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CITY OF CORAL GABLES
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT

CORAL GABLES CITY COMMISSION CHAMBERS
405 BILTMORE WAY, CORAL GABLES
MAY 10, 2006, 6:13 P.M.

Board Members Present:

- Tom Korge, Chairman
- Eibi Aizenstat, Vice-Chairman
- Cristina Moreno
- Pat Keon
- Javier Salman
- Robert Behar

City Staff:

- Eric Riel, Jr., Planning Director
- Walter Carlson, Assistant Planning Director
- Javier Betancourt, Planner
- Lourdes Alfonsin Ruiz, Assistant City Attorney
- Jill Menendez-Duran, Administrative Assistant
- Heather Brummer, Secretary

Also participating:

- Tucker Gibbs, Esq.,
On behalf of the Riviera Neighborhood Association
- Joyce Newman
- Richard Shepard
- Amado "Al" Acosta

- - -

1 THEREUPON:

2 The following proceedings were had:

3 CHAIRMAN KORGE: All right, shall we get
4 started?

5 Call the roll, please.

6 MS. MENENDEZ-DURAN: Eibi Aizenstat?

7 MR. AIZENSTAT: Here.

8 MS. MENENDEZ-DURAN: Robert Behar?

9 MR. BEHAR: Here.

10 MS. MENENDEZ-DURAN: Pat Keon?

11 Cristina Moreno?

12 Javier Salman?

13 MR. SALMAN: Here.

14 MS. MENENDEZ-DURAN: Tom Korge?

15 CHAIRMAN KORGE: Here.

16 The first item on the agenda is the approval
17 of the minutes. We'll start with the minutes of the
18 March 8th, 2006 meeting. Do I have a motion for
19 approval of those minutes?

20 MR. AIZENSTAT: I will --

21 MR. BEHAR: I'll make that motion.

22 MR. AIZENSTAT: I'll second.

23 CHAIRMAN KORGE: Moved and seconded. Any
24 discussion on that motion?

25 Let's call the roll, then, on that motion,

1 please.

2 MS. MENENDEZ-DURAN: Robert Behar?

3 MR. BEHAR: Yes.

4 MS. MENENDEZ-DURAN: Javier Salman?

5 MR. SALMAN: Yes.

6 MS. MENENDEZ-DURAN: Eibi Aizenstat?

7 MR. AIZENSTAT: Yes.

8 MS. MENENDEZ-DURAN: Tom Korge?

9 CHAIRMAN KORGE: Yes.

10 Next is the minutes of the meeting of April
11 19th, 2006, for the Local Planning Agency and the
12 Planning & Zoning Board. Do I hear a motion for
13 approval of those minutes?

14 MR. BEHAR: Motion to approve.

15 CHAIRMAN KORGE: Second?

16 MR. SALMAN: Second.

17 CHAIRMAN KORGE: Seconded. Any

18 discussion? None?

19 Let's call the roll, please.

20 MS. MENENDEZ-DURAN: Javier Salman?

21 MR. SALMAN: Yes.

22 MS. MENENDEZ-DURAN: Eibi Aizenstat?

23 MR. AIZENSTAT: Yes.

24 MS. MENENDEZ-DURAN: Robert Behar?

25 MR. BEHAR: Yes.

1 MS. MENENDEZ-DURAN: Tom Korge?

2 CHAIRMAN KORGE: Yes.

3 The first item -- the next item, excuse me,
4 is a presentation. This is not a discussion. I
5 believe this is not open for a discussion at this
6 time?

7 MR. RIEL: That's correct.

8 CHAIRMAN KORGE: But just a presentation by
9 the Riviera Neighborhood Association of their
10 Visioning Plan for the Riviera Neighborhood.

11 MR. GIBBS: I don't know which side I should
12 be speaking on. Does it matter?

13 MR. RIEL: No.

14 CHAIRMAN KORGE: No.

15 MR. GIBBS: Okay.

16 Good evening. My name is Tucker Gibbs. I'm
17 an attorney representing the Riviera Neighborhood
18 Association, and tonight we're here to present to you
19 the Neighborhood Visioning Report, which is the
20 result of a neighborhood planning charrette process
21 that has been paid for by the neighborhood.

22 We would request that after you hear our
23 presentation tonight that you refer this document to
24 your professional staff for their review and comment,
25 for your review at a later date.

1 Tonight I'm going to be followed by Richard
2 Shepard, from the University of Miami, who was
3 actually the convenor and the moderator in the
4 charrette and he actually drafted it for us, the
5 professional who drafted this for us and prepared the
6 report, and Mr. Al Acosta and Joyce Newman of the
7 Riviera Neighborhood Association, and our
8 presentation will be limited to 15 minutes.

9 Oh, Joyce, you're going to go first. I'm
10 sorry, Joyce will be going first.

11 MS. MEYERS: I'm Joyce Newman, the president
12 of the Riviera Neighborhood Association, and I'd like
13 to give just a very brief history, and, at the same
14 time, on behalf of our members, acknowledge some of
15 the people who made this day possible.

16 I'll start with thanking Richard Shepard,
17 who is the director of the Center For Urban and
18 Community Design for the University of Miami School
19 of Architecture. He is our next speaker, and he has
20 patiently endured with us over this long process, the
21 seeds of which were planted when many of our members
22 attended the Coral Gables Charrette. From that day,
23 we knew that we wanted our charrette, for our
24 neighborhood.

25 As frequently happens, a disappointment in

1 life leads to something positive. Such a thing
2 occurred when our Neighborhood Association and Ford
3 Gibson, the developer of San Remo Plaza, became, as
4 we now say, community partners. His contribution to
5 our Association was instantly earmarked for our
6 charrette. He would be here tonight, but he's in
7 Utah.

8 To begin our learning process, we called the
9 urban planning firm of Dover-Kohl, which happens to
10 have an office right in our community. They gave us
11 many suggestions, the first of which was that we
12 contact our Commissioners and Mayor. It was Maria
13 Anderson who put us in contact with Richard Shepard.

14 (Thereupon, Ms. Keon arrived.)

15 Mayor Selesnick and Commissioners Anderson
16 and Cabrera simultaneously directed us to the City's
17 Staff, and specifically to Eric Riel, who arranged a
18 meeting for us with his Planning Department. The
19 Planning Department, and especially Assistant
20 Director Walter Carlson, spent many hours gathering
21 needed facts and materials on which the charrette
22 would be based.

23 The charrette weekend was a wonderful
24 weekend, in which our neighbors, commercial property
25 owners and the University worked together. We were

1 fortunate to have in attendance Victor Dover and
2 Marice Chael of the firm Dover-Kohl; Architects
3 Robert Chisholm and Mat Polak, along with Frank and
4 Nic Siberio, who are currently involved with the
5 project proposed for our community; Ford Gibson, our
6 community partner; Danny Taha, the owner of the
7 Santona; Larry and Peter Cohen, the owners of the
8 Riviera Day School; Don O'Donniley, the director of
9 South Miami's Planning & Zoning Department; Jay
10 Beckman, the president of the South Miami Homeowners'
11 Association, and now a South Miami Commissioner; and
12 last, but definitely not least, Walter Carlson, the
13 Assistant Director of the Coral Gables Planning
14 Department. We were also pleased that the
15 Commissioner and Mayor stopped by to show their
16 interest.

17 We know the Coral Gables Staff and officials
18 have been wondering what was taking so long to
19 produce our neighborhood visioning report. Well, in
20 a sense, the charrette process continued, thanks to,
21 again, the abiding patience of Richard Shepard and
22 ongoing professional liaison between Richard Shepard
23 and our past president, Maggie Cordovi, an architect
24 and urban planner, who is unfortunately home with her
25 ill parents tonight, and also what might be called a

1 fine tuning provided by our many talented members.
2 We have persevered despite hurricanes and the many
3 little disruptions which can at times complicate and
4 at other times enrich our lives.

5 Until now, we have been known as the group
6 who fought Publix, but we would rather be known as a
7 neighborhood association which is a positive force in
8 our community through its efforts to fulfill its
9 mission of preserving and protecting the environment
10 and the quality of life in our community.

11 We feel that with your and the City's
12 assistance and guidance, the vision we are presenting
13 can help us achieve that mission. It's with great
14 pride and a feeling of accomplishment that the
15 Riviera Neighborhood Association, and you see we have
16 many members here tonight, for which we're very
17 thankful, is presenting the Riviera Neighborhood
18 Visioning Report for your consideration, evaluation
19 and action today. We thank you for your patience and
20 for the time you have allowed us, as well as the many
21 hours of service you all give to the City of the
22 Coral Gables. Thank you.

23 CHAIRMAN KORGE: Thank you.

24 DR. SHEPARD: Thank you, Joyce, for your
25 kind words. My name is Richard Shepard. I'm the

1 director of the Center for Urban and Community Design
2 at the School of Architecture at the University of
3 Miami.

4 We were -- as Joyce mentioned, we were asked
5 to conduct this process. Our first stop was with the
6 Planning Department here at the City of Coral Gables,
7 and Eric and Walter were extremely helpful in getting
8 us started out, understanding what some of the issues
9 are, giving us zoning maps and other issues -- other
10 documents that we needed.

11 We then began a process of interviewing
12 stakeholders, business people, residents, people
13 throughout the community, so that we would be
14 knowledgeable about the community. We then began
15 preparing maps and other documents that we could use
16 during the meeting, the two-day charrette, and then
17 we conducted the workshop.

18 The report which you, I hope, have in front
19 of you is a report of what we heard from the
20 discussion of the people prior to and during the
21 workshop. What we hope that it presents to you is a
22 document that talks about preserving the best
23 qualities of the neighborhood, its character, its
24 people, its mix of uses, its facilities, and to also
25 protect it from the negative effects, basically, of

1 two things, traffic and overdevelopment, and to
2 maximize its assets, certainly the park, the
3 Waterway, access to business, transportation, and
4 educational facilities.

