.
 20 Now, with the exception of attorneys, all
 21 persons physically in the City Commission
 22 Chambers, who will speak on agenda items before
 23 us this evening, please rise to be sworn in.
 24 That includes City Staff, please.
 25 (Thereupon, the participants were sworn.)

1 MR. GRABIEL: Yes.
 2 THE SECRETARY: Luis Revuelta?
 3 MR. REVUELTA: Yes.
 4 THE SECRETARY: Venny Torre?
 5 MR. TORRE: Here.
 6 I mean, yes.
 7 THE SECRETARY: Chip Withers?
 8 MR. WITHERS: Yes.
 9 THE SECRETARY: Eibi Aizenstat?
 10 CHAIRMAN AIZENSTAT: Yes.
 11 The procedure that we will use for
 12 tonight's meeting, first we'll have the
 13 identification of the agenda item by the City
 14 Attorney. Second, the presentation will be
 15 done by the applicant. Then the presentation
 16 will be done by Staff. In some cases, the
 17 applicant is the City. Then we'll go ahead and
 18 open for public comment, first in Chamber, then
 19 the Zoom platform, and then the phone line
 20 platform. We'll go ahead and close for public
 21 comment; Board discussion, motion discussion,
 22 and second of motion, if any, then the Board's
 23 comments and a vote.
 24 Tonight we have a new Board Member, Julio
 25 Grabiél. He has --

1 CHAIRMAN AIZENSTAT: Thank you.
 2 Zoom platform participants, I will ask any
 3 person wishing to speak on tonight's agenda
 4 item to please open their chat and send a
 5 direct message to Jill Menendez, stating the
 6 item that you would like to speak about before
 7 the Board and include your full name. Jill
 8 will call you when it's your turn. I ask you
 9 to be concise for the interest of time.
 10 Phone platform participants, after Zoom
 11 platform participants are done, I will ask
 12 phone participants to comment on tonight's
 13 agenda items. I also ask you to be concise for
 14 the interest of time.
 15 Let's go ahead and approve the Minutes we
 16 have of August 10, 2022. Has everybody had a
 17 chance to look at those?
 18 MR. TORRE: I move for approval.
 19 MS. MIRO: Second.
 20 CHAIRMAN AIZENSTAT: Motion for -- we have
 21 a second. Any comment? No?
 22 Call the roll, please.
 23 THE SECRETARY: Claudia Miro?
 24 MS. MIRO: Yes.
 25 THE SECRETARY: Julio Grabiél?

1 MR. GRABIEL: Old.
 2 CHAIRMAN AIZENSTAT: -- old new. I have
 3 had the distinguished pleasure of actually
 4 serving with Julio several times in the past.
 5 Julio, welcome back.
 6 MR. GRABIEL: Thank you.
 7 CHAIRMAN AIZENSTAT: If you would, just
 8 tell us a little bit about yourself to
 9 familiarize everybody.
 10 MR. GRABIEL: Is it on? Yeah.
 11 My name is Julio Grabiél. I live at 1126
 12 South Greenway Drive. I've been a resident of
 13 Coral Gables for the last fifty years. Also, a
 14 practicing architect until a few years ago,
 15 when I retired. I've been on the Board, I
 16 think, for four or six years before,
 17 previously --
 18 CHAIRMAN AIZENSTAT: Yes.
 19 MR. GRABIEL: -- and I'm very happy to be
 20 back. Thank you.
 21 CHAIRMAN AIZENSTAT: Thank you very much.
 22 Welcome back again.
 23 MR. WITHERS: So, you know, we were able to
 24 get rid of the attorneys. Now we're getting
 25 overloaded with, you know, architects.

Page 9

1 MR. GRABIEL: I like that. The good things
 2 flow --
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 The first item on the agenda, E-1.
 5 Mr. Ceballos, if you'd please read that into
 6 the record.
 7 MR. CEBALLOS: Item Number 22-4188, a
 8 Resolution of the City Commission of Coral
 9 Gables, Florida amending previously approved
 10 Resolution Number 2008-196, which amended
 11 Resolution Number 2005-231, pursuant to Zoning
 12 Code 14-203 to amend the condition regarding
 13 illumination on "Parcel 1" legally described as
 14 Lots 1-22 and Lots 39-48, Block 16, and "Parcel
 15 2," legally described as Lots 1-5 and west 24
 16 feet of Lot 5 and Lots 43-48, Block 17, Crafts
 17 Section, address 2701 and 2855 Le Jeune Road,
 18 Coral Gables, Florida; and the approval and all
 19 other conditions of approval contained in
 20 Resolution 2008-196 shall remain in effect, and
 21 providing for an effective date.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 MS. GARCIA: Jennifer Garcia, City Planner.
 24 Could I have the presentation please? I'm not
 25 the applicant, but I will be presenting. The

Page 11

1 allow exterior signage for Parcel 1, which is
 2 the Infinity Building, and we're here, in 2022,
 3 to allow limited illumination of the City
 4 National Bank, which is the south parcel.
 5 So this is what it looks like today, and
 6 that was when it was approved. The north
 7 parcel is the larger building, that had the
 8 most FAR, and the south parcel is the City
 9 National Bank. It's the terracotta color
 10 building on the right.
 11 So they are proposing to renovate the
 12 building to modify the exterior, and part of
 13 that request is to provide some illumination of
 14 some of the features that they're applying for.
 15 So part of that goes back to that original
 16 approval, back to that paragraph that talks
 17 about illumination. So, to be clear, they're
 18 striking through the sentence about, "No
 19 external illumination is allowed," and they're
 20 prohibiting no -- sorry, they're prohibiting
 21 direct view of lighting fixtures, as well as
 22 prohibiting any direct light onto Le Jeune
 23 Road.
 24 So the neighbors have been sent notices
 25 twice, posted once. It had a website posting

Page 10

1 applicant is here, if you have any questions
 2 for him, okay?
 3 So we're here to modify an existing Site
 4 Plan. Back in 2005, there was a project that
 5 was approved. It had two requests. It had a
 6 Special Location Map Site Plan approval, which
 7 basically is allowing Med Bonus to be granted
 8 to a property that's near Duplex and
 9 Single-Family, and the second request was a
 10 Conditional Use for the drive thru for the
 11 bank, and it consists of two parcels. The
 12 south parcel is Parcel 2, which is what the
 13 applicant is representing, and Parcel 1 was the
 14 north parcel, that you can see in this map to
 15 the left.
 16 And part of that approval back in 2005
 17 included a little paragraph about illumination
 18 and I'll get to that further once I go through
 19 here.
 20 So 2005 was the original approval, and we
 21 actually have some Board Members here that were
 22 here during that discussion back in 2005. So
 23 that was the original approval. It was amended
 24 in 2008 for removal of the security gates
 25 requirement. It was amended again in 2016, to

Page 12

1 once, as well as the newspaper ad for tonight's
 2 meeting.
 3 So Staff recommends approval, that complies
 4 with the findings of fact in the Staff Report.
 5 Do you have any questions?
 6 CHAIRMAN AIZENSTAT: Does the applicant
 7 wish to speak on this item, before we ask
 8 questions?
 9 MR. SCHWARTZ: No, not necessarily, unless
 10 you have a question.
 11 CHAIRMAN AIZENSTAT: Okay. If it's okay,
 12 I'd like to open it up for public comment
 13 first, see if there's anyone here, before we
 14 start asking questioning.
 15 Jill, do you have anybody for this item?
 16 MS. MENENDEZ: No, we don't.
 17 CHAIRMAN AIZENSTAT: Neither Zoom or phone
 18 platform or in Chambers; is that correct?
 19 MS. MENENDEZ: Correct. No, no speakers.
 20 CHAIRMAN AIZENSTAT: Okay. At this time,
 21 I'd like to go ahead and close the public
 22 comment, and open it up.
 23 Chip.
 24 MR. WITHERS: I have no issues, no problem
 25 with it.

Page 13

1 CHAIRMAN AIZENSTAT: Venny.
 2 MR. TORRE: I just need to understand a
 3 little bit. The proposed project removes the
 4 awning, and some of those lights that I see --
 5 I can't tell where these are happening, to be
 6 honest with you. I'm not sure if this is the
 7 ground floor. These are ground floor lights in
 8 that space -- this is basically not in that
 9 inset colonnade, this is above, facing --
 10 CHAIRMAN AIZENSTAT: If you don't mind, I'd
 11 like to ask you to come up to the microphone,
 12 so the court reporter, that way, could capture
 13 the conversation.
 14 MR. TORRE: I'm trying to light up that
 15 picture with your new design and I just want to
 16 make sure --
 17 CHAIRMAN AIZENSTAT: Could you state your
 18 name and address, please, for the record?
 19 MR. SCHWARTZ: Sure. My name is Josh
 20 Schwartz. I live at 2800 Kirk Street in
 21 Coconut Grove.
 22 MR. TORRE: And these just go around the
 23 windows and surround the windows? I'm trying
 24 to understand what --
 25 MR. SCHWARTZ: Yes. So the lights

Page 15

1 MR. TORRE: Do you know why it was so
 2 severe that there was no illumination before?
 3 I mean, I understand across the street -- it
 4 was pretty severe.
 5 MS. GARCIA: I researched this. I dug
 6 through the Minutes of Planning & Zoning,
 7 through Commission, it was there from the Staff
 8 report that it is recommended a Condition of
 9 Approval. So some conversation must have
 10 happened before in the Planning and Zoning. I
 11 don't have any record of why that was.
 12 Speaking with people, it seemed like it was
 13 more of a concern of the signage, illumination
 14 of the signage, but --
 15 MR. TORRE: I'm done.
 16 CHAIRMAN AIZENSTAT: Let me go ahead and
 17 call on Julio.
 18 MR. GRABIEL: You answered the question. I
 19 was just wondering why it had been not approved
 20 with lighting originally, but I don't have any
 21 problem with that.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 Claudia.
 24 MS. MIRO: No questions or concern.
 25 CHAIRMAN AIZENSTAT: Luis.

Page 14

1 basically will try to depict some of the
 2 architectural features that we're going to be
 3 adding to the building. So 99 percent of it is
 4 all indirect lighting. So none of the lights
 5 protrude out towards Le Jeune Road.
 6 MR. TORRE: Is the intent for all of the
 7 windows to have that around?
 8 MR. SCHWARTZ: I think what you're seeing
 9 is probably the light dispersing across. So
 10 there aren't lights above the window.
 11 MR. TORRE: Yeah, these are -- one, two,
 12 three -- I'm really having trouble
 13 understanding if this is -- every window gets
 14 one of these or not. That's what I don't quite
 15 understand.
 16 MR. SCHWARTZ: You're just seeing different
 17 views. So you really only see the reflection.
 18 MR. TORRE: I have no other questions.
 19 MS. GARCIA: I believe they're proposing to
 20 have panels over the openings of the parking
 21 garages, not that you're seeing that light,
 22 that looks like it's going around a window, but
 23 it's really not. It's just illuminating behind
 24 that panel, to hide both, the parking,
 25 obviously, and the lighting fixtures.

Page 16

1 MR. REVUELTA: No questions -- oh, one
 2 question. The canopies are projecting over the
 3 sidewalk or over the setback?
 4 MS. GARCIA: I believe they're projecting
 5 over the sidewalk. I don't think I have a Site
 6 Plan that shows that.
 7 MR. SCHWARTZ: So the canopies today are
 8 pretty much over the setback. They don't go
 9 over the sidewalk.
 10 MS. GARCIA: The building is set back a
 11 little bit from the sidewalk?
 12 MR. SCHWARTZ: Correct.
 13 MS. GARCIA: Okay.
 14 MR. REVUELTA: So they don't go over the
 15 public realm of the sidewalk, they end at the
 16 property line there, behind the sidewalk?
 17 MR. SCHWARTZ: Correct.
 18 MR. REVUELTA: I'm done.
 19 CHAIRMAN AIZENSTAT: The question that I
 20 had for you is, I noticed on the renderings
 21 that the signage is on the corner for City
 22 National Bank. To be clear, the address is not
 23 changing or anything, or your front entrance is
 24 still where it exists today?
 25 MR. SCHWARTZ: That's correct.

Page 17

1 CHAIRMAN AIZENSTAT: So the entrance has
 2 not been shifted?
 3 MR. SCHWARTZ: No.
 4 CHAIRMAN AIZENSTAT: Okay. That was the
 5 only question I had.
 6 Any other comments from the Board? Anybody
 7 like to make a motion?
 8 MR. GRABIEL: I'd like to move for
 9 approval.
 10 MR. TORRE: I'll second it.
 11 MR. WITHERS: Approval --
 12 CHAIRMAN AIZENSTAT: I think Chip went
 13 ahead and -- Chip second.
 14 MR. WITHERS: I'll second it.
 15 MR. REVUELTA: It looks like it was at the
 16 same time, so I don't know who was first.
 17 CHAIRMAN AIZENSTAT: Any discussion? No?
 18 Having none, call the roll, please.
 19 THE SECRETARY: Julio Grabiell?
 20 MR. GRABIEL: Yes.
 21 THE SECRETARY: Luis Revuelta?
 22 MR. REVUELTA: Yes.
 23 THE SECRETARY: Venny Torre?
 24 MR. TORRE: Yes.
 25 THE SECRETARY: Chip Withers?

Page 19

1 perpetual access and utility easement, setting
 2 forth terms and conditions, providing for an
 3 effective date.
 4 CHAIRMAN AIZENSTAT: Thank you.
 5 Zeke. We'll go ahead and have the
 6 applicant make his presentation first.
 7 MR. GUILFORD: Good evening, Mr. Chair and
 8 Members of the Board. For the record, my name
 9 is Zeke Guilford, with offices at 400
 10 University Drive. I'm here on behalf --
 11 representing the abutting property owners of
 12 the alley.
 13 I wish I had some pretty pictures to show
 14 you, nice, that these architects have drawn,
 15 but this is a very kind of -- I want to say,
 16 very simple boring application.
 17 Actually, we're actually requesting the
 18 alley between Amalfi and Rosaro to be
 19 vacated --
 20 MR. REVUELTA: Zeke, do you want to move it
 21 a little bit?
 22 MR. GUILFORD: It was so they can see up there.
 23 MR. REVUELTA: Oh, I'm sorry.
 24 MS. GUILFORD: Trust me, I usually have
 25 them pointed towards you, too.

Page 18

1 MR. WITHERS: Yes.
 2 THE SECRETARY: Claudia Miro?
 3 MS. MIRO: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes. Thank you.
 6 MR. SCHWARTZ: Thank you so much. Thank
 7 you for your time.
 8 CHAIRMAN AIZENSTAT: Thank you for coming.
 9 Next item is Item E-2. Mr. Ceballos, if
 10 you'd please read that into the record.
 11 MR. CEBALLOS: File Number 22-4581, an
 12 Ordinance of the City Commission of Coral
 13 Gables approving the vacation of a public
 14 alleyway pursuant to Zoning Code Article 14,
 15 "Process," Section 14-211, "Abandonment and
 16 Vacations" and City Code Chapter 62, Article 8,
 17 "Vacation, Abandonment and Closure of Streets,
 18 Easements and Alleys by Private Owners and the
 19 City; Application Process," providing for the
 20 vacation of the north-south public alleyway
 21 lying between lots 9-16 and lots 8 & 17, Block
 22 97, Coral Gables Riviera Section #2, according
 23 to the plat thereof recorded in Plat Book 28,
 24 Page 18 of the Public Records of Miami-Dade
 25 County, Florida; providing for substitute

Page 20

1 What is interesting here is that if you,
 2 again, you look at the actual map from
 3 Merrick --
 4 CHAIRMAN AIZENSTAT: Zeke, if you could
 5 talk into the microphone -- there we go -- for
 6 the court reporter.
 7 MR. GUILFORD: Right. If you actually look
 8 at the map from Merrick, this is the block
 9 here. You have three blocks that are green.
 10 Those three blocks are -- actually were
 11 supposed to be Commercial designated. Over
 12 time, they've -- well, the second block -- let
 13 me go back -- the second block is now a medical
 14 office complex and they vacated the alley in
 15 1961. So, really, the only alley you have is
 16 here.
 17 The alley in this block has never been used
 18 by Public Works. It is grass and landscaping.
 19 It has been maintained over the years by the
 20 abutting property owners, and Staff has
 21 recommended approval. I believe Staff is in
 22 agreement and Hermes is in agreement with
 23 Condition C, which we're going to add to that
 24 sentence, "Unless approved by the Board of
 25 Architects." Oh, the Public Works Director,

Page 21

1 I'm sorry. I already cut him out.
 2 Other than that, we accept Staff's
 3 recommendation of approval and we ask that you
 4 recommend approval, as well. Thank you.
 5 CHAIRMAN AIZENSTAT: Thank you.
 6 Jennifer.
 7 Thank you, Zeke.
 8 MR. GUILFORD: You're welcome.
 9 MR. REVUELTA: Can I have a request? Is
 10 there a way that on the screen we can have
 11 blown up the property?
 12 MS. GARCIA: Yeah. I'll show it with the
 13 PowerPoint. You can see that.
 14 MR. REVUELTA: Okay.
 15 MS. GARCIA: All right. So you can see
 16 here that Rosaro is the north street, Amalfi is
 17 the south street, and there's Le Jeune going
 18 north and south. You can see that there's
 19 eight platted lots, even though there's only, I
 20 think, three houses that are facing Le Jeune.
 21 And here's an aerial looking at the area. You
 22 can see, I'm sorry, four houses on the Le Jeune
 23 part, and two houses on the west side.
 24 So this is that -- the red rectangle is
 25 showing that alley space, and those are the

Page 23

1 Chambers?
 2 MS. MENENDEZ: No.
 3 CHAIRMAN AIZENSTAT: Do we have anybody on
 4 Zoom for this item?
 5 MS. MENENDEZ: No one.
 6 CHAIRMAN AIZENSTAT: How about on phone
 7 platform? No?
 8 At this time, I'd like to go ahead and
 9 close it for public comment.
 10 Claudia, I'll let you go first.
 11 MS. MIRO: Actually, go ahead and skip me.
 12 I'm still reading through it.
 13 CHAIRMAN AIZENSTAT: Chip.
 14 MS. GARCIA: Sorry, Eibi, just to interrupt
 15 really quick.
 16 CHAIRMAN AIZENSTAT: Go ahead, please.
 17 MS. GARCIA: There was a letter that was
 18 sent from the Historic Preservation
 19 Association.
 20 CHAIRMAN AIZENSTAT: Correct. Do we need
 21 to read that into the record?
 22 MS. GARCIA: I just want to make sure the
 23 record makes that clear, that it was sent. I
 24 think it was forwarded to all of the Board
 25 Members and we have a copy of that here.

Page 22

1 five houses that basically would split the
 2 alley, once it's vacated.
 3 And, then, zooming into that even further,
 4 you can see that it's a 4,000 square feet, so a
 5 20 feet by 200-foot long alley north-south.
 6 So they've gone to DRC in May, they had a
 7 neighborhood meeting in August, and here were
 8 are in the Planning & Zoning.
 9 CHAIRMAN AIZENSTAT: That's a sign.
 10 MR. GRABIEL: Either for approval or not.
 11 MR. WITHERS: I guess we know where he
 12 stands.
 13 MS. GARCIA: So letters have been sent to
 14 property owners twice, the posting for the
 15 property has been twice, as well, for DRC and
 16 for Planning & Zoning, as well as website
 17 posting, as well as for tonight's meeting.
 18 This is the area that was notified by mail.
 19 Staff recommends approval with conditions,
 20 with the condition of that last one, to add in
 21 Public Works to allow an encroachment, as
 22 needed, and that's it.
 23 CHAIRMAN AIZENSTAT: Thank you.
 24 I would like to open it up first to public
 25 comment. Do we have anybody for this item in

Page 24

1 CHAIRMAN AIZENSTAT: Did all Board Members
 2 receive that?
 3 MS. GARCIA: Yes.
 4 CHAIRMAN AIZENSTAT: Do we need to -- Gus,
 5 do we need to read that into the record?
 6 MR. CEBALLOS: No. You can request that it
 7 be read into the record, but if all of the
 8 Board Members received that letter, you do not
 9 need to read it into the record.
 10 CHAIRMAN AIZENSTAT: Okay. Thank you.
 11 Thank you, Jennifer.
 12 MR. WITHERS: So maybe Mr. Guilford is
 13 going to answer this or maybe you can, so
 14 what's the intent of closing the alley? Is
 15 there a Site Plan? Because normally we get a
 16 Site Plan with something like this, don't we?
 17 MS. GARCIA: No. There's no Site Plan.
 18 There's no new construction, as far as a house
 19 goes. This will be split between those five
 20 residences.
 21 MR. GUILFORD: The basis of what is
 22 happening, they've been maintaining it for all
 23 of these years. It's only been grass. It's
 24 not a paved alley. So they said, "Listen, if
 25 we're going to take care of it, we might as

1 well have it," and to be honest with you, it
2 really doesn't do much to the homeowners or for
3 the homeowners, because essentially what we're
4 doing is, we're now granting back that alley as
5 a utility easement, because we have telephone
6 lines, we also have a water line going through
7 there.

8 So, essentially, let's just say they had a
9 ten-foot setback in their original house, they
10 can now go to their property line, but they
11 can't encroach into what was the alley.

12 MR. WITHERS: So it's not being done for
13 re-development or anything like that?

14 MR. GUILFORD: No, absolutely not.

15 MR. WITHERS: Okay.

16 CHAIRMAN AIZENSTAT: And, Zeke, your
17 clients are the four property owners?

18 MR. GUILFORD: The five property owners,
19 yes, sir.

20 CHAIRMAN AIZENSTAT: The five property
21 owners.

22 MR. GUILFORD: Yes.

23 CHAIRMAN AIZENSTAT: Chip, did you have --

24 MR. WITHERS: That's it. I just wanted to
25 get that on the record.

1 standard Merrick easement, which is a five, six
2 or seven feet, but it's not an uncommon
3 condition throughout the City to have this
4 condition.

5 MR. TORRE: So maybe you could put fences,
6 but not a wall or something to that effect,
7 something like that maybe?

8 MR. DIAZ: It depends on the utilities,
9 what are there. So, for example, if it's just
10 overhead, it's not a big deal. If you have a
11 water line, then you've got to be careful. You
12 know, all of that would be sorted out through
13 the design, whenever it comes. So it's no
14 different than you have your easement in the
15 back and you have all sorts of stuff back
16 there. Those easements were originally done
17 for the purpose of water, sewer and overhead
18 utilities.

19 MR. GUILFORD: What's actually interesting
20 here on this alley -- I'm not going to say
21 interesting -- is you have the powerlines
22 running on the east side of the alley, not in
23 the middle, and you have the water line running
24 on the west side of the alley, and not in the
25 middle. So, basically, you really can't do

1 CHAIRMAN AIZENSTAT: Okay. Venny?

2 MR. TORRE: So I understand it, your
3 property will be given half and half to both,
4 east and west residences?

5 MR. GUILFORD: Correct.

6 MR. TORRE: And will these be allowed to
7 move their fences and so forth, if they so
8 wish?

9 MR. GUILFORD: If it's approved by Public
10 Works.

11 MR. DIAZ: Yes, subject to the proper
12 review and approval. I mean, we have utility
13 easements like this throughout, the Merrick
14 easements. This easement will just be bigger,
15 but we do have this condition throughout the
16 City, where utilities are on the rear or on the
17 side.

18 MS. MIRO: I'm sorry, I couldn't understand
19 what you're saying.

20 MR. DIAZ: I'm sorry about that. We have
21 these conditions throughout the City, where you
22 have utility easements on the rear and on the
23 side. In this particular case, the easement
24 will be buried. It will be the full ten-foot
25 of the former alley, as opposed to your

1 anything, on either side, other than, you know,
2 where you had a ten-foot setback, you're now
3 going to your property line, and it gives
4 you -- I think you can add -- a 50 by 100 foot
5 lot, you can build an extra 300 feet than what
6 you could build previously.

7 MR. TORRE: So just for my education, so
8 you get a new survey for each lot, and then the
9 tax man reassesses and everybody gets a new --
10 you know, the property records change?

11 MR. GUILFORD: Correct. Right, yes.

12 MR. TORRE: Okay. That's all. Thank you.

13 CHAIRMAN AIZENSTAT: Claudia?

14 MS. MIRO: Yes. I have a question for the
15 Public Works Director. So in the case the
16 applicant was saying that the dividing property
17 owners have been maintaining the land all of
18 this time. What happens when, for a lack of a
19 better word, the City overlooks pieces of land
20 and they're not caring for them as they should?
21 Because what he indicated and I understood was
22 that that's a grassy area, that, I guess, was
23 overgrowing and the abutting property owners
24 had to actually step in and care for it.

25 So what is the normal process, if there's a

1 tract of land that the City should be caring
 2 for and the burden has been falling on the
 3 homeowners to now have to go through a process?
 4 So how does Public Works handle that? What is
 5 the process available to homeowners?
 6 MR. DIAZ: So, according to our Code,
 7 actually, the landscape maintenance of grass,
 8 even on alleys, all of the way to the center
 9 line of the alley, per se, it is already the
 10 responsibility of the property owners. In this
 11 property's case, the Public Works Department
 12 has really no interest to this alley, as far as
 13 for access for service. So we don't have any
 14 objection with the vacation.
 15 But as far as maintenance, the owners would
 16 be responsible for the maintenance regardless
 17 of whether the alley was vacated or not.
 18 MS. MIRO: So to be clear, it's not that
 19 it's an added -- it's a responsibility, per the
 20 Code, of the abutting landowners?
 21 MR. DIAZ: Correct. Absolutely, yes.
 22 MS. MIRO: So it's not like they're doing
 23 the City a favor in doing this?
 24 MR. DIAZ: No. No. We'll be collecting
 25 taxes from that land, which right now we're

1 normally you have the set easements in the back
 2 of a whole bunch of properties, but alleys,
 3 I've never seen an alley through --
 4 MR. DIAZ: There's a handful and I believe
 5 the original intent was for that area to be
 6 Commercial, right? Yeah. And it just never
 7 materialized. So, on a Commercial area, having
 8 an alley in the rear for access and services,
 9 it makes sense.
 10 MR. REVUELTA: Who is setting the width of
 11 the easement?
 12 MR. DIAZ: It's the width of the alley.
 13 MR. REVUELTA: And the owners are fine with
 14 that? If it was me, I would like it to be the
 15 center, five foot easement, just because it
 16 makes a difference whether you can build in
 17 five feet or not, and the easement at ten feet
 18 -- this is none of my business --
 19 MR. GUILFORD: To be honest with you, this
 20 is actually better for the owners, because
 21 where the water line sits, they could --
 22 potentially they are giving part of their
 23 property now to the utility company, versus
 24 just keeping it at the alley.
 25 MR. REVUELTA: So if they're fine --

1 collecting none. So that is, I guess, the most
 2 direct benefit that the City will get.
 3 MS. MIRO: That we collect taxes on that
 4 land.
 5 MR. DIAZ: We don't right now. It's an
 6 alley. But we will.
 7 MS. MIRO: We will, yes?
 8 MR. DIAZ: We will, if the vacation occurs.
 9 MS. MIRO: If the vacation occurs.
 10 MR. DIAZ: Correct.
 11 MS. MIRO: Yeah. Okay. Nothing else.
 12 CHAIRMAN AIZENSTAT: Thank you.
 13 Luis?
 14 MR. REVUELTA: Zeke said this was going to
 15 be a boring application and we have devine
 16 intervention.
 17 A question, the alley was never connected
 18 to the street?
 19 MR. DIAZ: We don't have any records
 20 indicating that that alley was ever built up,
 21 not as far -- whether there was something there
 22 50, 60, 70 years ago, I really can't tell, but
 23 at least as far back as we can go, there's no
 24 evidence that the alley was ever made.
 25 MR. REVUELTA: Interesting, because

1 MR. DIAZ: Not only that, I mean, we
 2 wouldn't necessarily subject to an alley,
 3 subject to everybody -- the needs of an
 4 individual (Unintelligible) and so the owner
 5 would have to go through the relocation. So
 6 it's probably --
 7 (Simultaneous speaking.)
 8 CHAIRMAN AIZENSTAT: Thank you, Luis.
 9 Julio.
 10 MR. GRABIEL: No.
 11 MS. MIRO: I have a question.
 12 CHAIRMAN AIZENSTAT: Okay.
 13 MS. MIRO: The other question that just
 14 came to mind is, I know that the applicant
 15 had -- and also the City Staff said that there
 16 is no plans on selling the property in the
 17 future. Wouldn't the alley pose an impediment
 18 or some sort of an obstacle for
 19 (unintelligible) all five properties together?
 20 Let's say a developer came and said, "I
 21 want to buy all five of these properties,"
 22 would not having that alley vacated be a
 23 problem?
 24 MS. GARCIA: Not when it's Zoned
 25 Single-Family. If it's Zoned Multi-Family,

1 then --

2 MS. MIRO: But if the Zoning were to change

3 in the future?

4 MS. GARCIA: Yeah.

5 MR. DIAZ: If a developer would buy all

6 that, then they would have to probably come

7 back and part of the process was to remove

8 what --

9 MR. REVUELTA: They need to change the

10 Zoning and the Land Use Map.

11 MR. DIAZ: Yes.

12 MR. REVUELTA: It's a very tedious process.

13 MR. GUILFORD: Right.

14 MS. MIRO: Okay. Thank you.

15 CHAIRMAN AIZENSTAT: Is there any

16 property -- any of these properties that are

17 5,000 square feet or under, of the five

18 properties that are there? Do you know the

19 average size of one of the properties?

20 MR. GUILFORD: No, but the two main lots, I

21 believe --

22 MR. DIAZ: The original, the platted lot

23 lines, are 25 by a hundred, at least the ones

24 that are facing Le Jeune. However, I think I

25 think you have houses sitting on multiple lots.