5 The report is a report of what happened, how
6 it happened, preliminary information, and then we
7 chose to divide it into certain issues so that we
8 could talk about them separately, and you'll see in
9 it that it has a landscape plan, which talks about
10 the landscape ideas; a circulation plan, which
11 discusses different routes for different kinds of
12 traffic and also some traffic-calming suggestions.
13 Now, we also did study the report that had been done
14 previously from some traffic engineers for this area,
15 so that was taken into consideration. We also have a
16 streetscape plan, which talks about curb -- some
17 improvements to curbs, which again are traffic-
18 calming issues, as well as an idea of a building --
19 and this is a big idea, further down the road, I
20 suppose -- of a promenade through the neighborhood,
21 which would kind of focus people as they walked
22 through the neighborhood, past the park and towards
23 Red Road.

24 Putting all these plans together, we have
25 what we call a visioning plan, which is the last map

1 in the report, and that shows all of these different
2 ideas together. Followed by the plans are a
3 description, a verbal description of ideas, and we
4 divided them, as I've learned from my Dean at the
5 School of Architecture, between design, issues of
6 design, issues of policy, issues of management, and
7 within those are further breakdowns, and this is all
8 in an attempt to be able to move forward and be able
9 to think and see what the different -- different
10 recommendations are.

11 I will leave the process that this thing
12 should take from now on to the experts, but I'm happy
13 to answer any questions. I'd like to thank, again,
14 the Planning Department for their help in getting us
15 to this point, and will yield the floor.

16 MR. ACOSTA: Thank you, Dr. Shepard.

17 Honorable Chairman Korge and other Members
18 of the Board, you have a book in front of you that is
19 very full of details, and the process and the
20 research that was done, the conclusions that were
21 reached and the many areas that are covered, and I
22 will not go through the details of that at this point
23 in time.

24 What I'd like to call your attention to, if
25 I may, is on Page 8, which is the map that I have

1 here on that board. The yellow lines in that map
2 delineate the area that we're defining in this
3 process. In that map, to the top part is the north.
4 To the west part, or south part, where you see the
5 yellow line, that's Red Road, Southwest 57th Avenue,
6 and of course, the one that runs at an angle is U.S.
7 1, and on the other side of U.S. 1, opposite it,
8 would be Sunset, and then it goes through Maynada,
9 Alfonso, Caballero, and the area is defined that way.

10 One very peculiar aspect of this map is the
11 fragility of our area. Most of it is residential,
12 but as you approach the Red Road area and as you
13 approach the U.S. 1 area and as you approach
14 Sunset 1 -- Sunset, up to Nervia Street, where the
15 dry cleaning is, there are other construction.
16 There's a high area of development. Actually, when
17 you drive through there and you see the construction
18 activity, you say, yes, this is a hot area.

19 So the peculiarity of our neighborhood is
20 that we have lovely historical homes, we have a very
21 quiet residential area, most of the time, when
22 traffic is not congested or doing its thing, but we
23 also have the high development in the perimeter. The
24 peculiarities of that area are worthy of your
25 consideration, as we make this presentation to you

1 and you get into more detail on what is presented to
2 you.

3 Why is that? Well, the City has its
4 requirements for notifying the residents when
5 construction, new construction, is about to start.
6 You have a notification process of a thousand feet,
7 and as you can see from the Red Road area and U.S. 1,
8 most of our residents are not within a thousand
9 feet. So the Riviera Neighborhood Association is
10 working very closely with Director Riel and with City
11 Manager Dave Brown in trying to find solutions so
12 that our neighbors, our residents, can be fully aware
13 of what may come.

14 And I am pleased to note tonight that Mr.
15 Brown informed me today that at least two of the
16 steps that he is considering to improve the timely
17 notification of our residents are ready to roll, and
18 I will withdraw my comments and yield to him at the
19 appropriate time to announce what those details are.

20 In particular, we're also asking in this
21 report that you consider very carefully that this
22 area be designated as a specific site, site-specific,
23 in the Comprehensive Land Use Plan document.
24 Specifically, Section 1-3.3.3, which already covers
25 three other site-specific areas, whereby developers

1 would have to involve the public from the very first
2 step. You have that now for the corner here on
3 Riviera and U.S. 1, you have that for the North
4 Gables District, and you have one for the area
5 immediately to the east of the Cocoplum Circle, just
6 prior to getting to the Cocoplum Circle. We are
7 asking that you specifically consider that, and Mr.
8 Riel and Attorney Tucker Gibbs are working very
9 closely in developing the language that would go
10 under 1-3.3.3, if this Board accepts the
11 recommendation. Hopefully it will be coming from
12 your own Staff, for that situation.

13 (Thereupon, Ms. Moreno arrived.)

14 So, those are the key elements. I can say
15 that as a person who has attended many of the zoning
16 rewrite meetings, some held until close to midnight,
17 I value greatly, as does our Association, your
18 contributions to this City. I know, from past
19 experience in many years of work at different
20 governmental boards at the state level and the local
21 level, that very often it's very difficult to work in
22 the public interest at all times, and sometimes it
23 can be rather stressful. So we want to thank you
24 profusely for your contributions to the City, as our
25 president, Ms. Newman, pointed out.

1 Our own board has invested considerable time
2 and effort in getting to this point tonight, and I
3 would like for them, at this point -- for the board
4 of directors to please stand up. All members of the
5 board, please stand up.

6 Thank you very much.

7 This board is probably very much like a
8 microcosm of what Coral Gables is all about. We
9 have -- I'm very proud to say that we have four
10 attorneys, one CPA, one ex-CEO of a major
11 international conglomerate, one dentist, one
12 registered nurse, one advertising and marketing
13 executive, two that work in administrative specialty
14 work, one environmental specialist and one registered
15 engineer. So we're fully dedicated to working with
16 the City in making this a better environment for
17 all.

18 Your own mission statement for the City
19 reflects the keen interest the City has in
20 maintaining its historical value to the residents.
21 Our own mission statement clearly defines that we are
22 also for keeping residential values. So our
23 Association, which at last count has close to 300
24 members, does not oppose development within the
25 existing Zoning and Building Code, within the

1 existing Zoning and Building Code. All we ask is
2 that our residential neighbors can maintain or
3 improve, whenever possible, their quality of life,
4 and that, ladies and gentlemen of this Board, means
5 that we need and we solicit tonight your help, to
6 help us accomplish that goal. Maintaining the
7 existing zoning, among other considerations, will be
8 the least effort consideration this Board can take to
9 help our residents. I repeat, maintaining the
10 existing zoning, among other considerations, will be
11 the least effort consideration this Board can take to
12 help our residents. However, as you expand and as
13 your Staff gets back to you on this matter, there are
14 much more detailed recommendations on the report.

15 So, on behalf of our board and members, and
16 since I promised Mr. Riel that I would not exceed 15
17 minutes, I want to thank you all very much, as well
18 as Mr. Riel and Mr. Brown, for allowing us to come to
19 you tonight. At this time, we welcome any comments
20 or guidance this Board may want to offer, any
21 questions or comments --

22 CHAIRMAN KORGE: Thank you.

23 Anybody have any questions or comments?

24 MR. ACOSTA: -- of any one of us that have
25 made the presentation. Mr. Salman?

1 CHAIRMAN KORGE: Javier?

2 MR. SALMAN: First of all, I'd like to
3 applaud you and your organization for having done
4 such an outstanding bit of work with regards to not
5 only the vision of just the residential, but
6 incorporating the commercial and how it fits in
7 within the matrix that makes up the City.

8 MR. ACOSTA: Yes. Thank you.

9 MR. SALMAN: One of the things that I noted
10 is, a good portion of your membership lives,
11 actually, in the County, and --

12 MS. KEON: Not anymore.

13 MR. ACOSTA: No, not really.

14 MR. SALMAN: Not anymore?

15 MR. ACOSTA: No, not really.

16 MS. KEON: That's been annexed in. That was
17 annexed into the City.

18 MR. ACOSTA: There's a little segment in
19 there, in that plan, that was converted to Coral
20 Gables three years ago. However, I guess there are
21 not sufficient funds in the City to change the maps,
22 so they still show that as Dade County.

23 MR. SALMAN: Okay. I apologize.

24 MR. ACOSTA: I'm trying to pitch in for you,
25 Mr. Riel.

1 MR. RIEL: Okay.

2 MR. SALMAN: I apologize that I missed that.

3 MR. RIEL: We need a lot of money, a lot of
4 money.

5 MR. SALMAN: As you bring it up, I remember
6 the annexation.

7 MR. ACOSTA: Okay.

8 MR. SALMAN: But also, there is a difference
9 in the materiality of a lot of those houses that were
10 in the original County-owned property, and it was a
11 much more relaxed language than we have within the
12 City of Coral Gables, with regards to setbacks and a
13 lot of the streetscape development, and I see that
14 you've incorporated some turning circles and other
15 traffic-calming devices for what is a general
16 City-wide problem, which is cut-through traffic.

17 So, at least for me, I'm here to applaud you
18 and congratulate you and do whatever we can to help
19 you promote that, that vision.

20 MR. ACOSTA: Thank you very much, Mr.
21 Salman. This is only a first step, and what we're
22 trying to accomplish in here, also, is to perhaps,
23 with the great assistance of this Board and the
24 Staff, to help us to connect with the zoning rewrite.
25 We know they're still two, three months down the

1 line. I think that with the level of professionalism
2 that you have in here, and detail, it should be
3 relatively easy to make this also a part of that
4 process.

5 Mr. Riel is working very closely with us so
6 that we don't exceed the time line in the revision of
7 the CLUP, the Comprehensive Land Use Plan language,
8 since it has to go to the Division of Administrative
9 Affairs in Tallahassee, and he assures us that we're
10 within that time.

11 Right, Mr. Riel?

12 MR. RIEL: That's correct.

13 MR. ACOSTA: Thank you very much.

14 CHAIRMAN KORGE: That answers a question I
15 had for Eric, really, about, you know, this is a
16 great study here, but, you know, implementing it --
17 and I noticed in here that there are discussions of
18 issues like, you know, the large, oversized houses
19 that we're addressing City-wide.