1 MR. DIAZ: And your setback changes, too,

2 your property line changes. So even though you

3 cannot build in the alley, per se, you can

4 build closer --

5 MR. REVUELTA: If they want to build a

6 pool, they probably can.

7 MR. DIAZ: Your pool just got bigger.

8 CHAIRMAN AIZENSTAT: Now, are they marked

9 for any utilities currently? Do we know what

10 utilities are running behind in that easement?

11 MR. DIAZ: We know for a fact that we have

12 powerlines, we have water, we have sewer -- no,

13 they're on septic tank.

14 CHAIRMAN AIZENSTAT: They're on septic, I

15 think, in that area, right? So there's no --

16 MR. DIAZ: Right.

17 MR. REVUELTA: The water line is an active

18 line or --

19 MR. DIAZ: Yes, it is.

20 CHAIRMAN AIZENSTAT: And so this property,

21 is -- there's a mini market. So that's on the

22 other side of the street. There's a mini

23 market, I think, that comes in.

24 MR. GUILFORD: No. It's on the same side.

25 It's the same side.

1 MR. GUILFORD: Right, because there's three

2 houses along Le Jeune. So you've got at least

3 50 by a hundred.

4 CHAIRMAN AIZENSTAT: So that's 5,000 square

5 feet.

6 MR. GUILFORD: About 5,000 square feet.

7 CHAIRMAN AIZENSTAT: The reason I ask that

8 question is because the minimum biddable lot is

9 5,000 square feet. So if you've got a property

10 without this at 4,930, you wouldn't be able to

11 re-build. By doing this, that would afford or

12 allow that individual or that property owner to

13 build.

14 MR. GUILFORD: Sure.

15 CHAIRMAN AIZENSTAT: And as he said, on

16 average, you're saying that they're getting

17 about another 350 square feet.

18 MR. GUILFORD: Yeah. If you have a 50 by a

19 hundred, just figuring 35 percent, then you can

20 build another 350 feet.

21 CHAIRMAN AIZENSTAT: To me, I like the fact

22 that you have -- you know, somebody that has a

23 5,000 square foot lot, now they're going to

24 have a bigger lot, so you don't have an issue

25 with the City.

1 CHAIRMAN AIZENSTAT: Right. On the other

2 side, because there's an alley that's driveable

3 behind that mini market. I just want to be

4 clear that this doesn't go through or won't

5 impede later --

6 MR. GUILFORD: You're talking about this

7 lot right here?

8 CHAIRMAN AIZENSTAT: That is correct.

9 MR. GUILFORD: You've got, I think, what

10 is, Don Pan, and right behind, you have like

11 the convenience store.

12 CHAIRMAN AIZENSTAT: Correct.

13 MR. GUILFORD: And, again, this block here,

14 the alley has already been vacated, so you

15 don't need to have through alleys.

16 CHAIRMAN AIZENSTAT: Okay. But behind that

17 convenient store, there is an alley.

18 MR. GUILFORD: Which makes sense. If

19 you're going to have a Commercial piece of

20 property, you put your garbage behind and

21 everything else. So now that it's Residential,

22 it doesn't make any sense to have the alley.

23 CHAIRMAN AIZENSTAT: Any other --

24 MR. TORRE: I have a question, Mr. Chair.

25 It may not matter, but just to ask the

1 question.

2 So the tenants are now maintaining the

3 alley. So once this happens, somebody may move

4 a fence. Is there going to be some cohesive

5 way of how this goes forwarded in terms of the

6 alley? Does somebody plant grass, somebody not

7 like it? Is there something here that goes

8 together or does everybody just kind of do it

9 on their own?

10 MR. DIAZ: It will be up to the individual

11 property owners to pull a permit and build a

12 fence.

13 MR. TORRE: And if they don't, then

14 everybody maintains their --

15 MR. DIAZ: Yes, they have to maintain --

16 MR. TORRE: So that sort of space now

17 becomes that person's --

18 MR. DIAZ: They will -- there's a

19 commitment that says, well, we're not doing

20 this unless you want to move your fence, but

21 ultimately they'll have to pull a permit and do

22 whatever they need to do to make that happen.

23 CHAIRMAN AIZENSTAT: Has there been any

24 comment from the property owners behind? In

25 other words, if one person moves the fence, has

1 here will get ten feet. So this is the one on

2 the other side. Here is LeJeune down there.

3 So these people get ten feet. These people get

4 ten feet.

5 CHAIRMAN AIZENSTAT: Oh, okay. That wasn't

6 clear to me.

7 MR. GUILFORD: Yeah. I'm sorry. It goes

8 to the center line of the road. Each property

9 goes to that center line.

10 CHAIRMAN AIZENSTAT: That's perfect.

11 MR. DIAZ: And that division is per the

12 original rights of the original underlying plat

13 lines. So there's no question about that

14 division.

15 CHAIRMAN AIZENSTAT: Just, in my mind, it

16 was, the five properties were getting that

17 alley.

18 MR. GUILFORD: Right. Well, remember, the

19 five is three on Le Jeune and then the two on

20 the other side of the alley.

21 CHAIRMAN AIZENSTAT: Okay. Any other --

22 MR. REVUELTA: Yes. For my own education,

23 do the properties have to be replatted?

24 MR. DIAZ: No.

25 MR. GUILFORD: No. The face of the legal

1 anybody talked to those property owners that

2 are behind on the other side of the alley?

3 MR. GUILFORD: I'm not following you.

4 CHAIRMAN AIZENSTAT: On the other side of

5 the alley, there's homes.

6 MR. GUILFORD: Okay. On the other side of

7 where those two houses are?

8 CHAIRMAN AIZENSTAT: Yes.

9 MR. GUILFORD: We did a neighborhood

10 meeting, only one person showed up, and they

11 lived on Riviera, in a condo on Riviera, so --

12 CHAIRMAN AIZENSTAT: So none of those

13 property owners said, you know, I want a part

14 of that alley?

15 MR. GUILFORD: No.

16 MR. TORRE: He's thinking the two houses on

17 the other side of the alley.

18 CHAIRMAN AIZENSTAT: Correct.

19 MR. TORRE: Isn't that going 50/50?

20 MR. GUILFORD: Yes.

21 CHAIRMAN AIZENSTAT: I was wondering if any

22 of those owners would say, you know what, if

23 you're giving away some property, maybe I want

24 a piece of that, so I can expand.

25 MR. GUILFORD: Right. Well, this owner

1 will be, Block, let's say, 5 and 6, and ten

2 feet of the vacated alley.

3 MR. REVUELTA: They don't have to be

4 replatted, they don't have to be re-surveyed

5 and the City will just adjust the plat?

6 MR. DIAZ: What they should probably do is

7 submit --

8 MR. GUILFORD: Like a Quitclaim Deed.

9 MR. DIAZ: It's a Quitclaim Deed to be the

10 report of the County, with eventually when this

11 passes, as a backup, and have that report at

12 the County and the Property Appraiser's Office

13 will pick that up automatically.

14 CHAIRMAN AIZENSTAT: Any other comments?

15 MR. REVUELTA: No.

16 CHAIRMAN AIZENSTAT: No? Would anybody

17 like to make a motion?

18 MR. WITHERS: I'll move it.

19 MR. REVUELTA: Second.

20 CHAIRMAN AIZENSTAT: We have a second. Any

21 comments? No?

22 Call the roll, please.

23 THE SECRETARY: Luis Revuelta?

24 MR. REVUELTA: Yes.

25 THE SECRETARY: Venny Torre?

Page 41

1 MR. TORRE: Yes.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Yes.

4 THE SECRETARY: Claudia Miro?

5 MS. MIRO: I just wanted to make a comment

6 before. I wanted to say that I did read the

7 letter from the Prehistoric (sic) Board, and

8 while I don't, as a rule, just generally favor

9 vacating alleys, I think that listening to the

10 applicant and listening to Public Works, I

11 think that, in this case, you know, the

12 Preservation says, oh, it's public land, but

13 there's water lines there. It's not like we

14 could use it as a park. And I really like the

15 idea that we can make money off of this land

16 now and collect taxes. So, yes.

17 THE SECRETARY: Julio Grabiél?

18 MR. GRABIEL: Yes.

19 THE SECRETARY: Eibi Aizenstat?

20 CHAIRMAN AIZENSTAT: Yes.

21 MR. GUILFORD: Thank you very much.

22 CHAIRMAN AIZENSTAT: Thank you, Zeke. Nice

23 seeing you again.

24 MR. GUILFORD: Likewise.

25 CHAIRMAN AIZENSTAT: The next item on the

Page 43

1 by using smaller height trees, more natives,

2 more flowering trees, more interest. Being

3 that unusual trees come in smaller sizes in

4 nurseries, it's very difficult to find them

5 sometimes 15 to 16 feet tall. So this just

6 gives people variety, greater variety, easier

7 to find them in nurseries. It will create

8 diversity and more interest in the swales.

9 CHAIRMAN AIZENSTAT: Thank you.

10 Do we have -- Jennifer, would you like to

11 make any comments? Thank you.

12 Do we have anybody from the public, Jill?

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Zoom?

15 THE SECRETARY: No.

16 CHAIRMAN AIZENSTAT: Phone platform?

17 THE SECRETARY: No. We just got back,

18 actually. Zoom was down, but it's back on and

19 we don't have any speakers.

20 CHAIRMAN AIZENSTAT: Zoom was down, but we

21 are back on. Okay. But we have nobody, right?

22 THE SECRETARY: Correct.

23 CHAIRMAN AIZENSTAT: Okay. At this time,

24 I'd like to go ahead and close it for public

25 comment. Claudia?

Page 42

1 agenda is E-3. Mr. Ceballos.

2 MR. CEBALLOS: File ID 22-4426, an

3 Ordinance of City Commission amending the City

4 of Coral Gables Zoning Code, Article 6

5 "Landscape," Section 6-104 "Landscape

6 Requirements for Public Right-of-Way; to amend

7 planting height and various other provisions

8 providing for a repeater provision,

9 severability clause, codification, and

10 providing for an effective date.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MS. BELL-LLEWELLYN: Good evening,

13 everyone. I'm Deena Bell-Llewellyn, Assistant

14 Director of Public Works for Green Space

15 Management.

16 So this is very simple. Right now, the

17 Zoning Code requires trees in public

18 right-of-way swales, when they're planted new,

19 to be 15 to 16 feet tall at the time of

20 planting. So we have a dense urban forest in

21 Coral Gables with a lot of large trees, and

22 what this does is provides residents, as well

23 as City Staff, when we're doing tree plantings,

24 to add more -- is that a yes? I think that's a

25 yes -- add more diversity to the urban forest

Page 44

1 MS. MIRO: No comments. I think she was

2 very clear.

3 CHAIRMAN AIZENSTAT: She was clear.

4 MS. MIRO: I mean -- thank you.

5 CHAIRMAN AIZENSTAT: Luis?

6 MR. REVUELTA: No comment.

7 CHAIRMAN AIZENSTAT: Venny?

8 MR. TORRE: I do have a couple of

9 questions. So I understand what you're trying

10 to do with the variety and so on. So, for

11 example, a small tree, an Orange Geiger, let's

12 pretend, that would be okay and something like

13 that could actually be the one that you kind of

14 want to put in there, like maybe go -- tops 15,

15 16 when it's fully grown?

16 MS. BELL-LLEWELLYN: Uh-huh.

17 MR. TORRE: So that sort of small tree

18 could be the one that you kind of want to put

19 in there?

20 MS. BELL-LLEWELLYN: Yes, trying to

21 establish a medium high canopy, below very

22 large trees, so we get a layering effect in the

23 urban forest, right, and then we're going to

24 get a greater species variety. Of course,

25 we'll make sure they're not in conflict with

Page 45

1 sidewalks or triangles of visibilities. As
 2 long as there's proper clearance for safety,
 3 we'll look at the application on a case per
 4 case basis.
 5 MR. TORRE: And then I think I read it, but
 6 just to be clear, when those trees are smaller,
 7 you plant them closer together or not
 8 necessarily?
 9 MS. BELL-LLEWELLYN: You can, depending on
 10 the planting design.
 11 MR. TORRE: They're not going to be at the
 12 same distance as the big trees by default? You
 13 could space them closer together?
 14 MS. BELL-LLEWELLYN: You can space them
 15 randomly, triangulated. You know, we're trying
 16 to allow for flexibility in the design of
 17 swales. We have the swale planning package,
 18 and a lot of people are taking advantage of
 19 that and designing a landscape for their swales
 20 and submitting to Public Works for review. Our
 21 division reviews that on a case by case basis
 22 and makes sure the design works.
 23 CHAIRMAN AIZENSTAT: Chip.
 24 MR. WITHERS Thank you.
 25 So how do you manage the whole triangle of

Page 47

1 MS. BELL-LLEWELLYN: Sometimes great tree
 2 species are not available in nurseries at 15 to
 3 16 feet. Sometimes they can only find them 12
 4 to 13 feet, but we know that there are species
 5 that will grow very quick. So we're trying to
 6 allow flexibility and that way we're going to
 7 get better trees and a greater variety of
 8 trees.
 9 MR. WITHERS: So, if someone has all Black
 10 Olives or someone has all Mahoganies or someone
 11 has all Oak Trees on their street, they have
 12 the ability to go in front of their home, where
 13 their swale is, and plant Silver Buttonwoods,
 14 Gumbo Limbos or whatever they want? So we're
 15 not going to try to maintain that themed street
 16 any longer; is that the intention?
 17 MS. BELL-LLEWELLYN: That's right.
 18 Diversity is encouraged, so we do not require
 19 you to stick to a themed street.
 20 MR. WITHERS: So if I'm on Coral Way, with
 21 all of those majestic Oak Trees, I can load up
 22 my right-of-way with whatever I want? I mean,
 23 I'm just wondering, what does that do to our
 24 historic nature of some of our streets and some
 25 of our -- because you see the pictures -- I'm

Page 46

1 visibility issue with --
 2 MS. BELL-LLEWELLYN: There's no change to
 3 the triangle of visibility Code proposed. It
 4 reads that there must be visibility from thirty
 5 inches height to eight feet. So you must have
 6 a trunk that can you can see through from
 7 thirty inches up to eight feet. All of the
 8 ground covers in the swales have to be
 9 maintained below thirty inches tall. So you're
 10 not going to have a wall of vegetation.
 11 MR. WITHERS: So you're not encouraging the
 12 planting of trees in the swales, you're
 13 encouraging more of the lower landscaping in
 14 swales and this is primarily in setback areas?
 15 I'm not quite sure. What is -- well, what are
 16 you encouraging people to do?
 17 MS. BELL-LLEWELLYN: This amendment is for
 18 any right-of-way, swales in front of
 19 Residential property, as well as City
 20 properties, like parks. Right now, when we are
 21 reviewing plans that are submitted by residents
 22 or developers or Commercial properties, street
 23 trees are required to be 15 to 16 feet of
 24 height at time of planting.
 25 MR. WITHERS: Right. Right.

Page 48

1 just -- has anybody thought that through? I
 2 mean, has anybody gone to the garden clubs and
 3 the different public groups and have they all
 4 signed off on this?
 5 MS. BELL-LLEWELLYN: Right. I don't know
 6 the date, six or seven years ago, when the tree
 7 succession project was underway in the City, it
 8 was before I was here, there was a consultant,
 9 and by Ordinance adopted that diversity was
 10 going to be the goal for the tree canopy.
 11 MR. WITHERS: No, I'm just trying to
 12 understand what pushed this, because I'm
 13 thinking of Coconut Grove. It has absolutely
 14 no theme on their streets and they allow
 15 whatever you want right up to the street. Is
 16 that okay? Is that what we want the Gables to
 17 look like, Coconut Grove, Kiaora and those
 18 streets? Is that what we're looking for? You
 19 know what I'm asking?
 20 MS. BELL-LLEWELLYN: I do. I really
 21 understand what you're saying. You know, Coral
 22 Gables has a historic fabric and a lot of the
 23 City grid was themed streets. There are
 24 certain streets that have nothing but Coconut
 25 Palms, certain have nothing but Black Olives.

1 MR. WITHERS: (Simultaneous speaking.)
2 MS. BELL-LLEWELLYN: But, you know, by that
3 Ordinance and the Tree Succession Plan and the
4 study and the time, diversity was encouraged,
5 for ecological reasons and sustainability
6 reasons.

7 MR. WITHERS: But not architectural reasons
8 or how it looks, that was not considered?

9 MS. BELL-LLEWELLYN: Well, the aesthetics
10 of the landscape, I guess is judged by the
11 Board of Architects, when landscape plans are
12 submitted, but this is allowing more
13 flexibility with --

14 MR. WITHERS: Here's what my concern is,
15 okay, and I can only think of my own
16 neighborhood, there are a few homes that have
17 people that planted in their swales and they
18 are the smaller plant and smaller trees.
19 They're not really maintained, because they
20 wanted to look like a more rouged, not trimmed
21 look. They've overgrown. Invasive species
22 have come in, and there have been no
23 maintenance of the swale area, once the trees
24 are planted, because it just kind of filled in
25 with Brazilian Peppers and other trees that are

1 obnoxious trees and things, and so I'm just
2 wondering, once you kind of open that door to
3 allow a free fall into somebody's swale, how do
4 you then try to reign that in, if it's not
5 pleasing to the neighborhood, because some of
6 it looks pretty junkie? I mean, you know, some
7 of those areas look pretty rough.

8 So how do you maintain that? How do you
9 reign in that look, to say -- I might not want
10 my neighbor just to start filling up their
11 swale with trees and bushes that they don't
12 manage and maintain, when you have -- I'm all
13 for planting in swales, you know, for various
14 reasons, for maybe keeping parking out or
15 whatever, but I'm just wondering if we really
16 want to build a jungle in our swales as opposed
17 to -- so that's just my comment on that. How
18 do you --

19 MS. BELL-LLEWELLYN: I can speak on the
20 maintenance part of your question.

21 MR. WITHERS: Okay.

22 MS. BELL-LLEWELLYN: Our Code Enforcement
23 Department does monitor swales and issues
24 warnings and citations for when they are
25 unkept, but there's no, I guess, I mean,

1 architectural standard for what types of plants
2 or what look. Whether you have a tropical
3 jungle look or a trimmed English Garden look,
4 that's sort of up to the applicant and their
5 style.

6 MR. WITHERS: Okay.

7 MR. TORRE: Would you allow me?

8 MR. WITHERS: Oh, I'm done. Thank you very
9 much.

10 MR. TORRE: Following up what Chip was
11 talking about, do you have a review process
12 that you do for these applicants, so that
13 you're the final order on what's proposed and
14 whether it makes sense or not? Is that the way
15 it goes?

16 MS. BELL-LLEWELLYN: My division, yes.

17 MR. TORRE: That's how it goes?

18 MS. BELL-LLEWELLYN: Yes.

19 MR. TORRE: So you're still going to be the
20 one, you or somebody in your department or
21 somebody --

22 MS. BELL-LLEWELLYN: Uh-huh. It's a Public
23 Works permit that's submitted through the
24 Public Works Department, and our Division
25 reviews the planting rights. So, myself, I'm a

1 landscape architect and a certified arborist,
2 and we have another landscape architect coming
3 onboard. We have a horticulturist and we have
4 two other certified arborists that also do
5 plans reviews.

6 MR. TORRE: So, you know, following with
7 his previous comments, so if somebody came into
8 your office and on Columbus Boulevard did
9 something that --

10 MR. WITHERS: I'm sorry, where?

11 MR. TORRE: On Columbus.

12 MR. WITHERS: Okay. That's a good example.
13 Perfect.

14 MR. TORRE: Very good example, right. So
15 if they did something that you said, you know,
16 that's really not the right choice, and maybe
17 that's a coral rock house, which I've seen
18 there's several there, you would say, the
19 better choice would be this? Is that a proper
20 statement --

21 MS. BELL-LLEWELLYN: Yes.

22 MR. TORRE: -- that you would probably
23 suggest something different on that level?

24 MS. BELL-LLEWELLYN: We do review the
25 specific plant material and whether it's

Page 53

1 appropriate and think about the growth habits
 2 and the maintenance, and on Columbus, better
 3 like shade under those big ficus trees and that
 4 kind of thing.
 5 MR. TORRE: Does character matter, meaning
 6 not just the fauna style or type, but maybe how
 7 it fits in character? No? I'm just asking the
 8 question.
 9 MR. WITHERS: No. It's a free fall. That
 10 was my concern.
 11 MR. TORRE: Well, I'm following your --
 12 MS. BELL-LLEWELLYN: There is no -- I don't
 13 know a better word to say -- style, judging of
 14 style of someone's personal landscape tastes,
 15 no.
 16 MR. WITHERS: I do have another question I
 17 had written. So, as far as the irrigation,
 18 you're going to allow people to encroach into
 19 the right-of-way with utilities?
 20 MS. BELL-LLEWELLYN: Yes, they can put
 21 irrigation in the right-of-way with this Public
 22 Works permit process.
 23 MR. WITHERS: Under the sidewalk? Are they
 24 going to allow to put lighting in?
 25 MS. BELL-LLEWELLYN: We look at that on a

Page 55

1 MS. BELL-LLEWELLYN: Setback from the side
 2 of the street to the tree --
 3 MR. WITHERS: Yeah, how close can I come to
 4 the side of the street?
 5 MS. BELL-LLEWELLYN: It depends on the tree
 6 species and the character, but obviously we
 7 like to maintain a minimum of six feet, seven
 8 feet, from road edges, depending on the
 9 branching character of that street.
 10 MR. WITHERS: That's from the trunk or the
 11 tree --
 12 MS. BELL-LLEWELLYN: From the trunk.
 13 MR. WITHERS: From the trunk, not the
 14 canopy?
 15 MS. BELL-LLEWELLYN: Our Code says that
 16 trees have to be at least five feet from
 17 driveway approaches, right, five to six feet,
 18 so --
 19 MR. WITHERS: So there was -- I don't know
 20 if there's something in our Code that requires
 21 curbing when the trunk is at a certain
 22 diameter. It's the highway standard. Do you
 23 know anything --
 24 MS. BELL-LLEWELLYN: That's a highway
 25 standard, but not a Residential street

Page 54

1 case per case basis for lighting, generally.
 2 MR. WITHERS: I mean, so it's a, yes,
 3 people can light their swales now?
 4 MS. BELL-LLEWELLYN: Well, it depends on
 5 the type of project. Some Commercial projects,
 6 you know, have lighting in the right-of-way.
 7 Residential, I haven't seen many applications
 8 for lighting in Residential swales, no.
 9 MR. WITHERS: There's a lot of lighting
 10 that I'm sure is in our City that shouldn't be
 11 there.
 12 MS. BELL-LLEWELLYN: But this is just tree
 13 height, you know, but if you have more
 14 questions about lighting, that would be a
 15 Public Works review question.
 16 MR. WITHERS: But you're going to allow
 17 utilities like water?
 18 MS. BELL-LLEWELLYN: We do allow irrigation
 19 systems with planting through the Swale
 20 Planting Permit. The owners or residents will
 21 sign the covenants and they become responsible
 22 for the maintenance of the irrigation system,
 23 as well as the landscaping as a whole.
 24 MR. WITHERS: And the setback from the side
 25 of the street to the tree is, what?

Page 56

1 standard, right?
 2 MR. WITHERS: I'm sorry? Because Segovia
 3 has curbing because those Oak Trees are a
 4 little bigger. So this is -- so if someone
 5 puts a bigger tree and is not going to require
 6 curbing in front of their house, the City can't
 7 come back and say, you need to put curbing in?
 8 CHAIRMAN AIZENSTAT: I actually don't think
 9 curbing is allowed in the City of Coral Gables.
 10 MR. GRABIEL: No, it's not.
 11 CHAIRMAN AIZENSTAT: It's not, correct?
 12 MR. GRABIEL: Because as the water --
 13 MR. WITHERS: Okay. So when they put the
 14 median down Segovia --
 15 MR. GRABIEL: And it was very
 16 controversial.
 17 MR. WITHERS: It was controversial, because
 18 they did not want -- but they ended up putting
 19 curbing in, because they didn't want cars
 20 jumping off and hitting the Oak Trees.
 21 MR. GRABIEL: Yeah, but the Residential
 22 side does not have curbs.
 23 MR. WITHERS: I'm sorry?
 24 MR. GRABIEL: The Residential side of
 25 Segovia does not have curbs, only the center

1 island that's curbed.
 2 MR. WITHERS: I understand. If it's on a
 3 side, you're not required curbing, only if it's
 4 in the median? Is that --
 5 MR. REVUELTA: It's not permitted.
 6 CHAIRMAN AIZENSTAT: It's not permitted.
 7 It's not that it's not required. You're not
 8 allowed.
 9 MR. TORRE: I think because of the
 10 narrowness of that --
 11 MR. WITHERS: No, I understand. I
 12 Understood.
 13 MS. GARCIA: But it usually depends on the
 14 intersection. There are some intersections,
 15 like the more recent traffic calming
 16 intersections, that have the circle in the
 17 middle, they do provide curbing, but then you
 18 need to be able to control where that drainage
 19 goes.
 20 MR. WITHERS: Right.
 21 MS. GARCIA: And then it depends on where
 22 the draining is going to be located, too, if
 23 they need that curbing or if it could just
 24 filter into the -- and I just wanted to clarify
 25 something. This text amendment is just for the

1 a variety of the planting, but I'm not in
 2 agreement that all of a sudden anybody can
 3 plant an eight-foot tree, where there's
 4 supposed to be 13, and everybody on the street
 5 has the taller trees.
 6 I think there's a responsibility, as an
 7 urban element, the trees -- the continuity of
 8 the trees on both sides of the street and as we
 9 proceed, is what makes those streets valuable
 10 and beautiful. To start changing that, I'm not
 11 in agreement with that at all.
 12 MS. BELL-LLEWELLYN: Okay. I can speak on
 13 that. Well, currently we allow diversity in
 14 tree species. There's nothing that requires
 15 the same trees be --
 16 MR. GRABIEL: It doesn't?
 17 MS. BELL-LLEWELLYN: No.
 18 MR. REVUELTA: Within private property.
 19 This is public property.
 20 MS. BELL-LLEWELLYN: No. In street tree
 21 planning, we allow diversity now. That already
 22 occurs.
 23 Let me explain about the diversity. I
 24 think, when I mentioned, during the tree
 25 succession project, it's important to get

1 landscaping, to allow Deena and her to be able
 2 to use their discretion of having different
 3 types of trees plantings in the right-of-way.
 4 It has nothing to do with lighting, nothing to
 5 do with sprinkler systems, irrigation into the
 6 right-of-way. It is just about landscaping.
 7 MR. WITHERS: Understood.
 8 Thank you.
 9 CHAIRMAN AIZENSTAT: Thank you.
 10 Julio?
 11 MR. GRABIEL: Yeah. I have a bit of a
 12 problem with what you're proposing. I think
 13 the beauty of Coral Gables' streets is that you
 14 have you have uniformity of planting and you
 15 drive down the street and it's either
 16 Mahoganies or Black Olives or Oaks of Palm
 17 Trees, but there's continuity of it, and that's
 18 what makes those streets beautiful.
 19 The moment you start breaking the rhythm of
 20 the landscaping and you don't put another Oak
 21 Tree or another Mahogany or another Gumbo
 22 Limbo, as the rest of the street has, you lose
 23 the quality of the street. To come along now
 24 and start putting smaller trees, different
 25 variety -- and I understand the need to create

1 diversity in tree species, because of -- think
 2 about disease, mass kill-offs, mass problems
 3 with certain tree species. If there's a blight
 4 that kills one specific tree species, we don't
 5 want to rely on just that tree species. We
 6 want a mix in diversity, so there are other
 7 tree species to provide the shade canopy and
 8 keep it in a sustainable balance.
 9 So I think that was the main purpose of
 10 this study and the Ordinance back during the
 11 Tree Succession Plan, to -- as a mission, to
 12 create the diversity, so there's an ecological
 13 balance throughout the City, and we're not
 14 relying on just the handful of species. That
 15 was the reason.
 16 MR. TORRE: I want to add something to your
 17 -- because I think this debate has been
 18 broadened up a little, like I kind of like to
 19 do.
 20 So back in the day, you know, we had a
 21 little bit more freedom. I think I did or we
 22 did. Come Andrew, things started to change.
 23 Come Wilma and Katrina, a lot of things
 24 changed, from my perspective, when Brook, your
 25 predecessor was around. You know, it was

1 basically, you get one, two or three options,
2 and we basically became where we had to plant
3 the single liter Oak or this and he wanted me
4 to plant a palm from Hawaii -- I forget the
5 name of it -- and it was very, very, very
6 expensive, and I ended up with something
7 different.

8 But I think that the other side of this is
9 that we got to be where we're repeating, for
10 the sake of the hurricane situation, and all I
11 could see was, we're trying to do it just to
12 protect from the tree. So it was very
13 protective, and I don't know that we were
14 getting anything more than two or three trees,
15 from -- you know, five, six, seven years ago, I
16 remember that's what we were doing.

17 So is that still in discussions, how these
18 trees, you know, work with the hurricanes and
19 with winds and all of that? Is that part of
20 this whole thing, as well?

21 MS. BELL-LLEWELLYN: Exactly. Exactly,
22 bringing in diversity, more native trees that
23 will be sustainable, withstand the hurricanes.
24 You're right, Venny. I mean, you know, years
25 ago, to find a tree species, 15 to 16 feet

1 tall, available in the nurseries in any large
2 quantity, you're pretty much going to get Oaks,
3 Gumbo Limbos, Mahoganies, Coconut Palms, you
4 know. It really limited the options.

5 So nurseries grow a lot of really
6 interesting sustainable native trees, in
7 smaller sizes, that we'd like to be able to
8 incorporate in the City.