20 MR. ACOSTA: Correct.

21 CHAIRMAN KORGE: And I'm sure you've had
22 your input on that --

23 MR. ACOSTA: Yes.

24 CHAIRMAN KORGE: -- but then there's some
25 very specific discussions here, like was mentioned,

1 the promenade that you're talking about, and I don't
2 know how that fits into the zoning rewrite or whether
3 that's really a Public Works type of matter, but, you
4 know, implementation --

5 MR. ACOSTA: If I may address that for a
6 minute. There are many policy types, as Dr. Shepard
7 has indicated, many policy types. Obviously,
8 policies are just like direction for the future,
9 general direction. We know, for sure, the City
10 doesn't have the money to accomplish this. So the
11 next steps, as we see it, once Staff agrees on what
12 is acceptable with this, from this proposition, we
13 come to an agreement, and then once that agreement is
14 made, are things that obviously require no money or
15 little money or whatever. Whatever else remains
16 would be things for the Association to undertake as
17 separate projects, to get the financing and the
18 effort going, and there are many ways. Remember that
19 there are many developments in the perimeter area,
20 and I'm sure that many of those developers want to
21 make this area as livable as it deserves to be, and
22 there's no reason in the world that other
23 developments cannot also contribute towards that
24 effort as we move forward.

25 CHAIRMAN KORGE: Right. My --

1 MR. ACOSTA: That's the vision that we have.

2 CHAIRMAN KORGE: My suggestion to you would
3 be, though it's probably unnecessary to make this
4 suggestion, that your organization needs to follow
5 up, to make sure that what you want to occur largely
6 occurs, because otherwise it can get lost in the
7 shuffle.

8 MR. ACOSTA: Absolutely. We appreciate
9 that, and on the last pages of the report, it says,
10 specifically, what the Association needs to do on its
11 part and what we can be working with Planning in the
12 future. So your point is very well taken. Thank
13 you.

14 CHAIRMAN KORGE: Thanks.

15 MR. ACOSTA: Mr. Behar?

16 MR. BEHAR: My comment is -- well, I also
17 commend the entire Association, everybody that put
18 together this package. It's excellent.

19 My two concerns are, the money that's going
20 to be required for the implementation of all these
21 additional -- that doesn't come from the entire City
22 of Coral Gables.

23 MR. ACOSTA: Correct.

24 MR. BEHAR: That's one -- and I want to make
25 sure that we, when we make our recommendation, we're

1 aware of that.

2 And secondly, yes, I am an architect. I'm
3 also -- I live in the Gables. I strongly love this
4 and would like to see it City-wide, but by the same
5 token, I don't want to have to force a developer in
6 the area to come to you and not to be blackmailed,
7 having to do something in order for you guys to sit
8 together and come to an agreement. I think it's an
9 excellent idea and I would support it, that the
10 developer come and meet with you guys, but, you know,
11 when you say the developer will contribute to the --

12 MR. ACOSTA: No, no, I said -- that was an
13 example only. For instance, this is pretty much a
14 plan like you have for the North Gables, which has
15 been adopted now. You have that presently. So there
16 are some design standards in there, some policy
17 standards, that only with time, the financing and the
18 money will come through.

19 I don't want to concentrate on the money
20 matter, because this obviously is not there now, but
21 for instance, the traffic calming, I am very pleased
22 to say we have been -- and through the persistence of
23 our board, and particularly our president, Ms.
24 Newman, we have been trying to get the traffic
25 calming. We have been very blessed with having a

1 great chairman of traffic, Mr. Mike Jullie, who is
2 here present with us.

3 Mike?

4 MR. JULLIE: Over here.

5 MR. ACOSTA: Yes, and so, through a lot of
6 hard work and persistence, the traffic calming has
7 already gone to the Maynada bridge. You can now
8 drive through without stop signs and all that. Well,
9 that was in the budget. So the rest of the traffic
10 calming is already, we've been informed, in the
11 budget. So as things evolve is when this thing can
12 evolve, as well.

13 Did I answer your question?

14 MR. BEHAR: Yes.

15 MR. ACOSTA: Okay. Mr. Aizenstat?

16 MR. AIZENSTAT: If I may, the traffic
17 calming, though, goes up to the point of Maynada, and
18 it hasn't yet been effected or gone in -- or been
19 implemented within your area, at this point.

20 MR. ACOSTA: Correct. The rest of the area
21 is already planned for. See, that was a study made
22 by the City when the Publix matter was coming up.
23 Publix was going to pay for that, but it didn't
24 happen. So now the City has been finding, as the
25 years go by -- and we've been patiently working with

1 the City, and we understand how those matters go, so
2 the rest of the traffic calming has already been
3 designed, as far as an overall plan, and it has been
4 budgeted for 2007.

5 MR. AIZENSTAT: As a neighborhood
6 association, how did you go ahead and set up -- how
7 is it that you went ahead and set up your boundaries?
8 How did this come about?

9 MR. ACOSTA: These particular boundaries
10 were set up on the basis of the fragility or the
11 impact of the development. That's how it was set
12 up. The particular potential impact by development
13 on Red Road, on U.S. 1, and on Sunset up to Nervia.

14 UNIDENTIFIED VOICE: And the Waterway.

15 MR. ACOSTA: Therefore -- and the Waterway,
16 as well -- thank you for pointing that out, the
17 Waterway.

18 MR. AIZENSTAT: So the Waterway. Because I
19 was curious why you took the one street past the
20 Waterway and didn't expand further.

21 MR. ACOSTA: Actually, that, I believe, came
22 as a recommendation from Planning, if I'm not wrong,
23 right? That if we were going to go up to one side of
24 the Waterway, we should go to the other side, as
25 well.

1 MR. AIZENSTAT: And stop there?

2 MR. ACOSTA: Yes.

3 CHAIRMAN KORGE: Yeah.

4 MR. AIZENSTAT: Okay.

5 MS. NEWMAN: I might just say that,
6 according to our bylaws, our members can be any
7 residents, any homeowners in Coral Gables, but for
8 the purposes of the charrette, this was the area that
9 we were working with.

10 MR. AIZENSTAT: That you concentrated on.
11 Thank you. I also share the same sentiments as the
12 rest of my Board members do, you know, I congratulate
13 you on a job well done.

14 MR. ACOSTA: Thank you. I appreciate the
15 interest. Your questions clearly reveal that.

16 Any other comments or questions, Mr. Riel?

17 CHAIRMAN KORGE: Pat?

18 MR. ACOSTA: Ms. Keon?

19 MS. KEON: I have a comment or question for
20 Mr. Riel, with regard to the notice, because I
21 remember when you were here before, we talked about
22 this issue of notice, and that issue affects other
23 neighborhoods where there is a lot of commercial
24 development near that neighborhood, you know, this
25 area over here by Merrick Park and throughout the

1 City. So, when they are going back only a thousand
2 feet, they're not really penetrating the residential
3 community, although they will affect the residential
4 community.

5 Now, there is something under discussion
6 to -- a way to be able to -- can't they reset that
7 border that -- for notice, to start -- they can go
8 back their thousand feet as long as, you know -- that
9 it has to -- in addition to being a thousand feet,
10 that it has to also present -- you know, it has to
11 penetrate the residential -- the approximate
12 residential community for a thousand feet or for some
13 number of feet in addition to that notice? Because
14 that notice, that's just our -- the City ordinances,
15 yes?

16 MR. RIEL: It's just a courtesy.

17 MS. KEON: It's governed by City ordinances,
18 but even as a courtesy, I mean, there isn't a reason
19 that they couldn't extend that to say that any notice
20 will, you know, penetrate the residential section of
21 the community a thousand feet, when there is -- you
22 know, when you have, you know, these mixed-use areas.

23 MR. RIEL: Currently, there's a thousand
24 feet in the Code, but there's an opportunity that
25 allows me to expand that beyond the thousand feet,

1 and it's basically a case-by-case basis.

2 For instance, when Block 93 and 94 came
3 through, that was well beyond the thousand feet, and
4 we sent a notice to the Association. So, obviously,
5 by doing and going through this type of a process,
6 the City is aware -- when I say the City, more so not
7 my department, but all departments are aware of,
8 obviously, their interest in being involved in the
9 development of the neighborhood and the area, so, you
10 know, by just doing and going through this exercise,
11 you know, we've opened up doors in terms of
12 communication, so --

13 MS. KEON: Right.

14 MR. RIEL: -- there will be more notice
15 provided to the Association.

16 MS. KEON: Right, but instead of it just
17 being a --

18 MR. RIEL: It's very hard to put a finite
19 number on it, because, you know, a thousand feet can
20 mean a number of notices, depending on their
21 location. It can be anywhere from, you know, 40
22 notices and it can be well into 800 notices, I mean,
23 depending on, you know, how many lots and
24 single-family -- you know, what it's adjacent to.

25 MS. KEON: Right.

1 MR. RIEL: But, as you know, recently, it
2 was 300 feet notice, then we went to 500, and it just
3 recently changed, about two years ago, to a thousand
4 feet.

5 MS. KEON: Right.

6 MR. RIEL: That's all City applications.

7 MS. KEON: For a thousand feet. But in some
8 areas where, you know, the commercial corridor that,
9 you know, abuts the residential community --

10 MR. RIEL: We certainly can increase that,
11 yes.

12 MS. KEON: -- you know, that there would be
13 a definitive -- a definitive number of feet or
14 penetration set, so that people can be assured that
15 they will be noticed, that it's not just, you know,
16 at somebody's discretion or whatever else, and it
17 maybe doesn't have to be a thousand. I mean --

18 MR. RIEL: It's a minimum --

19 MS. KEON: -- maybe it's 500 or whatever.

20 MR. RIEL: It's a minimum thousand right
21 now.

22 MS. KEON: Right, but if they're going to
23 build something now along the Highway, where those
24 lots come back, is it then from the front, it's from
25 the back, it's from what, the rear property line,

1 the front property?

2 MR. RIEL: The rear property line.

3 MS. KEON: The rear property line.

4 MR. RIEL: The rear property line.

5 MS. KEON: So is there a -- are there times
6 that from the rear property line, going back a
7 thousand feet, you won't hit the residential
8 community?

9 MR. RIEL: Not all of the residents, because
10 you have to --

11 MS. KEON: Well, not -- okay, maybe not the
12 entire residential community, but I'm asking you --

13 MR. RIEL: I'll tell you my opinion. I
14 think we do a more than adequate opportunity of
15 providing notice. We post the property. We put
16 information on the Internet. You know, we send out
17 e-mail notices. We send out written notices,
18 requesting comments, for a thousand feet.
19 Associations that have formed like this, we send
20 separate notices to. Obviously, those folks are very
21 interested in other issues. So I think we do a
22 pretty good job of involving, obviously, those
23 individuals that want to be involved in the process.
24 So I -- you know, to say it's 1,500 feet, 2,000 --
25 you know, a thousand feet is -- I will tell you, is

1 probably more than any other local government does.