9 CHAIRMAN AIZENSTAT: Your emphasizes is on
10 native trees?

11 MS. BELL-LLEWELLYN: Sustainability and
12 withstanding hurricanes and trees that protect
13 the health and public -- you know, the health,
14 welfare and safety of the public. Meaning very
15 sustainable, strong, resilient trees, are
16 mostly natives.

17 CHAIRMAN AIZENSTAT: But you encourage
18 native trees?

19 MS. BELL-LLEWELLYN: Uh-huh, encourage
20 natives in the right-of-way, but we also really
21 would love to see flowering trees. A lot of
22 the public wants to bring in some beautiful
23 tropical flowering trees. We have many
24 options. We're blessed to have such a variety
25 of trees that are available in nurseries

1 flowering.

2 MR. TORRE: Is this going, in a way,
3 against that whole momentum of protecting
4 against Public Works having to go out and clean
5 up? In other words, that's all I ever really
6 felt was going on. It was very protective
7 towards Public Works and how they were going to
8 handle post-hurricanes and so forth. To me,
9 that's all they were looking at.

10 Now you're saying, let's open this up. Is
11 it going to become an issue again where massive
12 trees in the ground are going to happen
13 post-hurricanes, because of this? Is that not
14 likely to be occurring?

15 MS. BELL-LLEWELLYN: No. Like I'm saying,
16 our arborist -- and we're reviewing the plans
17 on a case by case basis, making sure they're
18 using very resilient, sturdy species. We're
19 not opening it up for anyone to choose any tree
20 they want. There's still a review process.

21 CHAIRMAN AIZENSTAT: You still have the
22 professionals, such as yourself, that are
23 reviewing to make sure?

24 MS. BELL-LLEWELLYN: It still requires a
25 permit and review process.

1 CHAIRMAN AIZENSTAT: Any other comment?

2 MR. REVUELTA: I want to thank Chip for
3 starting this public comment. I was getting
4 kind of lazy and I think what Chip and Julio
5 are saying, I would like to see some talk about
6 certain streets and avenues, like Coral Way.

7 THE SECRETARY: Mr. Revuelta, can you speak
8 -- thank you.

9 MR. REVUELTA: Consistency has to be
10 maintained for the sake of the history of the
11 City. I think that diversity is good, but I
12 think -- has any thought been given to certain
13 avenues and streets, that have a very historic
14 character, that those should be maintained?

15 MS. BELL-LLEWELLYN: Uh-huh. You keep
16 mentioning Coral Way. It's interesting,
17 because those trees are under Miami-Dade
18 County's jurisdiction and we don't review
19 permits for planting on Coral Way. That's a
20 Dade County right-of-way, so is Old Cutler Road
21 and some other major streets.

22 MR. REVUELTA: Columbus, I think --

23 MR. WITHERS: You know, just Granada
24 between Bird and North Greenway.

25 MS. BELL-LLEWELLYN: Bird Road is also, yeah.

1 MR. REVUELTA: I believe that there are
 2 certain avenues and streets that, if we control
 3 them, I think they should be respectful of the
 4 history and the context.
 5 MS. BELL-LLEWELLYN: Uh-huh.
 6 MR. REVUELTA: This is public property. At
 7 this point, what we're saying is that I own my
 8 lot. I can put whatever landscaping diversity
 9 I want, but once I go into the public realm,
 10 maybe it's good to have this total diversity in
 11 certain streets, in certain parts of the City,
 12 but in other parts I think -- I'm in agreement
 13 with Chip, Venny and Julio, I think those need
 14 to somehow be maintained, and I don't know what
 15 system there is to --
 16 CHAIRMAN AIZENSTAT: But at the same time,
 17 we also have to believe in our professionals,
 18 which are within the City, that are tasked to
 19 do just that.
 20 MS. MIRO: I was going to say, is there any
 21 way that we can make a recommendation to say,
 22 you know, some of these historic streets would
 23 be exempt from this or maybe revisit this,
 24 because I think that, you know, both Chip and
 25 Julio bring up a great point. I agree with my

1 streets, blocks that have a certain kind of
 2 species.
 3 MS. BELL-LLEWELLYN: We would have to like
 4 spell that out --
 5 MS. GARCIA: Right.
 6 MS. BELL-LLEWELLYN: -- have an official
 7 part of the amendment. I don't know what you
 8 would call it, Street Tree Protection Map -- I
 9 don't know what you could call it.
 10 MS. GARCIA: I mean, you can reference that
 11 Master Map in here --
 12 MS. BELL-LLEWELLYN: Because right now it
 13 does not exist, right?
 14 MS. GARCIA: -- if you want to review that
 15 Master Plan again and see if that's going to be
 16 in conflict with what you're trying to do here.
 17 CHAIRMAN AIZENSTAT: If I may suggest, I
 18 think what it's sounding like, maybe if there's
 19 a way to tweak it, from the consensus that I'm
 20 hearing from my Board Members, and please
 21 correct me if I'm wrong, but maybe if there is
 22 a way to specify certain areas that should be
 23 preserved. I don't know if you can do that or
 24 you can't do that, but that's the consensus --
 25 MR. TORRE: Or take an extra level of

1 colleagues on the fact that we want to
 2 maintain -- you know, the City Beautiful got
 3 its name, I think, just because of these trees
 4 and the canopy that we have.
 5 So it's another option than to just blanket
 6 and say, "Okay, the whole City can go diverse.
 7 We want diversity." Everybody here's voiced
 8 that. Is there a way that we can do it in a
 9 way that we also preserve our history?
 10 MS. BELL-LLEWELLYN: All right. So,
 11 Jennifer, help me out here. Our Zoning Code
 12 does not get that detailed in landscaping. I
 13 mean, the next step, I believe would be, we
 14 would have to establish what streets would be
 15 preserved with the trees species of historic
 16 character, right?
 17 MS. GARCIA: Right. So there is the
 18 Streetscape Master Plan that was done several
 19 years ago. I don't know if we can tie that in
 20 to the Text Amendment, as far as different
 21 streets, because there are streets, like what
 22 you're saying, that are designated as, you
 23 know, this is Black Olive -- well, it's not
 24 Black Olive, but that's another example,
 25 mahogany, Bridalveil, different kinds of

1 review or however they should do it, to make
 2 sure that there's a check and balance to that
 3 process.
 4 CHAIRMAN AIZENSTAT: But there does exist
 5 that right now, because the arborists and all
 6 of the professionals that are within that
 7 department, that's what they do.
 8 MR. REVUELTA: Is the review similar to the
 9 Board of Architects, in which you have --
 10 CHAIRMAN AIZENSTAT: It's administrative, I
 11 think.
 12 MS. BELL-LLEWELLYN: This is through the
 13 Development Services plan -- this is a typical
 14 plan review process, and Public Works plan
 15 review process. It's not a Board review. It's
 16 a plan reviewer level.
 17 CHAIRMAN AIZENSTAT: It's administrative.
 18 MS. BELL-LLEWELLYN: Administrative.
 19 MR. TORRE: Could there be a suffix to this
 20 saying, with additional review as to historical
 21 tradition or something to that, and particular
 22 streets named as such, and then you basically
 23 go Granada, Riviera, Columbus, and do something
 24 where you're making it additionally burdensome
 25 to change what is already historic or

1 traditional in that area, something to that
 2 effect? I'm just wondering.
 3 So you're saying, you're still going to
 4 look at it, but you are going to have to look
 5 at it through a different lens, as well, and
 6 keep that second level of review.
 7 CHAIRMAN AIZENSTAT: Is there a
 8 recommendation that we'd like to -- so we're
 9 asking if you would come back? Is that the
 10 consensus that the Board would make?
 11 MR. TORRE: My perspective is to bring back
 12 whatever you think that should apply to, maybe
 13 you could -- where does that apply?
 14 CHAIRMAN AIZENSTAT: Exactly.
 15 MR. TORRE: Maybe Castile or, I mean, there
 16 could be some streets that are very significant
 17 or maybe you get with Carol or with Warren and
 18 say, okay, which ones do you think we should
 19 have -- I don't know.
 20 MR. WITHERS: I mean, you look at Hardee,
 21 where the French village is, the village and
 22 you know -- Hardee right there, I mean, I'd
 23 hate to see those swales filled up so you miss
 24 that beauty of that architecture as you drive
 25 down Hardee. I mean, to me, it would be --

1 work, because before you only used to worry
 2 about trees, and all of a sudden I see that
 3 there's an understory and planting and color
 4 and flowers, which were not there before. So
 5 my hat's off to you guys, because you created a
 6 lot of variety, but I think, when you think
 7 urbanistically, the rhythm that's set up by the
 8 tree planting on Residential streets, it could
 9 be historical or not, a lot of Residential
 10 streets, especially on the North Gables, are
 11 beautiful because you have a canopy that's
 12 created by a rhythm of trees and the same
 13 height, and I'm concerned that at this new
 14 idea, we might lose that, and we're going to
 15 lose quality of the urban environment.
 16 MR. TORRE: Does it make any sense to
 17 proceed in some way and come back for a second
 18 review two years from now, three years from
 19 now, and say -- is there a way to check this
 20 out in the future and say, what you're doing
 21 doesn't quite -- I don't know.
 22 CHAIRMAN AIZENSTAT: Well, I think, from
 23 what I was hearing from my Fellow Board Members
 24 was, if there was a way to tweak it and
 25 incorporate the comments that we have given,

1 and, again, I cut through Coconut Grove a lot
 2 and I'm always, you know -- and it looks -- if
 3 you like that jungle feel -- I just don't want
 4 to see that happening here, you know, because
 5 once you put, I know, a couple of trees in the
 6 swales, and then you let the bushes grow up in
 7 the swale, it's just going to fill in, and I
 8 love our Code Enforcement Department, but, I
 9 mean, but that's just one more thing to start,
 10 you know, to enforce.
 11 And I'm not against trees and I'm not
 12 against bushes and I'm not against diversity
 13 and all of that stuff in landscape, and you
 14 should see my house, I don't want it look -- I
 15 don't want it to look clean and tapered, but I
 16 make sure that, you know, it's clean.
 17 MR. TORRE: I guess it goes to the word
 18 character, character of these streets.
 19 MR. WITHERS: Yeah, I think it does.
 20 MR. TORRE: I don't think that changing the
 21 character, because we're doing this on a
 22 free-for-all situation, makes sense somewhat.
 23 It gives us a little --
 24 MR. GRABIEL: Listen, the Landscaping
 25 Department of the City has been doing wonderful

1 that all of the Board Members have given, and
 2 then bring it back with that. If I'm wrong,
 3 please correct me. That's --
 4 MR. REVUELTA: I think so.
 5 MS. MIRO: Right.
 6 MR. REVUELTA: The check and balances,
 7 Venny, I think will end up with what Chip was
 8 saying. We know that if people get to plant
 9 whatever they want in the swale, pretty much
 10 we'll be part of Coconut Grove, which is -- you
 11 know, we are not against Coconut Grove at all
 12 whatsoever, but there is a context that Julio
 13 and everybody is talking about. Just like you
 14 designate certain parts of the City and certain
 15 structures as historical structures, it should
 16 not be very difficult to designate certain
 17 streets and avenues in a way historical, as far
 18 as the landscaping rhythm and just -- I think
 19 it should be as simple as that. And, then, at
 20 that point, I think you achieve an interesting
 21 variety, because you're going to have a certain
 22 formality in parts of the City and then a
 23 certain informality in other parts of the City,
 24 which in itself is attractive, rather than have
 25 a total jungle or a total Switzerland, not to

1 put down Switzerland, but a total manicure.
 2 So, now, in the City, you would have
 3 certain areas that are urbanistically
 4 consistent and certain areas that are not. I
 5 think that would be actually interesting for
 6 the City, just like Merrick set the Chinese
 7 Village, the French Village, that variety, I
 8 think, adds to the architecture.
 9 Like I argued one time in the Florida
 10 vernacular and metal roofs --
 11 CHAIRMAN AIZENSTAT: Mr. Ceballos, if we'd
 12 like for them to tweak it and so forth and come
 13 back, do we need to defer it or how do we
 14 proceed with this?
 15 MR. CEBALLOS: You would just make a motion
 16 directing Staff that you'd like for them to
 17 bring it back. If I may, I may offer to just
 18 read the exact change that is being proposed,
 19 because I believe that we're discussing a
 20 free-for-all and a lot of things of the like of
 21 check and balances and I don't believe that's
 22 an accurate reflection of the text.
 23 So besides updating the Green Space
 24 Management Division title, the change reduces a
 25 maximum of -- originally 25 percent of the

1 resident to plant whatever they want in the
 2 swale below 30 inches high.
 3 MR. WITHERS: Right.
 4 MS. BELL-LLEWELLYN: Plus put crush stone
 5 parking areas in the swale.
 6 MR. WITHERS: Artificial turf.
 7 MS. BELL-LLEWELLYN: Not artificial turf.
 8 You're testing me.
 9 MR. WITHERS: Not yet, right? That's
 10 coming.
 11 MS. BELL-LLEWELLYN: I mean, that already
 12 exists separately as the swelling planting.
 13 All we're talking about today is the height of
 14 trees, right, because it's difficult to get
 15 very tall trees. We're getting stuck with the
 16 same four or five different species, because
 17 the nurseries don't provide --
 18 CHAIRMAN AIZENSTAT: You're trying to just
 19 lower the height of the tree that's already
 20 allowed?
 21 MS. BELL-LLEWELLYN: Yes.
 22 CHAIRMAN AIZENSTAT: That's the only
 23 discussion --
 24 MS. BELL-LLEWELLYN: So instead of
 25 requiring an Orange Geifer 15 to 16 feet tall,

1 required total could be palm varieties. It
 2 reduces it to 10. So from 25 percent it
 3 reduces it to 10, and then I will read the
 4 language that is being added.
 5 "Exceptions to planting height for tree
 6 varieties whose average mature height is 25
 7 feet or less, may be approved by the Green
 8 Space Management Division Director, prior to
 9 installation, provided that the requested trees
 10 meet all relevant height clearance requirement,
 11 comply with all other life safety regulations,
 12 and add to the diversity of the urban canopy."
 13 That is the extent of the change. I just
 14 want to make sure that that's --
 15 MR. WITHERS: Understood, but that's a
 16 subjective opinion of a person in a department
 17 as to what can be planted there.
 18 MR. CEBALLOS: Correct.
 19 MR. WITHERS: And I think the feeling is
 20 that there shouldn't be that huge amount --
 21 nothing against you, I mean, but just the
 22 subject. I mean, that's how I see it.
 23 MS. BELL-LLEWELLYN: Right. Let me remind
 24 you, there's a swale planting permit, separate
 25 from our discussion, that already allows

1 that you know is impossible to find in the
 2 nursery, maybe that resident can find it in
 3 eight to ten feet tall, and put the tree in.
 4 That's sort of the idea. That's what we're
 5 trying to get to.
 6 CHAIRMAN AIZENSTAT: So, Chip, what you
 7 were discussing or what other Board Members
 8 were discussing, would be a recommendation for
 9 the Public Works Department to look at, so we
 10 don't have, down the road, different types of
 11 species on the road, like you said, Coral Way
 12 or so forth?
 13 MR. WITHERS: Quite honestly, I didn't know
 14 that a resident could plant whatever kind of
 15 tree they wanted right now in the City swale.
 16 MS. BELL-LLEWELLYN: Yeah. There's a swale
 17 permit, and they submit it through this process
 18 to Public Works. We review it, and you're
 19 virtually allowed to design your own swale
 20 planting, put crush stone for parking. And
 21 this was implemented to help with parking in
 22 swales and illegal dumping in swales. It's
 23 really helped keeping cars from parking in
 24 swales in front of homes.
 25 MR. WITHERS: Understood.