2 MS. KEON: Well, that's okay.

3 MR. ACOSTA: Mr. Chairman, if I may --

4 CHAIRMAN KORGE: Yes.

5 MR. ACOSTA: Related to that topic -- and
6 Ms. Keon, we appreciate your keen interest in this
7 matter. David Brown and Mr. Riel and us are working
8 very closely on solving that problem, without
9 necessarily getting involved in the thousand feet
10 notification.

11 MS. KEON: Or whatever it is, because it
12 happens in other parts of the City, too.

13 MR. ACOSTA: Right, right. Well, and the
14 key is a solution that I think Eric submitted and Mr.
15 Brown found that it was formidable, that just as his
16 Planning Department posts the agenda on the Web, with
17 plenty of time for the citizens to know, that is not
18 happening today with the Board of Architects. That's
19 not happening with the Board of Adjustment. And Mr.
20 Brown informed me today that one of those boards is
21 already now going on the Web, and the other one, if
22 it's not there already, will be soon, and that,
23 together with the language on the Comprehensive Land
24 Use Plan, 1-3, should do it for us.

25 MS. KEON: Okay, but that will apply to all

1 the areas?

2 MR. ACOSTA: It will apply to all the City.

3 MS. KEON: City-wide.

4 MR. ACOSTA: That's the magic of that. That
5 will apply to everybody in the City, yes.

6 MS. KEON: Good.

7 MR. ACOSTA: So, with that, Mr. Chairman, if
8 you'll allow me just to request your kindness in
9 referring this, as Mr. Tucker pointed out, to Staff,
10 so that Staff can go through it and then get back to
11 us. I'd like Mr. Riel to be the liaison on that
12 part, once the report gets to you, for you to act,
13 and hopefully we can connect in the zoning rewrite
14 and be all in the same wagon at the end and celebrate
15 together with you.

16 CHAIRMAN KORGE: Very good. Thank you.

17 MR. ACOSTA: Thank you. At this time, then,
18 we have no further business. Thank you.

19 CHAIRMAN KORGE: Thanks for your
20 presentation and your hard work. We appreciate it
21 very much. Thank you.

22 (Thereupon, a brief recess was taken.)

23 CHAIRMAN KORGE: I hate to interrupt this
24 party, but we really need to finish up our agenda
25 here.

1 The next item on our agenda is a discussion
2 item, discussion of Zoning Code amendment to create a
3 new Article 32 for affordable housing.

4 Eric, do you have just a presentation -- for
5 discussion only, right?

6 MR. RIEL: Yeah, it's a discussion item
7 only. As you know, a month or two ago, we came to
8 the Board with a preliminary discussion of affordable
9 housing incentives. We've gone to the Commission.
10 We've sought input. We actually have, in your
11 packet, although it's quite extensive and thick --
12 we're starting to develop regulations, and this is
13 kind of like a multi-step process. We want to
14 continue to get your input, given the fact that we
15 know this issue is going to come up when we actually
16 do rewrite the Comp Plan. The Commission did pass
17 the EAR unanimously yesterday, so that's going to be
18 transmitted, and the next step is basically the
19 rewrite of the Comp Plan, and this is just one of
20 those facets, and Javier has a brief PowerPoint.

21 We just want to get your input. We will
22 come back again with the regulations. Obviously,
23 every community has indicated this is a challenge
24 that they have. We're, you know, educating
25 ourselves, as well as every other community is, and

1 with that, I'll turn it over to Javier to go into the
2 presentation.

3 MR. BETANCOURT: Good evening, Mr. Chair,
4 Board Members. For the record, Javier Betancourt,
5 with the City's Planning Department. In order to
6 save you all the pain of watching another basketball
7 performance, dismal basketball performance, I'll try
8 and to go as slowly as I humanly can.

9 MS. MORENO: It's not going to be dismal.

10 MR. BEHAR: You'll be here by yourself.
11 That's for the record.

12 MR. BETANCOURT: Hey, that works for me. I
13 can speak to myself all night.

14 I'm here to speak to you today about
15 affordable housing, specifically our draft affordable
16 housing regulations. This is, again, for discussion
17 purposes only. We're not seeking a recommendation on
18 these regulations at this point. These discussions
19 will help to further refine the regulations for
20 future consideration. This will be coming back to
21 you and back to the City Commission.

22 I need to apologize for the enormous amount
23 of paperwork that we sent along with this item. It's
24 just background material. To the extent you want to
25 read anything, it's in here. Otherwise, I certainly

1 didn't expect you to read all these documents.

2 The most important are the first couple of
3 attachments, which outline the regulations and then
4 get into more detail. But first, let's get into a
5 bit of a recap. Some of this, you will have already
6 heard.

7 One, why do we need affordable housing?
8 What is our goal? And what are our strategies?

9 Why do we need affordable housing? Well, as
10 we all know, the cost of housing is outpacing income
11 for many our City's residents, particularly our
12 seniors, and the City's workforce. And if you look
13 at one of the attachments towards the end, I believe
14 it's Attachment J, you'll see a series of articles
15 and reports that really underscore and highlight this
16 issue. It shouldn't come as a surprise to anyone if
17 you've been reading the paper.

18 Secondly, it's required by the State, the
19 Region and the City. In fact, the City Commission
20 recently adopted Resolution 2006-44, which really
21 committed the City to developing affordable housing
22 regulations, and we'll get into that a bit more down
23 the line.

24 It's in the City's Comprehensive Plan. It's
25 in the Evaluation and Appraisal Report that was

1 recently adopted by City Commission, as well. It's
2 required by State Statutes. It's required by the
3 Regional Planning Council. The State is issuing
4 sanctions for noncompliance on future Comprehensive
5 Plan amendments, and it could also potentially affect
6 future State funding and grants, such as historic
7 preservation and transportation. So it's something
8 that's really on the front burner at the State and
9 regional level, and something we need to address at
10 the local level.

11 What is our goal? As you know from the
12 presentation a number of months ago, we developed an
13 affordable housing study. That study has been
14 revised to reflect some of the comments that we
15 received at this Board and at the City Commission,
16 but otherwise, it's mostly what you've already seen.

17 Our housing -- affordable housing goals and
18 needs are broken up into different categories.
19 There's the future cost-burdened need for future
20 residents, rehabilitation need for existing
21 structures that need to be rehabbed, a preservation
22 need, which is for the structures that previously had
23 been dedicated towards affordable housing and have
24 lost that affordable housing protection, if you will,
25 and then there's the backlog cost-burdened need.

1 Specifically, the one area that was revised
2 on the housing study that I wanted to point out was
3 for preservation. Previously, we -- the housing
4 consultant didn't identify any units in the City for
5 preservation, and we did -- thanks to Board Member
6 Keon's comments, we went back and looked at
7 specifically the McFarlane Historical District, and
8 identified 32 units in that area that at one time
9 were affordable housing units. They've lost that
10 protection. In other words, they could be sold at
11 any time, at a price point beyond what's considered
12 affordable, and so we're focusing in on those 32 for
13 preservation efforts.

14 Again, the City's 10-year goal, overall, is
15 about 437 units. That's give or take 45 units a
16 year. I'd like to emphasize, it is not a commitment,
17 it is a goal. You know, as we move forward in trying
18 to achieve that goal, if it isn't working, we can
19 come back and tweak things and develop new
20 strategies, but we're not going to be penalized, if
21 you will, if we don't hit that target.

22 What are our strategies? The City Staff has
23 been working on draft regulations that address the
24 needs identified in the study. As I mentioned
25 earlier, the City Commission recently approved three

1 strategies, inclusionary zoning, where a percentage
2 of units in a market-rate project are set aside for
3 affordable housing, in exchange -- potentially, in
4 exchange for development bonuses; an affordable
5 housing fee of some sort -- we're looking at a
6 linkage fee that's tied to new employment-generating
7 development and deposited into a trust fund for
8 affordable housing programs and projects; and
9 finally, there's a slew of programs, both at the
10 State and Federal level, that deal with affordable
11 housing, and a lot of funding available through SHIP,
12 which is the real estate transfer tax, Community
13 Development Block Grants, and other programs and
14 funding opportunities.

15 Once the City has some kind of program or
16 funding in place, we can then leverage those and go
17 to the State or the Federal Government to attract
18 additional opportunities and funding. We're looking
19 to partner with other local governments, particularly
20 with the Miami-Dade Housing Agency, for the
21 administration, management and allocation of these
22 programs. We realize that the City doesn't have the
23 organizational structure or the expertise to really
24 manage an affordable housing program. We don't have
25 a housing agency of our own, we don't have a

1 community development department, but other local
2 governments do, and why reinvent the wheel? We want
3 to team up with them in assisting us with these
4 programs.

5 So what really works? What's the most
6 immediate, efficient and effective option? In our
7 minds, it's really inclusionary zoning, not to say
8 that we're not going to pursue all three of these
9 strategies, but we think the one that can give us the
10 most bang for our buck in the shortest amount of time
11 is inclusionary zoning.

12 The draft regulations, again, you have a
13 diagram included in your package as Attachment A, and
14 then the regulations themselves are included as
15 Attachment B. Then there's a series of comments
16 associated with those that further explain the
17 regulations. These are going to be proposed as an
18 amendment to either the existing Zoning Code -- we
19 would develop a new article -- or to the new Zoning
20 Code, depending on the Zoning Code rewrite timing.

21 At one point, we thought that the Zoning
22 Code rewrite was taking too long, so in order to get
23 this done quickly, we were going to place it in the
24 existing Zoning Code. At this point, it's a
25 toss-up. I just want to remind you, once again, it's

1 for discussion purposes only. We are not, at this
2 meeting, looking to amend the Zoning Code. But if
3 you look through the regulations, it's broken up in
4 the same manner that other Zoning Code regulations
5 are. You have your purpose and applicability. These
6 are pretty self-evident. I won't get into them in
7 detail, unless you'd like me to.

8 Eligibility and priority. This is
9 important. We're going to require that affordable
10 units be sold, transferred or rented to eligible
11 households below 120 percent of the City's median
12 income. 120 percent is what they consider moderate
13 income. At 100 percent of median income, you're
14 talking about low income, and at 80 percent, that's
15 when you get into the very low income category.