1 CHAIRMAN AIZENSTAT: So, you're saying,
 2 today, somebody in the swale that's in front of
 3 their home can put crushed rock, because I
 4 really don't see that in Coral Gables?
 5 MS. BELL-LLEWELLYN: Yeah. I mean, I think
 6 we've reviewed a couple hundred of those
 7 permits since it started. It started in 2017.
 8 It was approved by Commission in 2017.
 9 CHAIRMAN AIZENSTAT: I never knew that.
 10 I've seen it in the Grove.
 11 MS. BELL-LLEWELLYN: That already exists.
 12 MR. REVUELTA: Is that only for the
 13 driveway or for the whole swale?
 14 MS. BELL-LLEWELLYN: No, the whole swale.
 15 A resident can plant the entire swale using
 16 their own landscape architect or designer to
 17 design the swale, submit it to us for review,
 18 and as long as it meets the height requirement,
 19 below 30 inches tall, they can plant trees,
 20 like we're talking about today, and put crushed
 21 gravel parking areas. There are length
 22 restrictions. For instance, in front of most
 23 Single-family homes, the gravel area is limited
 24 to 20 feet long, so two cars. Multi-Family or
 25 apartment buildings go up to more like 30, 36

1 MR. WITHERS: You know, I think it was a
 2 bad Ordinance or whatever it is.
 3 CHAIRMAN AIZENSTAT: But we can also make a
 4 recommendation, as part of this, for the review
 5 of what they have done, am I correct?
 6 MR. CEBALLOS: Yes, and you could also
 7 include -- let's say, if your decision is to
 8 move forward and approve or recommend approval
 9 to this, you can incorporate as part of that
 10 approval a recommendation to the City
 11 Commission that they consider possibly
 12 exempting some of the historic roads. That's
 13 something you can also make as part of your
 14 recommendation.
 15 MS. MIRO: I just wanted to chime in again.
 16 I hear what everybody is saying, but I still
 17 think I feel safer or we're protecting our City
 18 a little bit better if we do come back. I'm
 19 more leaning towards the deferring it, because
 20 I think -- like I heard what Venny said, "Hey,
 21 let's move forward, and then in a couple of
 22 years we check it out and see how it's doing,"
 23 right, but at that point, if you have people
 24 that have already planted trees and we decide
 25 to go back, then you're going to have to

1 feet long, three or four cars.
 2 CHAIRMAN AIZENSTAT: And what keeps those
 3 rocks from going into the street and
 4 damaging --
 5 MS. BELL-LLEWELLYN: You have to plant
 6 completely solid around it to hold it in place.
 7 So all of this is a current permit process that
 8 people are already implementing. It was passed
 9 by Commission in 2017.
 10 CHAIRMAN AIZENSTAT: I did not know that.
 11 MS. BELL-LLEWELLYN: Yeah.
 12 CHAIRMAN AIZENSTAT: Chip, it just sounds,
 13 then, from what Gus went ahead and read, this
 14 procedure is already there.
 15 MS. BELL-LLEWELLYN: It's already there.
 16 CHAIRMAN AIZENSTAT: The only difference is
 17 that they're not able to get the height of the
 18 trees.
 19 MS. BELL-LLEWELLYN: Right.
 20 CHAIRMAN AIZENSTAT: And they're asking for
 21 the height to be --
 22 MR. WITHERS: Well, I think what they
 23 passed was wrong.
 24 CHAIRMAN AIZENSTAT: I'm not disagreeing
 25 with you.

1 grandfather those homes in, right, and that's
 2 going to already change what the City could
 3 look like possibly.
 4 I would feel more comfortable if we defer
 5 this and gave them the opportunity to come back
 6 to us and say, "Hey, these are the streets that
 7 we're going to go out of the way to make sure
 8 that we preserve."
 9 CHAIRMAN AIZENSTAT: But that's not what
 10 they're asking. I'm not disagreeing with you.
 11 I agree with you. But that's not what's there
 12 before us. Before us is basically the height
 13 of the tree.
 14 MS. MIRO: Right, but the height of the
 15 tree changes the tree, right, because if you
 16 can't find a Gumbo Limbo or you can't find
 17 certain trees of a certain height, then doesn't
 18 that change the tree? Isn't that the issue
 19 that we are finding --
 20 MS. BELL-LLEWELLYN: Not necessarily.
 21 MS. MIRO: Didn't you say you were not able
 22 to find trees at the current height and that's
 23 why you're asking to lower the height?
 24 MS. BELL-LLEWELLYN: The goal is -- I mean,
 25 we have trees in the urban canopy now that are

1 50, 60, 75 feet tall. Some people want to
 2 build a plant underneath them, with smaller
 3 species, to create, you know, a real layering
 4 effect, not just have a solid tree species of
 5 one height. Plus it's very difficult in
 6 nurseries to find large trees in quantities.
 7 You know, especially, developments, sometimes
 8 we have to make special exceptions, because
 9 they can't find 30 Gumbo Limbos 16 feet tall.
 10 We might need to make an exception that they
 11 have 35 Gumbo Limbos 13 feet tall, to be able
 12 to meet the quantities, that kind of thing.
 13 CHAIRMAN AIZENSTAT: All right. Anybody
 14 would like to make a motion on this?
 15 MR. TORRE: Let me try something here. I'm
 16 being brave just to try something.
 17 So I think I understand what you're trying
 18 to do, and, again, the guidance of your
 19 Department is always needed and it has to be
 20 where you guys recommend what is right and
 21 wrong for each street.
 22 So giving you the opportunity to put these
 23 smaller trees isn't necessarily bad. The
 24 question is, where would you break something
 25 that contradicts, as you just said -- so you

1 trees would be too large. They would be in
 2 conflict.
 3 MR. GRABIEL: Okay. So your department
 4 would not allow --
 5 MS. BELL-LLEWELLYN: If it's an open space,
 6 yes. Currently diversity is encouraged by the
 7 Tree Succession Study. So, yes, we do allow
 8 it.
 9 MR. GRABIEL: Okay. But if there is -- I'm
 10 worried about the streets that have already a
 11 standard established tree canope, meaning a
 12 particular tree types, Mahoganies, Oaks, even
 13 Black Olives.
 14 MS. BELL-LLEWELLYN: The answer is yes.
 15 Right now we allow people to plant different
 16 species, yes.
 17 MR. GRABIEL: You do?
 18 MS. BELL-LLEWELLYN: Uh-huh.
 19 MR. GRABIEL: Okay.
 20 MR. TORRE: I'm going to put it even worse,
 21 you can put a palm. You've got a street of
 22 Oaks and somebody wants to put a palm or two,
 23 is that possible?
 24 MR. WITHERS: Look, and I'm not trying to
 25 disparage our neighbors around, but you drive

1 have to have something that says, special
 2 consideration must be given to traditional
 3 treescapes or something like that, at the end,
 4 that sort of says, but you must take some
 5 consideration where tradition or character is
 6 relevant to the street or something to that
 7 effect.
 8 Something could be added -- I'm not sure if
 9 it will do it -- versus bringing it all back
 10 and having to come back. So whether this makes
 11 sense or not -- so it's a matter of, you have
 12 to have a review process that takes into
 13 account that you must respect the tradition,
 14 character and other factors that make Coral
 15 Gables feel like what we've been experiencing.
 16 So you cannot break that. I'm not sure I've
 17 said it well.
 18 MR. GRABIEL: Let me ask you a question.
 19 When somebody wants to -- needs to plant the
 20 median, the space in front of their houses, and
 21 all of the street trees on that particular
 22 street are Mahoganies, can they come in and put
 23 in a Poinciana?
 24 MS. BELL-LLEWELLYN: Well, that wouldn't be
 25 appropriate because they would conflict. The

1 in other parts of our County and you can go
 2 down a street and you'll see a -- Royal
 3 Poinciana, you'll see a Palm Tree, you'll see
 4 an Oak Tree, you'll see a Mango Tree, you'll
 5 see an Avocado Tree in the swale, and I think
 6 it looks terrible. I think it just absolutely
 7 looks -- And I'm not casting any stones on
 8 anyone, but I like to see uniformity on the
 9 streets.
 10 MR. REVUELTA: Ironically, I was just
 11 thinking, in order to change the character of
 12 the streets that we're talking about, it takes
 13 a hurricane, because nobody is going to take
 14 them down. Nobody is going to ask for a permit
 15 to take down one of these trees.
 16 So I was just thinking, I think we're in
 17 the right track being concerned about this, but
 18 at the point that you're going to keep the
 19 character, it would take a hurricane to wipe
 20 some of those things out, and, then, at that
 21 point, I think the question is, what do you
 22 replace it with, because I don't believe the
 23 people are going to be now submitting for a
 24 permit to take out a big Oak or a big ficus to
 25 plant a Royal Palm.

1 I'm assuming that that's not the case, that
 2 you guys will not allow that. So it was just
 3 going through my mind what the reality of the
 4 issue is, and I think it would take a hurricane
 5 to wipe all of these things out. If, in the
 6 unfortunate occasion, that that happens, I
 7 think there has to be then the consistency that
 8 we're talking about. And, also, there are
 9 certain plant materials that I'm assuming you
 10 guys will not allow under a canopy of trees,
 11 that, at some point, are going to die and
 12 they're going to look ratty. You can certainly
 13 not plant a mango trees or a guava tree under
 14 one of these trees -- it would never work -- or
 15 a palm tree.

16 And it looks to me that the issue, the
 17 Ordinance that we're going to vote in here, is
 18 not really related to what we're talking about,
 19 which I think is what Eibi was trying to point
 20 out, but I do think that we have, then, an
 21 opportunity to now --

22 CHAIRMAN AIZENSTAT: Make a recommendation.

23 MR. REVUELTA: I'm willing to approve, not
 24 the DNA of the Ordinance, but I think it's
 25 incumbent upon us to make a recommendation

1 what it is we're trying to do, and let them
 2 come back to the final answer --

3 CHAIRMAN AIZENSTAT: Wouldn't it be up to
 4 the City Attorney to put the wording together,
 5 maybe we're not able to put the exact wording
 6 that we'd like to put forth, but maybe the City
 7 Attorney can put that language together? Is
 8 that a possibility, Gus?

9 MR. CEBALLOS: I would defer, as my current
 10 position is Counsel to the Board. You would
 11 make your recommendation to your Staff liaison
 12 to prepare language that would then get
 13 presented to the City Commission.

14 CHAIRMAN AIZENSTAT: Okay.

15 MR. TORRE: I agree with that. I think
 16 that's what Claudia said.

17 CHAIRMAN AIZENSTAT: So do we have a motion
 18 on the table right now? Anybody would like to
 19 make a motion?

20 Venny, you were going to make a motion?

21 MR. TORRE: The thing is to actually push
 22 it back a little bit, so that you can take
 23 these comments and bring back the same thing,
 24 with some kind of level of protection for the
 25 historic character and other things we've

1 based on what we're saying to each other, that
 2 that's what I'm looking at right now.

3 CHAIRMAN AIZENSTAT: And, I think, Venny,
 4 that's what you were trying to do.

5 MR. TORRE: I was trying to do something of
 6 the sort, but maybe somebody can do a better
 7 job. I think we all agree what we're trying to
 8 put forth to the Commission.

9 CHAIRMAN AIZENSTAT: So if I understand
 10 correctly, the height, we understand the
 11 purpose with the change in the language, but at
 12 the same time, we'd like to make a
 13 recommendation that Public Works or City Staff
 14 look at the type of species in an area, which
 15 is -- you know, there's got to be some kind of
 16 a definition or --

17 MR. TORRE: Typology.

18 CHAIRMAN AIZENSTAT: -- typology for a
 19 specific area, so there's continuity.

20 MR. REVUELTA: And compatibility.

21 CHAIRMAN AIZENSTAT: And compatibility.

22 MR. TORRE: Again, I don't think our
 23 wording is going to end up at the Commission --
 24 I mean, this is a recommendation. It can be
 25 worded in certain ways, but they understand

1 discussed here, that we want to make sure do
 2 not go and get left behind as the measure of
 3 this --

4 CHAIRMAN AIZENSTAT: But, then, at that
 5 time, you are asking her to change, not the
 6 Code, is it, that you're asking to change --

7 MS. MIRO: To capture the essence of what
 8 we're discussing.

9 MS. GARCIA: Right. You would change the
 10 language as previously drafted.

11 CHAIRMAN AIZENSTAT: To incorporated --

12 MS. GARCIA: Yeah, and bring it back to the
 13 Board, uh-huh.

14 MR. WITHERS: Is there any way to bring
 15 back some of the finished product, pictures of
 16 what's happened that you've approved?