16 We realize that, due to the unique qualities
17 of the Coral Gables housing market, that you're not
18 going to be able to get a developer to build a unit
19 for someone at 80 percent of median income, so at
20 least for ownership, you know, we're looking at 120
21 percent. Now, for rental, maybe we bring that down
22 to 100 percent. I mean, that's not in the
23 regulations at this point, but it's something that's
24 open for the discussion. At 120 percent, if you're
25 curious, we're talking about approximately \$93,000

1 for a household of 2005. So it's either one or two
2 people who together make \$93,000, would be eligible
3 for affordable housing in the City. That includes
4 many people in this room, myself as well, so --

5 CHAIRMAN KORGE: Let me just interrupt and
6 ask a real quick question. I don't want to distract
7 you too much, but --

8 MR. BETANCOURT: I can't hear you, I'm
9 sorry.

10 CHAIRMAN KORGE: If you -- if we went with
11 that 120 percent of the City's median income, what
12 would the sales price for the unit be?

13 MR. BETANCOURT: We'll get to that later --

14 CHAIRMAN KORGE: Okay, go ahead.

15 MR. BETANCOURT: But it will be
16 approximately 235.

17 CHAIRMAN KORGE: Okay, thank you.

18 MR. BETANCOURT: Priority consideration for
19 affordable housing programs would be for the City's
20 senior citizens, its residents, and its workforce, in
21 that order. In other words, you want them to either
22 have had to live or work in the City for at least a
23 year at the time of application. That will bring you
24 to the front of the pack if you're applying for
25 affordable housing. The idea there, of course, is,

1 you take care of your own first, and that you want
2 affordable housing to benefit the City, and if you
3 give it to someone who hasn't been living or working
4 here, you're not doing that.

5 The recommended programs include an
6 affordable housing linkage fee, a set-aside program,
7 i.e., inclusionary zoning, and again, Federal, State,
8 Regional and County programs, and I'll get into those
9 in more detail.

10 With the linkage fee, you essentially create
11 a fee that's proportionate with new
12 employment-generating, nonresidential developments,
13 and, you know, you set a threshold perhaps at 50,000
14 square feet to capture the larger developments, and
15 that fee will be put into an affordable housing trust
16 fund, for use in affordable housing programs and
17 projects. By employment-generating, essentially,
18 you're talking about commercial, industrial,
19 university -- and university, you're talking about
20 maybe office buildings, not student dorms -- and
21 hospitals. In other words, these are developments
22 that are going to attract employment. Part of that
23 employment is going to need affordable housing, so we
24 feel that they also need to be brought in, in helping
25 to provide affordable housing opportunities.

1 The set-aside program, you're really talking
2 about residential developments, where a percentage of
3 new development is set aside for affordable housing,
4 and we have a couple of options outlined here, and
5 it's pretty well outlined in, again, the diagram.

6 Option A would be to apply this either
7 City-wide or district-specific, and it would be
8 mandatory. You could apply to it developments that
9 are over 50,000 square feet in size, or 50 units, for
10 instance, and require that 10 percent of the units
11 and one unit for every 15,000 square feet of
12 nonresidential be set aside for affordable housing.

13 It could be applied to the MXD3 area, around
14 the Village of Merrick Park, or all mixed-use areas
15 of the City, or all multi-family use areas of the
16 City, all the above, or any combination thereof.
17 Really, there are a number of ways to slice it.

18 We would not, in this instance, include
19 development bonuses or incentives, and we would allow
20 other options for meeting the affordable housing
21 requirements. You could build them off site. You
22 could dedicate land or you could pay an in-lieu-of
23 fee.

24 Option B, which is what we've come to you
25 with before, is to focus on the MXD3 north-south area

1 around Village of Merrick Park and offer incentives
2 to developers to not only set aside -- meet the
3 affordable housing requirements, but to really
4 actually construct the units on site. We think that
5 this is the most appropriate area for affordable
6 housing, given its location, in close proximity to
7 the Metrorail, to the trolley, to a major employment
8 center, the Village of Merrick Park, near a major
9 corridor, and there are a number of bonuses and
10 incentives that could be given.

11 We're looking at allowing for no density or
12 floor limitations and really allowing density and
13 floor to be dictated just by FAR and height, and
14 there's a scale that you could apply. You could
15 allow for a .5 FAR increase and 15-foot habitable
16 height increase, and capping the development at 125
17 feet, which is actually the current cap. All you
18 would be doing is allowing for the habitable to eat
19 into the architectural, if you will, but the building
20 would remain at the current level that it's set now.
21 If you're a little more ambitious, you can allow for
22 that 25 additional habitable height and then another
23 10 for architectural, which increases the total
24 height to 135, and if we were really aggressive in
25 promoting affordable housing, we could allow for a

1 1.0 FAR increase and 25 feet of habitable, with a
2 total height of 150.

3 So, again, there's many different ways to
4 slice this. It depends on how aggressive you want to
5 be and what the development community would respond
6 to. And again, we would allow for other options for
7 those developers who don't -- didn't think they could
8 incorporate the housing into their developments:
9 Build them off site, they could dedicate land, they
10 could pay an in-lieu-of fee. But if they do any of
11 those, they don't get the incentives. That's the
12 trick. You only get the carrot if you build them on
13 site, because we want units in our City.

14 Finally, with other programs, as I said
15 before, once we have some kind of program in place at
16 our level, we can then go to the Feds or to the State
17 and, I would say, demand some of the -- our fair
18 portion of SHIP dollars. We have real estate
19 transfer money that goes to the State. We don't get
20 a dime of it back. If they expect us to address
21 affordable housing, they should be willing to provide
22 some funding for that.

23 MS. MORENO: What can those funds be used
24 for?

25 MR. BETANCOURT: I'm sorry?

1 MS. MORENO: What can those funds be used
2 for?

3 MR. BETANCOURT: This is where it's helpful
4 to have a housing agency or housing experts that
5 really know the full array of housing programs that
6 are out there. I mean, there's Section 8. There's
7 all sorts. There's first -- down payment assistance
8 for first-time home buyers, all sorts of programs,
9 and we don't really want to get into the specifics.
10 We think that the City should raise the funds. To
11 the extent that we can get developers to actually
12 build on site, that's excellent, as well, but then
13 partner with somebody who really knows this business
14 inside and out and have them dedicate those funds to
15 appropriate programs.

16 MS. MORENO: How are we going to make sure
17 that the City gets its fair share if we give it to
18 somebody else to do?

19 MR. BETANCOURT: Fair share from the Federal
20 and the State?

21 MS. MORENO: And from whoever you have
22 manage it, because Pat already pointed out to us that
23 we're not getting all the money we should be getting
24 for traffic.

25 MR. RIEL: That would be done via an

1 interlocal agreement, a very specific interlocal
2 agreement.

3 MR. BETANCOURT: In this case, we would
4 control that affordable housing trust fund. We
5 wouldn't let a dime of it be used in any way that
6 wouldn't benefit the City.

7 MR. RIEL: We have very specific parameters
8 in terms of what it could be utilized for. I mean,
9 certainly, we would not want to be setting aside
10 dollars that, you know, would go towards, you know,
11 something that obviously we're not trying to promote
12 via the programs, so --

13 MR. BETANCOURT: We could require annual
14 reports, we can meet with them regularly, but it's
15 different from transportation, where they control the
16 impact fee and then give us whatever they feel like,
17 sometimes.

18 MR. SALMAN: One possible scenario might be
19 to take the County Housing Authority and use them as
20 the organ that you would an interlocal agreement
21 with, and then maybe even give them access to those
22 funds in lieu of a site-specific project.

23 MR. BETANCOURT: Exactly.

24 MS. KEON: Which we did on (inaudible).

25 MR. SALMAN: Yeah, of course.

1 MR. BETANCOURT: We would, of course,
2 require performance standards, that for unit design,
3 mix and size, we require that the mix and
4 distribution of affordable units be comparable to
5 that of market-rate units, so that it's spread out
6 throughout a building and is mixed in terms of, you
7 know, one-bedrooms, two-bedrooms, maybe upwards or
8 three-bedrooms. We would require minimum standards,
9 which are really already in the Building Code, of a
10 certain size, perhaps 700 square feet in one-bedroom
11 units.

12 The exterior design of affordable units are
13 going to be identical to market-rate units. This
14 isn't an issue, really, even, in a mixed-use project
15 where you're talking about a condo, but more
16 flexibility could be given for interior decorative
17 features and amenities. For instance, we wouldn't
18 require that if other units have granite countertops
19 and top-of-the-line appliances that the affordable
20 units have them, as well. There's really no need for
21 that.

22 In terms of unit delivery, on-site and
23 off-site affordable units would be constructed and
24 ready for occupancy at the same time as market-rate
25 units, so once you're ready to start selling your

1 market-rate units, your affordable units need to be
2 on line, too. We're not going to allow you to come
3 back six years later and build affordable units then.

4 The Affordable Housing Trust Fund would be
5 established by ordinance, maybe within three months
6 of the regulations, if not with the regulations, and
7 would collect and distribute all the fees and the
8 funding, including a linkage fee and payments in lieu
9 of. Those fees would be collected in full at
10 building permit.

11 Methodologies for establishing those
12 payments. Incidentally, I'm sure you're wondering,
13 how much are we talking about? Well, we're currently
14 working with a consultant to look at impact fees,
15 other types of impact fees for the City, and we're
16 hoping to include an assessment of these types of
17 fees along with the other impact fees. So, A, we
18 want to know if it's feasible; B, we want to know, if
19 it is feasible, what kind of fee, and then how much.
20 And that's the type of thing that you really need to
21 do kind of a rational nexus study for.

22 MS. MORENO: But what are you going to use
23 this money for? This linkage fee and this payment in
24 lieu, what are you going to use it for?

25 MR. RIEL: It could be for -- as partnering

1 with another local government, it could be for land
2 acquisition. It could be, as Javier suggested, you
3 know, a housing agency, construct units. There's all
4 different parameters. I mean, obviously, it's a
5 challenge to find vacant land in the City to
6 construct housing. That's one of the reasons we're
7 suggesting the inclusionary zoning bonuses, to
8 include that in the development of the current -- you
9 know, land that's currently available.

10 MR. BEHAR: Yeah. The City of Miami has a
11 program, the affordable housing trust, that you pay
12 into. Well, for the last, that I can remember, 20
13 years, you paid into this trust and nothing ever
14 happens, and that money, who knows where it goes?

15 CHAIRMAN KORGE: Oh, I can tell you where
16 some of that money goes. It's committed in
17 conjunction with tax credit projects. You know,
18 Florida Housing Finance Corporation allows tax
19 credits for various projects. What happens is that
20 if you have a project in the City of Miami, the City
21 may kick in a certain amount of dollars towards the
22 project to make it a win-able project under the tax
23 credit formulas.

24 MR. BEHAR: Tom, but what percentage really
25 is implemented to go out there to build those

1 projects? Because, you know, we're -- I'm doing a
2 project right now that the contribution to affordable
3 housing was almost \$980,000, and I don't see the
4 project in the City of Miami coming up on the
5 affordable housing projects to benefit, you know, the
6 community, so --

7 CHAIRMAN KORGE: Well, they make the
8 commitment -- see, what happens is, you make a
9 commitment so they can make application for the tax
10 credit. If they're awarded the tax credits, then
11 when they build the project, the City's money is
12 contributed to the project, as well.

13 MS. MORENO: Okay, but how is that going to
14 work in the City of Coral Gables? Where are you
15 going to put this project? Because the City of Coral
16 Gables is pretty built out, so where are you going to
17 put that project?

18 MR. RIEL: Well, let --

19 MR. BETANCOURT: Aside from the --

20 MR. RIEL: The next slide.

21 MR. BETANCOURT: Again, the inclusionary
22 zoning, where you're actually incorporating it into
23 new development, we see a lot of this being spent
24 within a certain distance of the City, not
25 necessarily all of it within the City, although some

1 could be targeted towards, again, down payment
2 assistance or Section 8 for, you know, existing
3 apartment rentals in the City, but certainly not all
4 of it would be contained within the City, and we
5 think that it's logical that you be allowed to invest
6 in programs and projects within five miles of the
7 City, a commute shed is what we call it, where you
8 would partner with the City of Miami or the City of
9 West Miami, or Unincorporated Miami-Dade County in
10 assisting either an existing program or in developing
11 a new program in those areas, with that funding.

12 MR. BEHAR: I can tell you from a project
13 that I'm personally working, I'm doing the Crossing
14 project, the one in Overtown, which is about 1,050
15 units. The deal that the City did there is that the
16 developer has to give back 50 units to be set aside,
17 free of charge, for the residents in the -- the
18 neighborhood residents, and 20 percent of the
19 remaining units have to be sold at an affordable
20 price, you know, point, which is better, in my
21 opinion, than getting some funds, you know, and
22 putting it aside for something else.

23 That's -- I think that something similar to
24 your inclusionary zoning, where you give the
25 developer the incentive, if you do affordable

1 housing, X amount of units, you could get additional
2 FAR -- I think that would be more successful, and I
3 think that we would see an immediate impact, versus
4 putting money aside for future use. I mean, that's
5 my --

6 MR. BETANCOURT: Which is why we're --

7 MS. MORENO: I like the mandatory option
8 best, City-wide mandatory, every project has to
9 include it.

10 MR. RIEL: That came up in a discussion when
11 we presented it to the Commission, because basically
12 what we're trying to do is outline to you the
13 alternatives that are available. You know, this has
14 been tested all across the United States. I mean,
15 just recently, more so in South Florida because of,
16 you know, the rising housing costs, this issue has
17 come to the forefront. You know, I can't answer for
18 the City of Miami, what they've done with the money
19 20 years ago, but I can tell you right now, there's
20 much more accountability in terms of where the money
21 goes, in terms of the housing. But, yeah, one of the
22 suggestions that was made is to make it mandatory.
23 We need to come up with, obviously, a threshold,
24 perhaps apartment, you know, or multi-family units
25 above 50 units have to set aside 10 percent of those

1 units. I mean, we're looking at different options.
2 We're looking at what's being built there now, out
3 there in, you know, the North Ponce area, to come up
4 with that threshold.

5 But, you know, one of the things we're also
6 looking at is for commercial, I mean, because that's
7 where you have the workforce. That's -- you know,
8 the people that work in the City, those are the ones
9 that, you know, they need the housing or they need to
10 be within that five-mile commute shed.

11 So, you know, in our opinion, although we
12 would like to have the opportunity to build and use
13 the monies in the City, you know, I think for -- you
14 know, regarding land cost, it might be a bigger bang
15 for your buck somewhere else where the land costs are
16 much lower.

17 MS. MORENO: Within five miles of the City
18 of Coral Gables? Please let me know where that is.

19 MR. BETANCOURT: Right here. That was the
20 next slide.

21 MR. AIZENSTAT: Wait, if I may say
22 something --

23 MR. BETANCOURT: This is basically five
24 miles from the edge, not from the center, and that
25 would include all these areas, a good chunk of the

1 City of Miami and Hialeah, Miami Springs, West Miami,
2 South Miami --

3 MS. MORENO: Hialeah?

4 MR. BETANCOURT: Hialeah is within five
5 miles of the City of Coral Gables.

6 Now, you can decide to shrink that bubble
7 down and say only within two and a half miles of the
8 City. It's really open. I don't think you should go
9 any further than this.

10 MS. KEON: Where is Hialeah?

11 MS. MORENO: Look, if you're talking about
12 workforce housing and it's true workforce housing,
13 you've got to be within a 20-minute drive of the City
14 of Coral Gables. Otherwise it's not true workforce
15 housing. You might as well tell --

16 MR. BETANCOURT: Hialeah is within 20
17 minutes, on a good day.

18 MS. MORENO: You might as well tell me that,
19 you know, the zoo area is affordable housing for us.

20 MR. BETANCOURT: And that's a comment that
21 we'll take into consideration. If we feel that this
22 is too wide, we could bring it down.

23 MR. RIEL: And understand, we're looking at
24 all the alternatives that are available. I can tell
25 you, every community, like I have been telling you

1 for so long, is going through this. Coral Springs is
2 coming up with some of the same inclusionary zoning,
3 the same ideas we're coming forward with. You know,
4 some of them have done, maybe, one or two of the
5 strategies and they've been found in noncompliance.
6 We're trying to look at it from different strategies
7 so we can try to achieve that goal of 400 units in
8 the next 10 years, rather than just saying
9 inclusionary zoning is the only opportunity that's
10 available and that's the only way we're going to get
11 the units. We don't think we're going to be able to
12 accomplish that 400 units within, you know, the 10
13 years, so that's why we're coming up with these
14 different strategies.

15 MS. MORENO: Doesn't 400 units seem to you
16 like very little?

17 MR. RIEL: It is -- it is -- it is lower.

18 MS. KEON: Do you have more things to do
19 here? Do you have more that you want to present
20 before we discuss this?

21 MR. BETANCOURT: Four more slides and then
22 we can --

23 MS. KEON: And then we can discuss it?

24 MR. BETANCOURT: I'll go through them
25 quickly.

1 MS. KEON: Because, yeah, I have some
2 questions for you.

3 MR. BETANCOURT: So again, this would be the
4 boundaries. In terms of the administration and
5 management, the maximum sales price and rental rate
6 for the affordable housing would be established by
7 HUD on an annual basis and would be based on the
8 City's median income. If the City's median income
9 goes up or down, hopefully up, your potential sales
10 price and rental rates will also go up accordingly.

11 Again, for ownership in 2005, we're talking
12 about a unit at about \$235,000. For rental -- this
13 is where it gets a little fishy -- we're talking
14 about a range of 638 for very low, all the way up to
15 \$2,300 for a moderate income. Supposedly, that's
16 what a moderate income household can afford, a \$2,300
17 rental.

18 MS. KEON: Monthly rental?

19 MS. MORENO: Uh-huh.

20 MR. BETANCOURT: I'm sorry?

21 MS. KEON: Monthly rental?

22 MR. BETANCOURT: Monthly rental. And again,
23 that's where you can establish different thresholds.
24 You could say for ownership, it's at 120, but for
25 rental, maybe it's at a hundred, and that way we

1 capture the very low, and it wouldn't be \$2,300, but
2 it would be less.

3 MS. KEON: But have you -- have you --

4 MR. BETANCOURT: It doesn't seem logical,
5 I --

6 MS. KEON: But have you looked at what the
7 current rental -- like in the Gables Grand there?

8 MR. BETANCOURT: It's nowhere near.

9 MS. KEON: What are the rentals there, for a
10 one-bedroom apartment?

11 MR. BETANCOURT: I couldn't tell you what
12 the current rentals are.

13 MS. MORENO: I can tell you. I can tell
14 you, it's under \$2,000, because my mom looked at it.

15 MS. KEON: It falls within that range, I
16 mean, so if that's a range, then you -- you know, you
17 have a whole building there.

18 CHAIRMAN KORGE: We have affordable housing
19 already.

20 MR. SALMAN: Then you're done.

21 MS. KEON: I mean, you're done. I --

22 MR. SALMAN: Close the book. We're done.

23 MR. BEHAR: This is --

24 MS. KEON: Those -- I'm going to tell you
25 that the -- I mean, the problem --

1 MR. BEHAR: Yeah, but there's also other
2 programs.

3 MS. KEON: Go ahead and finish and then --
4 right.

5 MR. BEHAR: There are other programs
6 available that, in addition to the money that you can
7 set aside, the State has, for first-time home buyers,
8 up to, you know, \$50,000 --

9 MS. KEON: Right. But that's --

10 MR. BEHAR: There's other programs that
11 combine --

12 MS. KEON: Yeah, but that already --

13 CHAIRMAN KORGE: But Pat's point is, if we
14 already have housing throughout the City, rental
15 housing, within that range, I mean, we've got more
16 than 400 units. What are we doing?

17 MR. BETANCOURT: That's already been --
18 that's why we only need to provide 500 over 10 years.
19 It's very small, because --

20 MS. MORENO: Okay, but the problem we
21 have --

22 MR. BETANCOURT: -- all those have already
23 been taken into account.

24 MS. MORENO: The problem we have and that we
25 need to address is, take the North Ponce District. A

1 lot of the affordable rental housing in Coral Gables
2 is in that area, and unless we do something to
3 prevent all of that from being destroyed and built as
4 big buildings, you know, that will continue to be
5 affordable rental housing. It just seems to me we're
6 not addressing the issue properly.