17 MS. GARCIA: Yeah, I think we can gather
 18 that within --

19 MR. WITHERS: So we can see visually what
 20 the effect is. Is that possible?

21 MS. BELL-LLEWELLYN: Yeah, some of the
 22 swale planting.

23 MR. WITHERS: And did you say this did go
 24 to the City Beautiful Committee? Has this gone
 25 to any of the City Boards to review? I mean,

1 that's why they're here, right?
 2 CHAIRMAN AIZENSTAT: What Board would it
 3 be?
 4 MR. WITHERS: I don't know. Do we have a
 5 City Beauty --
 6 MS. BELL-LLEWELLYN: The Landscape
 7 Beautification Advisory Board --
 8 MR. WITHERS: Yeah.
 9 MS. BELL-LLEWELLYN: -- could weigh in.
 10 MR. WITHERS: I'm sorry?
 11 MS. BELL-LLEWELLYN: We could have the
 12 Landscape Beautification Advisory Board weigh
 13 in.
 14 MR. WITHERS: Why not use them, too? I
 15 mean, that's just another set of eyes.
 16 MS. MIRO: Okay. So I'll go ahead and make
 17 a motion, and the motion would be to defer it
 18 back to Staff to capture the comments that
 19 we've made here in the conversation, to make
 20 sure that we talk about things like
 21 compatibility, and just the concerns of the
 22 streets, and, again, like she said, would be
 23 changing the language and also to incorporate
 24 the Landscape Beautification and also bring
 25 back some visuals for us to look at, some

1 MS. BELL-LLEWELLYN: I thought this was the
 2 simplest thing in the world; why are they even
 3 inviting me here?
 4 CHAIRMAN AIZENSTAT: Deena, thank you very
 5 much for coming.
 6 MS. BELL-LLEWELLYN: You're very welcome.
 7 Thank you, everyone. We'll see you soon.
 8 MR. WITHERS: Thank you.
 9 Okay. The next item on the agenda is E-4.
 10 MR. CEBALLOS: This is File ID 22-4482, an
 11 Ordinance of the City Commission providing for
 12 text amendments to the City of Coral Gables
 13 Official Zoning Code, Article 5,
 14 "Architecture," Section 5-505, "Pitched roofs,
 15 material;" to expand the allowed roof materials
 16 for pitched roofs to include metal roofs, and
 17 Article 16, providing for a definition of
 18 "Standing seam metal roof;" providing for
 19 severability clause, repeater provision,
 20 codification, and providing for an effective
 21 date.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 MS. GARCIA: So it's a proposed text
 24 amendment coming to you straight from the
 25 Commission. And just to summarize, if you go

1 examples, and bring it back to us then.
 2 CHAIRMAN AIZENSTAT: And incorporate what
 3 that Beautification Committee -- to take a look
 4 at it, before it comes to us?
 5 MS. MIRO: Yeah.
 6 MR. WITHERS: I'll second that.
 7 CHAIRMAN AIZENSTAT: We have a second. Any
 8 discussion? No?
 9 Call the roll, please.
 10 THE SECRETARY: Venny Torre?
 11 MR. TORRE: Yes.
 12 THE SECRETARY: Chip Withers?
 13 MR. WITHERS: Yes.
 14 THE SECRETARY: Claudia Miro?
 15 MS. MIRO: Yes.
 16 THE SECRETARY: Julio Grabiell?
 17 MR. GRABIEL: Yes.
 18 THE SECRETARY: Luis Revuelta?
 19 MR. REVUELTA: Yes.
 20 THE SECRETARY: Eibi Aizenstat?
 21 CHAIRMAN AIZENSTAT: Yes.
 22 MR. WITHERS: Well, you bit off some gritty
 23 thing here, didn't you? You thought you were
 24 just going to glide through. You thought you
 25 were going to get out of here in five minutes.

1 to Page 4 on your Staff report, there are six
 2 bullet points, right. This will be allowing
 3 metal roofs -- let me go back, allowing metal
 4 roofs -- allowing seam metal roofs throughout
 5 all of Coral Gables, but there are six points
 6 that you should take into consideration.
 7 The first one is to be prohibited in
 8 designated Historic Districts. So if you're a
 9 Historic District, whether you're contributing
 10 or non-contributing, you would not be allowed
 11 to request a metal roof for your house. Again,
 12 sorry, going back, metal roofs (Unintelligible)
 13 and Single-Family houses, okay.
 14 The second bullet point is requiring
 15 Historic Preservation Board approval for any
 16 locally historic designated property or
 17 historic based significant homes. So if you
 18 have a designated property, you're not within a
 19 Historic District, you could be required to go
 20 to the Historic Preservation Board for
 21 approval, and that's already captured in the
 22 Zoning Code, but that's just clarifying for
 23 this Text Amendment.
 24 The third one is limiting the seam, like I
 25 said.

1 The fourth one is, no imitation materials
 2 allowed, as in no imitation --
 3 MR. REVUELTA: I'm sorry?
 4 MS. GARCIA: No imitation materials. So
 5 you can't have a standing seam that's colored
 6 -- copper color. You can't have, you know, a
 7 clay tile that's really metal.
 8 The fifth point is, it can't be painted
 9 after installation.
 10 CHAIRMAN AIZENSTAT: You said, it cannot?
 11 MS. GARCIA: Cannot be painted after
 12 installation.
 13 CHAIRMAN AIZENSTAT: Right.
 14 MS. GARCIA: And the sixth point is very
 15 important, that this would be subject to full
 16 Board of Architects review and approval. So
 17 not panel discussions, that I'm sure that the
 18 architects here are aware of, it would be a
 19 full Board approval.
 20 CHAIRMAN AIZENSTAT: So it has to be a full
 21 Board, not just --
 22 MS. GARCIA: Not the panel, right.
 23 CHAIRMAN AIZENSTAT: Okay.
 24 MR. TORRE: I'm confused. I'm sorry, but I
 25 am confused. I understood that we could do

1 copper roofs before.
 2 MS. GARCIA: Yes.
 3 MR. TORRE: Only copper roofs.
 4 MS. GARCIA: Uh-huh.
 5 MR. TORRE: So you're saying you can't
 6 do --
 7 MS. GARCIA: Imitation copper roofs.
 8 MR. TORRE: -- imitation of copper, but
 9 that means that if you're doing an aluminum
 10 roof that's painted any other color, it's
 11 allowed?
 12 MR. WITHERS: I've heard this argument
 13 before.
 14 MR. REVUELTA: Oh, yes, you have.
 15 MR. TORRE: Okay. So you want the roofs
 16 that are painted, not painted later, but
 17 painted, a red painted roof is allowed or a
 18 slate --
 19 MS. GARCIA: The color is reviewed and
 20 approved by the Board of Architects.
 21 MR. TORRE: Understood, but it's an
 22 aluminium roof.
 23 MR. REVUELTA: It's a galvanized steel.
 24 MR. TORRE: Galvanized steel, but these are
 25 just painted --

1 MR. REVUELTA: It's a galvalume
 2 composition.
 3 MR. TORRE: Yeah. I mean, I know what they
 4 are. I just want to make sure that's what
 5 you're allowing, and then the standing seam
 6 is --
 7 MR. WITHERS: Can you paint a copper roof?
 8 I know you wouldn't do it, but you could paint
 9 a copper roof?
 10 MR. REVUELTA: I believe you can. That's
 11 an irony that's --
 12 MS. GARCIA: No, actually, I think there's
 13 language -- I have to check. I believe there's
 14 language about the natural patina, so I don't
 15 think you're allowed to.
 16 MR. TORRE: So who brought this forth at
 17 this point in time? Where is this coming --
 18 MS. GARCIA: The Commission is requesting
 19 it. It went to First Reading, the second to
 20 last meeting, of the Commission for First
 21 Reading, and now it's coming to you guys for
 22 recommendation.
 23 MR. WITHERS: I mean, before, the color
 24 pallet was very limited to three or four
 25 colors, and then the pitch on the roof was

1 restricted on the -- you know, regular, so it
 2 didn't look good. It was more flat. Is there
 3 a pitch requirement, as far as using metal
 4 roofs --
 5 MS. GARCIA: There's not, not as currently
 6 drafted.
 7 MR. WITHERS: Whatever the Board of
 8 Architects feels is --
 9 MR. TORRE: So here's a question for the
 10 architects. This, to me, means -- is that you
 11 would be bringing in homes of a style that
 12 would merit metal roofs, which would be
 13 vernacular Bermuda style or the Hayman
 14 (phonetic) style. Is that something that we
 15 could promote comfortably in the City, because
 16 that's what's going to happen, right? Who else
 17 is going to put a standing seam, if not a house
 18 that sort of merits that?
 19 This is sort of tending to say, let's open
 20 up that kind of design to happen more often, is
 21 it not?
 22 MR. REVUELTA: I have a long answer to
 23 that.
 24 MR. TORRE: Okay. I want to hear it.
 25 MR. REVUELTA: Because I was involved years

1 ago, when this fine gentleman was a
 2 Commissioner, and I actually -- we almost had
 3 his support on that, but I'm going to let Julio
 4 answer that first, and then I just want to take
 5 about ten minutes --
 6 MR. TORRE: I asked both of the architects.
 7 I knew you guys would take it.
 8 MR. REVUELTA: You can go ahead, because I
 9 have a longer story to tell.
 10 MR. GRABIEL: No, I'll let you tell the
 11 story. I want to hear it.
 12 MR. REVUELTA: It's funny, because when we
 13 were talking about diversity and style and all
 14 of that, I brought up that Merrick had the
 15 wisdom to have different styles, and the only
 16 style that has not been able to prevail, up to
 17 now, and, hopefully, this changes, is the
 18 Florida vernacular art. If there was one
 19 style, which I make this argument with Tom
 20 Muni (phonetic) -- what's the name of the
 21 architect and attorney that actually started
 22 this thing, because he wanted to put a metal
 23 roof -- oh, God --
 24 MR. WITHERS: Michael? No?
 25 MR. REVUELTA: No. He's with Greenberg

1 arguments was that we allowed a cement barrel
 2 tile roof, a thick roof -- that doesn't age,
 3 it's like the same color forever and ever and
 4 ever and say, we're allowing a cement tile roof
 5 and we're not allowing a carefully guided,
 6 regulated standing seam roof with certain
 7 pallet of color, the standing seam height, the
 8 pitch on the roof, if you're next to a historic
 9 house, if you're in a Historic District, if you
 10 go to the Historic Preservation Board, if you
 11 go to the Architectural Board, there's ways to
 12 be able to expand -- Venny, I'm sorry for the
 13 long answer --
 14 MR. TORRE: No, I wanted it.
 15 MR. REVUELTA: -- this style of
 16 architecture in Coral Gables being respectful,
 17 Merrick actually did that already, why not do
 18 it now? Well, at that point, I spent probably
 19 two years with blacktop of my house waiting to
 20 see if a miracle would happen. It didn't. Now
 21 I have flat cement tile, but I am all for it.
 22 I am all for it. I do think that it probably
 23 should be added that at least a five and twelve
 24 slope should be, because, I think, if you start
 25 putting a standing metal roof too flat, then it

1 Traurig.
 2 CHAIRMAN AIZENSTAT: No, it was Robert
 3 Fine.
 4 MR. REVUELTA: Robert Fine. And Robert
 5 Fine told Muni and I --
 6 CHAIRMAN AIZENSTAT: I sat on the --
 7 MR. REVUELTA: -- tried and tried and tried
 8 and failed -- I live one block north of
 9 Granada, and I don't remember who put the line.
 10 I think -- first, it was Coral Way, and then it
 11 was Bird Road. Eventually there was a window
 12 of opportunity open for 90 days for people to
 13 come in and submit for this, and then
 14 eventually it was relegated to the South
 15 Gables, because it was deemed that the South
 16 Gables was compatible with this. And we draft
 17 -- Robert Muni, Robert Fine --
 18 CHAIRMAN AIZENSTAT: Tom Muni wanted to do
 19 it in his house.
 20 MR. REVUELTA: Tom wanted to do it, and he
 21 lives in North Gables. I live in North Gables.
 22 And we failed. We failed -- actually, I think
 23 we had your vote and Maria Anderson was there,
 24 but we failed.
 25 And the argument -- part of the -- one of

1 looks like warehouses. You don't want that.
 2 So I don't know what you think, but other than
 3 adding -- you know, making sure that we're
 4 controlling the color, that the standing seam,
 5 there are certain standards, that the material
 6 is a certain -- that we control -- I don't
 7 know, maybe the study has been done, but
 8 galvalume, and it reflexes heat, it's easy to
 9 repair in case of a hurricane, a lot quicker
 10 than barrel tile, and I think it makes
 11 tremendous amount of sense.
 12 And I kept asking, why is it that we
 13 allow -- the only metal roof that we allow
 14 right now is copper, which happens to be the
 15 greatest conductor of heat and electricity, in
 16 the State where lightning is -- we're the
 17 lightning capital of the world. So it gets
 18 hot, copper does, but we allow copper. Why not
 19 allow this, that I think hopefully we can
 20 approve, because it's energy efficient, it's
 21 easy to repair in case of a hurricane, it
 22 breaks less in a hurricane, and it's got a
 23 whole bunch of qualities that are good.
 24 And then, I think, with all of these
 25 regulations, I think you would be very

1 interesting --

2 CHAIRMAN AIZENSTAT: So before we do that,

3 I would like to open it for public comment. Do

4 we have anybody in the Chambers?

5 MR. WITHERS: I don't think so. Maybe

6 there's --

7 CHAIRMAN AIZENSTAT: Do we have anybody on

8 Zoom?

9 THE SECRETARY: No.

10 CHAIRMAN AIZENSTAT: Anybody on the phone

11 platform?

12 THE SECRETARY: No.

13 CHAIRMAN AIZENSTAT: At this point, I'd

14 like to go ahead and close it for public

15 comment.

16 MS. GARCIA: Mr. Chairman, there was a

17 letter received from the Historic Preservation

18 Association about this item, and I forwarded

19 this to the Board, but we can have that as part

20 of the minutes, as part of the record.

21 MR. WITHERS: And the fact is, if we ever

22 end up annexing the Ponce Davis area, 90

23 percent of the homes down there have metal

24 roofs anyway, so --

25 CHAIRMAN AIZENSTAT: I just want to

1 MR. TORRE: Yeah, I do have a follow-up

2 question for Zoning. So we know that the City

3 allows stucco, painted stucco, easy enough.

4 Siding, wood siding, what is the ruling in the

5 City -- maybe you don't know this answer -- but

6 the correct, in some places, may be to do wood

7 siding. Does the City allow wood siding? And

8 Question Two is, if it's going to have to be

9 siding, is it authentic wood or is there a

10 synthetic wood that can be used, because

11 otherwise what people are doing is, they do the

12 stucco in the fashion to look like siding and

13 it's not? So, again, what I'd prefer is not to

14 start getting things that become, for the sake

15 of having metal roofs, completely off-wall

16 designs that don't make any sense.

17 And I get after the Board of Architects has

18 to review it, but can we become authentic and

19 use siding and what kind of siding?

20 MR. REVUELTA: I think there's detailing

21 that you can add, even, for example, the

22 Florida cottages that you find spread out over

23 the County, that have the coral rock base -- in

24 my particular house, for example, I was going

25 to put a base of actually coral rock or

1 confirm, everybody went ahead and received and

2 has on the record the e-mail from a Mr. Berger?

3 Is that what you're referring to?

4 THE SECRETARY: No, the e-mail I forwarded

5 earlier today, with the two letters attached.

6 CHAIRMAN AIZENSTAT: I only saw that one

7 letter. I apologize for that. But I did print

8 it. Yeah.

9 MR. REVUELTA: I do remember seeing the

10 Historic Preservation Board letter. Is there a

11 way to -- is it too long? Can it be read --

12 MS. GARCIA: Well, it's not the Historic

13 Preservation Board.

14 MR. CEBALLOS: It's the Historic

15 Preservation Association of Coral Gables. It's

16 not a Board of the City.

17 MR. REVUELTA: Okay. Sorry. But that's

18 the letter you're referring to?

19 MS. GARCIA: Yes.

20 CHAIRMAN AIZENSTAT: Okay. Yeah, I did see

21 that. I actually printed it.

22 Okay. So that's entered into the record.

23 MR. REVUELTA: Do you mind if -- and that's

24 in the record, as well.

25 CHAIRMAN AIZENSTAT: Venny?

1 concrete to simulate a coral base and try to

2 turn it into a cottage look. I think it's

3 going to be hard. As a matter of fact, I don't

4 think you can use wood siding, right, in the

5 City of Coral Gables.

6 MR. TORRE: I don't think so, either. I'm

7 not promoting it. I'm just asking the

8 questions.