7 MR. BEHAR: Well, but if you -- well, good
8 point. If you allow for those projects to come
9 down and new projects to go up, and you require that
10 X amount of units are set aside for affordable
11 housing, you -- you know --

12 MS. MORENO: I think you need to attack it
13 two ways. One is, I like the inclusionary zoning on
14 a mandatory basis, and two, you know, get some of
15 those monies and buy some of those rental apartments,
16 you know, and keep them, preserve them as rental
17 apartments.

18 The problem I think we will be facing in the
19 City of Coral Gables is, what happens when all those
20 rental units that are east of LeJeune are
21 eliminated? You're going to have a big deficit in
22 rental units, on which the senior citizens of Coral
23 Gables have been relying for years.

24 MS. KEON: There's a huge, huge population
25 of renters there that are -- I mean, if you ever have

1 gone --

2 MS. MORENO: They're being displaced, little
3 by little.

4 MS. KEON: If you look at the population of
5 the children even attending Coral Gables Elementary
6 School, a huge number of those children come out of
7 the apartments and whatever that are in that North
8 Gables area, and the rents are relatively -- are
9 relatively low, are affordable.

10 MR. SALMAN: You all understand the reason
11 why those rentals are displaced, because the rental
12 income is not enough to offset the property taxes.

13 MS. MORENO: Absolutely. So we need to
14 address that.

15 MR. SALMAN: Okay, so because it's a money
16 losing situation, the owner has no choice but to sell
17 or develop it for an ownership project.

18 MS. MORENO: You know, I've been saying
19 since I've been on this Board, and there was a
20 gentleman that came before us, we need to find a
21 solution to that problem.

22 MR. SALMAN: The problem is in the
23 correction of the taxing system that we have. That's
24 the problem, and trying to keep fixing it with one
25 bandaid on top of the other is not necessarily

1 creating a solution.

2 And Cristina, I don't see where the City
3 owning property, by purchasing to preserve them, is a
4 viable solution in the short or the long term.

5 MR. BEHAR: We're not developers. We're
6 not --

7 MR. SALMAN: We're not developers, and the
8 City is not an owner for housing. I mean, it never
9 has been.

10 CHAIRMAN KORGE: Okay, go ahead with your
11 presentation.

12 MS. KEON: Why don't you finish and then we
13 can talk.

14 MR. BETANCOURT: Actually, this next point
15 is somewhat related. The affordability of these
16 units would be controlled via restrictive covenants
17 that would run with the property for anywhere between
18 15 and 30 years, for ownership units, and possibly
19 upwards of 99 years for rental units. In other
20 words, those units would remain affordable for those
21 number of years.

22 If you own a unit and -- let's say we set it
23 for 15 years. You own a unit for 10 years. You can
24 sell that unit, and it would sell at whatever HUD
25 establishes that year as an affordable rate, so you'd

1 make some return off of it. The next owner, it would
2 be resellable, so they would have to -- that clock
3 would start again. They would have to own it for
4 another 15 years, in order, at the end of those 15
5 years, to be able to sell it at whatever price the
6 market can bear. But within that control period, you
7 could only set it -- you can only sell it for the
8 affordable sales price established for that year.

9 Additional housing assessments, such as
10 maintenance fees, homeowners' association fees, et
11 cetera, are not counted in the calculation of the
12 unit's affordability. That's just a standard, across
13 the State.

14 In terms of administration and management,
15 again, there would be options for meeting affordable
16 housing requirements, including construction of
17 on-site or off-site units, a land dedication, or a
18 payment in lieu of construction. We could also
19 provide affordable housing credits if a developer
20 were to build or were to set aside more units than
21 what are required in the Code; you give him a credit
22 and he could apply that towards another project.

23 All affordable housing programs and
24 projects, again, would be administered via interlocal
25 agreements with adjacent local governments. You

1 could also do it via property owners' associations
2 and/or private administrative entities. You didn't
3 have to do -- it wouldn't have to be administered, in
4 other words, by another local government; you could
5 be creative and do it through the private sector, as
6 well, but always enforced via a restrictive covenant.

7 Enforcement, you could withhold the
8 recording of plats or plans, withhold building
9 permits, et cetera, et cetera. This is pretty
10 standard.

11 In terms of the next steps, again, your
12 feedback here today will continue to guide the
13 development of these regulations. The regulations
14 will eventually return back to you and to the City
15 Commission for consideration and, hopefully,
16 adoption.

17 I can tell you that failure to address this
18 issue is going to result in our Comprehensive Plan
19 being found in noncompliance by the State at some
20 point. I actually had a discussion with someone at
21 the Regional Planning Council today, and they're
22 losing patience with us. You know, we've offered
23 resolution after resolution, "We're going to do this,
24 we're going to do this." They want to see some
25 action sometime soon.

1 MS. MORENO: But are they willing to
2 contribute to it?

3 MR. SALMAN: They're not a funding body.
4 They're a regulatory body.

5 MS. MORENO: No, I'm saying but -- see, to
6 me, some of the solution that you could have is --
7 and I'm thinking of the Industrial Revenue Bond
8 Program. Are you familiar with that?

9 MR. SALMAN: Uh-huh.

10 MS. MORENO: If you had something like that
11 for housing, where the State created certain
12 incentives for lenders to lend money to private
13 people to build a particular type of project, as long
14 as they maintain the project, then it's a State-City
15 private partnership that results in what you want to
16 accomplish.

17 Part of the problem that we have with
18 creating affordable housing is that the land cost is
19 so significant that it overwhelms everything else. I
20 mean, the developer that stood here before said, you
21 know, "Land and construction costs are so high that,
22 you know, to build a new affordable unit really costs
23 me a lot of money."

24 So you need to figure out ways where all of
25 us can partner to provide this affordable housing,

1 and I think it needs to be -- you need to look at
2 what has been done for other things that we've
3 wanted, and that's why I'm bringing up the Industrial
4 Revenue situation.

5 MS. KEON: But they have -- I mean, there is
6 that community lending partnership that now is in
7 existence. It's a group of banks that have put in a
8 certain amount of money that is available for -- to
9 developers for affordable housing. I mean, I think
10 some of it --

11 MS. MORENO: But what I'm familiar with, and
12 perhaps I'm just not sufficiently familiar, is for
13 low income --

14 MS. KEON: No --

15 MS. MORENO: -- housing, but these people
16 are not low income. This 293, that's not low income;
17 that's, you know, 130 percent of median income.

18 MR. SALMAN: You don't say it's low income.

19 MR. BEHAR: But it's workforce.

20 MR. SALMAN: It's workforce housing.

21 MR. BEHAR: Workforce.

22 MS. KEON: Workforce housing. But for the
23 community lender partnership, the money that they
24 have set aside is for the development of what is
25 affordable housing. If this is -- I mean, if you can

1 sit here and tell us that you -- the State is willing
2 to accept an affordable housing plan at 120 percent
3 of median income for Coral Gables, which is 93,000 a
4 year, and that is acceptable to them as being an
5 affordable housing program, then that just truly
6 mystifies me.

7 CHAIRMAN KORGE: Well, Pat, a lot of homes
8 are going for --

9 MR. SALMAN: We're not solving the problems
10 of the entire County.

11 MS. KEON: Okay, but that isn't the issue.

12 CHAIRMAN KORGE: But Pat --

13 MR. SALMAN: It's really --

14 MS. KEON: But how you could say that that
15 is an affordable housing program anywhere is beyond
16 me, but --

17 CHAIRMAN KORGE: It's not. It's a
18 workforce. The starter homes in this County are
19 selling for a quarter of a million dollars now,
20 starter homes, you know, first home buyers. So, I
21 mean, this is --

22 MR. BEHAR: And \$235,000 for an apartment,
23 you won't find it, even less in Coral Gables. So if
24 a developer comes to the table and says, "I'm willing
25 to do this," I don't see how he's going to be -- you

1 know, does this.

2 MS. MORENO: Because he's got land costs and
3 construction costs.

4 MS. KEON: Okay, but I think that if you
5 have --

6 MR. BEHAR: But if you give an incentive for
7 additional bonuses --

8 MR. SALMAN: What you're doing is
9 subsidizing --

10 MR. BEHAR: -- he's able to subsidize that,
11 yes.

12 MS. MORENO: Right. You need to give him
13 loan monies at lower rates.

14 MS. KEON: But that's what they're giving
15 them. That's what the community partnerships --
16 that's what they're doing.

17 MS. MORENO: But they've been doing that
18 for what we used to call low income housing. They're
19 not doing it for \$295,000 condo units.

20 MS. KEON: Because that isn't -- that was
21 not in the mix. If you have a plan and that is
22 approved by the State and that is acceptable within
23 the mix, then it should be acceptable for them for
24 lending purposes, any more than SHIP funds are and
25 home funds are and all the rest of these are.

1 CHAIRMAN KORGE: Pat, let's finish the
2 presentation and then we'll finish our discussion, as
3 well.

4 MR. BETANCOURT: If I may, that's why we're
5 putting this forward as a holistic approach. It's
6 not just inclusionary zoning for those at 120
7 percent, because you're right, then that's all we
8 would be addressing. Inclusionary zoning, we would
9 address that portion, and then with the housing fee,
10 which would go into a series of affordable housing
11 programs and projects, and then in partnering with
12 other local governments, we would be -- we could
13 address the rest of that need.

14 Where am I? Okay. Oh, that's the end.
15 Questions, comments?

16 MR. SALMAN: There you go.

17 CHAIRMAN KORGE: Thank you very much. Now
18 let's continue, if anybody wants to continue with the
19 discussion on the principles, and also, we have a
20 draft proposal. I know that we're not acting on it
21 yet, but --

22 MR. RIEL: No, we just --

23 CHAIRMAN KORGE: -- are there any comments
24 on this draft of Article 32 --

25 MR. RIEL: We drafted -- just so you

1 understand --

2 CHAIRMAN KORGE: Let me finish. If we have
3 any comments on this specific draft, that would also
4 help Eric to focus a little better, as well.