9 CHAIRMAN AIZENSTAT: All right, but we're

10 here for the --

11 MR. TORRE: No. No. But the thing is, if

12 you open one thing up --

13 CHAIRMAN AIZENSTAT: We're not opening up a

14 Pandora's Box.

15 MR. TORRE: If you're going to do something

16 where the style is -- if the style deserves

17 siding, in some cases, then you can say, no,

18 well, you know, at least let's --

19 MR. REVUELTA: I think the Historic

20 Preservation Board and the architectural review

21 board hopefully will be sensitive to the point

22 that you're bringing, that although we don't

23 allow wood, there are certain details that

24 should go along with the galvalume roof, so

25 this is not just a concrete block square, with

Page 105

1 a couple of windows and a metal roof, which I
 2 believe is your concern.
 3 MR. TORRE: That's the problem.
 4 CHAIRMAN AIZENSTAT: Julio, any comments?
 5 MR. GRABIEL: I love metal roofs. Not in a
 6 Mediterranean house, obviously, but if the
 7 style is correct, I think --
 8 CHAIRMAN AIZENSTAT: And that will be up to
 9 the Board of Architects, which is the last
 10 item, which has to go, so it makes sense.
 11 Chip?
 12 MR. WITHERS: Long overdue.
 13 CHAIRMAN AIZENSTAT: Long overdue.
 14 MR. REVUELTA: Yes.
 15 CHAIRMAN AIZENSTAT: Anybody that would
 16 like to make a motion?
 17 MR. GRABIEL: Let Chip make the motion.
 18 MR. WITHERS: I'll move it.
 19 MR. REVUELTA: Can I have the pleasure of
 20 seconding it?
 21 CHAIRMAN AIZENSTAT: We have a second.
 22 Luis, any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Chip Withers?
 25 MR. WITHERS: Yes.

Page 107

1 MS. GARCIA: Okay. So if you go to Page 2
 2 of your Staff report, this kind of just lays it
 3 out. If you have a property that's next to the
 4 City boundary, City limits, that's next to the
 5 City of Miami or Unincorporated Miami-Dade or
 6 South Miami, instead of requiring them to mail
 7 a thousand foot or 1,500 foot radius, to
 8 include lots of properties outside that City,
 9 this text amendment is just clarifying that
 10 that would only be a 500-foot radius. So it
 11 wouldn't include the whole 1,500 foot radius.
 12 Because right now the Zoning Code is very
 13 unclear of how to treat properties outside of
 14 the City. This is the attempt to clarify that.
 15 MR. TORRE: Why do we have to give notice
 16 to other jurisdictions?
 17 MR. WITHERS: So they -- I mean, it always
 18 had been the fact of not trying to build a bit
 19 of a wall between municipalities, we share with
 20 them what they're doing -- what we're doing to
 21 them and they should share --
 22 MR. TORRE: So if somebody from Dade County
 23 comes over -- or a group of them come over and
 24 object to a project, you have to take it into
 25 account as a neighbor?

Page 106

1 THE SECRETARY: Claudia Miro?
 2 Julio Grabiel?
 3 MR. GRABIEL: Yes.
 4 THE SECRETARY: Luis Revuelta?
 5 MR. REVUELTA: Yes.
 6 THE SECRETARY: Venny Torre?
 7 MR. TORRE: Yeah.
 8 THE SECRETARY: Eibi Aizenstat?
 9 CHAIRMAN AIZENSTAT: Yes.
 10 Next we have Item E-5. Mr. Ceballos,
 11 please.
 12 MR. CEBALLOS: File ID 22-4331, an
 13 Ordinance of the City Commission of Coral
 14 Gables, Florida, providing for a text amendment
 15 to the City of Coral Gables Official Zoning
 16 Code by revising Article 15, "Notices," Section
 17 15-102 "Notice", Subsection C "Mail Notices"
 18 providing that when a notice radius extends
 19 outside of the City limits, notice shall be
 20 mailed outside of the City limits only to
 21 addresses that are within a 500-foot radius of
 22 the property that is subject of the
 23 application, providing for severability,
 24 repeater, codification, and an effective date.
 25 CHAIRMAN AIZENSTAT: Thank you.

Page 108

1 MR. WITHERS: Well, it started -- I don't
 2 know when it started, but when the Bakery
 3 Center was first built, there was a big issue
 4 with the City really not knowing what was
 5 happening in South Miami, when we're literally
 6 right across the street.
 7 CHAIRMAN AIZENSTAT: I remember that.
 8 MR. WITHERS: So it was just a reach out.
 9 Do we have to notify other municipalities
 10 of what we're doing or do we just notify the
 11 neighbors?
 12 MS. GARCIA: The neighbors, property owners.
 13 CHAIRMAN AIZENSTAT: Before we continue,
 14 Jill we don't have anybody in Chambers. So,
 15 no. Anybody on Zoom?
 16 THE SECRETARY: No.
 17 CHAIRMAN AIZENSTAT: Phone platform? No?
 18 I'll go ahead and close the public comment.
 19 Chip?
 20 MR. WITHERS: Do I have to repeat exactly
 21 what I said?
 22 CHAIRMAN AIZENSTAT: No. No. No. It's on
 23 the record.
 24 MS. GARCIA: And to your point, there's
 25 actually policies and objectives in the Comp

1 Plan to be friendly with our neighbors and to
 2 notify them of current development.
 3 CHAIRMAN AIZENSTAT: So we're not changing
 4 anything that has to do with the residents?
 5 MS. GARCIA: Right. Exactly, this is only
 6 to clarify what the radius would be for outside
 7 the City.
 8 CHAIRMAN AIZENSTAT: Okay. Venny?
 9 MR. TORRE: No.
 10 CHAIRMAN AIZENSTAT: No? Luis?
 11 MR. REVUELTA: No.
 12 CHAIRMAN AIZENSTAT: Julio?
 13 MR. GRABIEL: No. I'm fine.
 14 CHAIRMAN AIZENSTAT: Anybody that would
 15 like to make a motion?
 16 MR. GRABIEL: I'll make the motion to
 17 approve it.
 18 CHAIRMAN AIZENSTAT: Julio made a motion of
 19 approval. Second, anybody?
 20 MR. TORRE: I'll second it.
 21 CHAIRMAN AIZENSTAT: Venny second.
 22 Any discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Julio Grabiell?
 25 MR. GRABIEL: Yes.

1 way.
 2 So this item is just striking through
 3 certain language that's in the Duplex Section
 4 of our Zoning Code. It's the same language as
 5 a Single-Family house, which is causing issues,
 6 as far as small lots for duplexes. So we're
 7 striking through the language that requires
 8 that the facade not be wider than a third of
 9 the width of a Duplex facade, because that's
 10 very difficult to do for these narrow lots, as
 11 well as we're striking through the language of
 12 limiting how many curb cuts they can have
 13 within a hundred feet, because, again, they
 14 need probably two curb cuts, but the design --
 15 it adds more flexibility as far as what you
 16 could design. So those basically are the two
 17 changes.
 18 CHAIRMAN AIZENSTAT: Do you have some
 19 examples that you can show us?
 20 MS. GARCIA: I do not have examples.
 21 MR. WITHERS: Defer it.
 22 MS. REDILA: Arceli Redila, Zoning
 23 Administrator.
 24 Perhaps I can relay a story. Say, for
 25 example, if you have -- the minimum Building

1 THE SECRETARY: Luis Revuelta?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Venny Torre?
 4 MR. TORRE: Yes.
 5 THE SECRETARY: Chip Withers?
 6 MR. WITHERS: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 Item E-6.
 10 MR. CEBALLOS: File 22-4482, an Ordinance
 11 of the City Commission of -- let me repeat
 12 that, File ID 22-4582, an Ordinance of the City
 13 Commission of Coral Gables, Florida providing
 14 for a text amendment to the City of Coral
 15 Gables Official Zoning Code by amending Article
 16 2, "Zoning Districts," Section 2-102,
 17 "Multi-Family 1 Duplex District," MF1 Districts
 18 to modify and clarify provisions related to
 19 garages and driveways; providing for a repeater
 20 provision, severability clause, codification,
 21 and providing for an effective date.
 22 Are you going to be doing both items at the
 23 same time?
 24 MS. GARCIA: I can do one at a time.
 25 That's fine. I think it might be clearer that

1 Site requirements for duplexes is 5,000 width,
 2 with a 50-foot wide street frontage. Now you
 3 are required to have a setback of five feet on
 4 each side. You're left 40 feet with your
 5 facade.
 6 Now, if you say that the garage is no more
 7 than one-third of the 40, a car would not fit.
 8 So that's why we are striking the language.
 9 CHAIRMAN AIZENSTAT: So you're doing a one
 10 car garage?
 11 MS. REDILA: Right now you can't even do a
 12 one car garage. So we're giving flexibility
 13 for those people --
 14 CHAIRMAN AIZENSTAT: So now you're going to
 15 be able to do a one car garage?
 16 MS. REDILA: It would be up to the
 17 architect to be able to design it. We're
 18 giving them that flexibility, yes.
 19 CHAIRMAN AIZENSTAT: Okay. Jill, do we
 20 have anybody for this item anywhere?
 21 THE SECRETARY: No?
 22 CHAIRMAN AIZENSTAT: No?
 23 THE SECRETARY: No.
 24 CHAIRMAN AIZENSTAT: Not in Chambers, for
 25 the record, not on Zoom and not on the phone?

Page 113

1 Thank you.

2 At this point, we'll go ahead and close it

3 for public comment.

4 Any discussion, Chip? Any comment?

5 MR. WITHERS: No.

6 CHAIRMAN AIZENSTAT: Venny?

7 MR. TORRE: No.

8 CHAIRMAN AIZENSTAT: Julio and Luis? The

9 architects have no comments?

10 Anybody that would like to make a motion?

11 MR. REVUELTA: I'll make a motion to

12 approve.

13 CHAIRMAN AIZENSTAT: Luis made the motion

14 to approve. Is there a second?

15 MR. WITHERS: Second.

16 CHAIRMAN AIZENSTAT: Chip second. Any

17 discussion? No?

18 Call the roll, please.

19 THE SECRETARY: Luis Revuelta?

20 MR. GRABIEL: Yes.

21 THE SECRETARY: Venny Torre?

22 MR. TORRE: Yes.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY: Julio Grabiél?

Page 115

1 that's it.

2 CHAIRMAN AIZENSTAT: Okay. Jill, do we

3 have anybody in the Chambers?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: No?

6 THE SECRETARY: No.

7 CHAIRMAN AIZENSTAT: Zoom platform?

8 THE SECRETARY: No.

9 CHAIRMAN AIZENSTAT: And phone platform?

10 THE SECRETARY: No.

11 CHAIRMAN AIZENSTAT: At this point, I will

12 go ahead and close it for public comment. Any

13 discussion?

14 MR. GRABIEL: I move for approval.

15 CHAIRMAN AIZENSTAT: Julio goes ahead and

16 moves for approval. Is there a second?

17 MR. REVUELTA: Second.

18 CHAIRMAN AIZENSTAT: Luis second.

19 Any discussion? No?

20 Call the roll, please.

21 THE SECRETARY: Venny Torre?

22 MR. TORRE: Yes.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY: Julio Grabiél?

Page 114

1 MR. GRABIEL: Yes.

2 THE SECRETARY: Eibi Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes.

4 The last item, E-7.

5 MR. CEBALLOS: File ID 22-4583, an

6 Ordinance of the City Commission of Coral

7 Gables, Florida providing for a text amendment

8 to the City of Coral Gables Official Zoning

9 Code by amending Article 10, "Parking and

10 Access," Section 10-106, "Visibility Triangle"

11 to modify and clarify provisions related to

12 convex mirrors, providing for a repeater

13 provision, severability clause, codification,

14 and providing for an effective date.

15 MS. GARCIA: This was a request from the

16 Public Works Department. This is just a

17 clarification. So right now the Zoning Code

18 allows that the Building and Zoning Director

19 can review a proposed convex mirror for a

20 visibility issue, but it's not clear that

21 that's only within the private property and not

22 in the right-of-way. So this is just

23 clarifying that this would only be allowed and

24 approved in a case by case basis, on a private

25 property, not on the public right-of-way, and

Page 116

1 MR. GRABIEL: Yes.

2 THE SECRETARY: Luis Revuelta?

3 MR. REVUELTA: Yes.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Yes.

6 Is there a motion to adjourn?

7 MS. GARCIA: We do have one more item to

8 discuss, the scheduling for the November

9 meeting for Planning and Zoning. The

10 Commission has changed their date, to be on our

11 day, so we don't want to have both meetings, in

12 case they run a little bit late.

13 MR. GRABIEL: We have priority.

14 MS. GARCIA: I'll let them know.

15 CHAIRMAN AIZENSTAT: And on that note --

16 MS. GARCIA: So we have some dates, if Jill

17 wants to read those into the record.

18 THE SECRETARY: The options are November

19 1st, November 3rd, November 8th, November 10th.

20 MR. WITHERS: So a meeting on each of those

21 dates?

22 MS. GARCIA: No, it's which day would work

23 best for you.

24 MR. TORRE: I won't be here for the 8th or

25 the 10th.

1 CHAIRMAN AIZENSTAT: How about the 1st or
 2 the 3rd? November 1st is right after
 3 Halloween. So how does the 3rd sound for
 4 everybody?
 5 THE SECRETARY: It's a Thursday. We also
 6 cleared the Chambers to make sure that it was
 7 open.
 8 CHAIRMAN AIZENSTAT: So Thursday, November
 9 3rd is open?
 10 THE SECRETARY: Correct.
 11 MS. GARCIA: Yes.
 12 CHAIRMAN AIZENSTAT: Everybody okay with
 13 that?
 14 MR. WITHERS: We're moving the meeting from
 15 the 9th to the 3rd?
 16 MS. GARCIA: 9th to the 3rd.
 17 CHAIRMAN AIZENSTAT: Done.
 18 MS. GARCIA: If we have an item.
 19 CHAIRMAN AIZENSTAT: If we have an item.
 20 Okay. Anything else? No?
 21 Is there a motion to adjourn?
 22 MR. TORRE: Motion.
 23 CHAIRMAN AIZENSTAT: Venny makes a motion.
 24 MR. REVUELTA: Second.
 25 CHAIRMAN AIZENSTAT: Second. Everybody in

1 favor say aye.
 2 (All Board Members voted aye.)
 3 CHAIRMAN AIZENSTAT: Thank you very much,
 4 everybody. The meeting is adjourned at 7:51.
 5 (Thereupon, the meeting was adjourned at 7:51
 6 p.m.)
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1 C E R T I F I C A T E.
 2
 3 S T A T E O F F L O R I D A :
 4 S S .
 5 C O U N T Y O F M I A M I - D A D E :
 6
 7
 8
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15
 16 DATED this 21st day of September, 2022.
 17
 18
 19
 20 _____
 NIEVES SANCHEZ
 21
 22
 23
 24
 25