5 Go ahead, Eibi.

6 MR. AIZENSTAT: Just a comment. I know that
7 a lot of the members have been talking about
8 City-wide or mandatory. The concern that I have is,
9 if you do this City-wide or mandatory, you've got to
10 give the developer some kind of bonuses, and by
11 giving the developer certain bonuses, you're going to
12 go ahead and increase your heights, your size of your
13 buildings --

14 CHAIRMAN KORGE: Mass and density.

15 MR. AIZENSTAT: -- mass, density, exactly,
16 and there might be areas that you don't want that to
17 happen. So I think, for me, from my own point of
18 view, I would not be inclined to do this City-wide.
19 I would actually take a hard look at the certain
20 areas where this is viable.

21 For example, the one project that was
22 brought before us, it was viable at that point, but
23 there might be other neighborhoods where this project
24 is just not viable. We don't want this size
25 buildings there, we don't want these bonuses,

1 because, in reality, we're going to have to give
2 certain bonuses to developers in order for them to
3 offset their cost.

4 CHAIRMAN KORGE: Well, let me ask that
5 question. Is it required to give a bonus? If you
6 could impose an impact fee -- I mean, that was the
7 first question I had, and I didn't bring it up
8 earlier, but an impact fee for workforce housing, is
9 that lawful? I mean, can that be done, lawfully?

10 MR. RIEL: It's not an impact fee.

11 CHAIRMAN KORGE: I didn't ask you whether
12 it was. You suggested that you were proposing an
13 impact fee.

14 MR. BETANCOURT: That's why we call it a
15 linkage fee and not an impact fee. An impact fee
16 would be unlawful, but there are examples around the
17 country where they have imposed what they call
18 linkage fees.

19 CHAIRMAN KORGE: And what is a linkage fee?
20 How is that different from --

21 MR. BETANCOURT: A linkage fee, you're
22 linking it directly to the employment that's being
23 generated, so you're going to create this much
24 employment --

25 CHAIRMAN KORGE: So it is an impact --

1 MR. BETANCOURT: There's some methodology
2 that determines how many of those --

3 CHAIRMAN KORGE: That's the nature of an
4 impact fee.

5 MR. BEHAR: That's a very fine line and
6 you're really --

7 MR. BETANCOURT: It's a linkage fee.

8 MR. BEHAR: (Inaudible).

9 MR. BETANCOURT: On the record, it's a
10 linkage fee.

11 CHAIRMAN KORGE: Well, let me back up. In
12 Florida --

13 MR. SALMAN: It's a tax.

14 CHAIRMAN KORGE: -- has that been done and
15 upheld as lawful anywhere?

16 MR. SALMAN: Sure it has.

17 MS. KEON: Is it?

18 CHAIRMAN KORGE: I don't know, I'm asking.

19 MR. SALMAN: It has.

20 CHAIRMAN KORGE: It has?

21 (Simultaneous discussion)

22 MR. RIEL: And that's why we're having
23 consultants look at that issue.

24 MR. BEHAR: It has to be close.

25 MR. RIEL: We have a planning and a legal

1 consultant, outside legal consultant, that is
2 actually looking at that issue.

3 CHAIRMAN KORGE: They don't have a ready
4 answer for that question? I mean, that's not a hard
5 question.

6 MR. RIEL: Yes, there are some in Florida.
7 I don't -- I'm not an expert on it. We're just
8 starting that process, actually, on Monday, but there
9 are some, yes.

10 CHAIRMAN KORGE: Okay. Well, then, if you
11 can do a linkage or impact fee, it would seem to me a
12 bonus would not be necessary if we wanted to impose
13 this as a condition, assuming that the condition is
14 imposed based on the same linkage as the impact fee
15 would be imposed.

16 (Thereupon, Mr. Behar left the meeting.)

17 CHAIRMAN KORGE: So, to answer your
18 question, it could be done City-wide, provided that
19 criteria is set for -- the requirement is that the
20 particular type of development increases employment
21 or whatever linkage to the increased need for the
22 housing that is --

23 MR. BETANCOURT: Right. I would say --

24 CHAIRMAN KORGE: -- that justifies that
25 project.

1 MS. MORENO: There are two different
2 concepts, though. The linkage fee, as I understand
3 it, would be paid by commercial developers for
4 creating jobs that require housing. The inclusionary
5 zoning would be for multi-family residential
6 developers who are putting up additional units, and
7 we're saying, "You know, you're putting up a hundred
8 units; you've got to set 10 of those aside for
9 affordable housing."

10 CHAIRMAN KORGE: Then you need a bonus for
11 that.

12 MS. MORENO: Why?

13 MS. KEON: Not necessarily.

14 CHAIRMAN KORGE: Because what I'm hearing is
15 that you can't lawfully impose on somebody an
16 obligation to provide below-market housing unless
17 they're creating the need for that below-market
18 housing.

19 MS. KEON: But Tom --

20 MS. MORENO: I don't see why not.

21 MS. KEON: But if we're saying that that's a
22 need in our state, you can say that. I think the
23 issue is, we don't have to provide -- or a city
24 doesn't have to provide them with incentives, if
25 there is a mechanism available to them that can

1 reduce their development cost, that they can tap into
2 by doing this, so, I mean, and that's the use with
3 tax credits and whatever else.

4 If there is a fund, whether it is -- if --
5 if the program you put into place that says we're
6 going to -- City-wide, we're going to do a 10 percent
7 inclusionary zoning, City-wide, for all -- I think
8 you could do it for all units over 10. I don't think
9 if you have 10 units, you should set one aside,
10 that's not going to -- but you can decide at some
11 point what that break point is.

12 If we have that in place and if that then
13 allows that developer to apply to whatever the
14 various funding sources are that will reduce their
15 development cost, then you don't have to give them
16 anything. What you're giving them is an opportunity
17 to tap into a funding source that will reduce their
18 cost.

19 MS. MORENO: Uh-huh.

20 MS. KEON: And then in turn, you don't have
21 to give them bonuses, you don't have to give them
22 more height, you don't have to give them more
23 density, you don't have to give them anything else.
24 You're saying, "We're giving you an opportunity."

25 Now, if they come back and say, "We've tried

1 and we cannot," the City -- you know, no one in the
2 City of Coral Gables, no developer in the City of
3 Coral Gables, seems to ever be awarded these monies,
4 then, you know, you have an issue with the State.
5 You say to the State, "You know, we have a program in
6 place that you are not allowing us to exercise
7 because you're not working with us to allow these
8 developers to tap into these dollars." But, you
9 know, I don't think you need to give them -- I don't
10 think you have to start out with the premise that you
11 have to give them additional height or additional FAR
12 or additional anything else. I think what you would
13 like to see is that by having this in place, you will
14 then allow them to tap into those funds that they
15 currently -- they previously could not tap into. I
16 mean, that's all that tax credits do, Tom.

17 CHAIRMAN KORGE: But I really have serious
18 reservations about whether just a pure residential
19 development could be imposed on to reduce the price
20 of some of the units, simply because, you know --

21 MR. AIZENSTAT: It's required.

22 CHAIRMAN KORGE: -- because it's required.

23 MR. AIZENSTAT: Yeah.

24 CHAIRMAN KORGE: They're not creating an
25 impact by residential -- the residential development

1 that needs to be mitigated. The impact is created by
2 the commercial development.

3 MS. KEON: But if we -- if you --

4 MR. AIZENSTAT: And you're taxing the
5 residential.

6 MS. KEON: -- take -- if you --

7 CHAIRMAN KORGE: Yeah. You can't do that,
8 lawfully.

9 MS. KEON: All you say to a developer --
10 you say to a developer, "In turn for providing us
11 with 10 percent of your project, you can then tap
12 into this funding source that will significantly
13 reduce your development cost, your financing cost of
14 your project, for your entire project, because you're
15 not -- you don't tap into the source for two units.

16 CHAIRMAN KORGE: I understand that, but
17 that's -- that's a money --

18 MS. KEON: You --

19 CHAIRMAN KORGE: Excuse me for interrupting,
20 but that's a money substitute for the bonus. I agree
21 with you. The problem is that we're not going to
22 have a money source to substitute for the bonuses.

23 MS. KEON: No, I'm telling you that there
24 are programs that currently exist. I mean, you know,
25 statewide, there are programs that currently exist.

1 MR. BETANCOURT: There are current federal
2 programs, tax incentive programs.

3 MS. KEON: There are SHIP funds that are --
4 I mean, I think part of the problem is because you
5 don't have people here that can answer those
6 questions for you, and the other thing is, have we
7 had a discussion with the development community that
8 -- to say to them, you know, what works? "What
9 works?"

10 MR. BETANCOURT: Yes, we have.

11 MS. KEON: And what do they say to us?

12 MR. BETANCOURT: Inclusionary zoning with
13 height and density bonuses.

14 CHAIRMAN KORGE: Right.

15 MR. AIZENSTAT: Yeah, it's --

16 MS. MORENO: They want bonuses.

17 MS. KEON: Because there isn't funding
18 sources available?

19 MR. BETANCOURT: I mean, right now, those
20 programs exist with the Federal Government.

21 MS. MORENO: There's two questions --

22 MR. BETANCOURT: It's not enough to satisfy
23 State requirements.

24 MS. MORENO: When you come back to us with
25 this, I need two questions answered. I need to know

1 what can be done legally and then I want to know what
2 can be done practically. Two different questions.
3 The legal question is, can you make mandatory
4 inclusionary bonuses in zoning, without giving
5 bonuses -- I didn't phrase that correctly. Can you
6 make inclusionary affordable housing mandatory,
7 without giving bonuses? Is that legally permissible
8 or is it, as we think here, a violation of due
9 process, whatever? Let's just first have an answer
10 to that question.

11 Then the second question is, you know, what
12 will it take for the development community to do
13 this, on a practical basis?

14 MR. AIZENSTAT: Without bonuses?

15 MS. MORENO: With or without bonuses. I
16 mean, with bonuses -- how much bonus do we really
17 have to give to make it financially feasible?

18 CHAIRMAN KORGE: Right, and I don't want
19 to --

20 MS. MORENO: Because I don't want to enrich
21 them --

22 CHAIRMAN KORGE: Exactly.

23 MS. MORENO: -- by giving an extra. I want
24 to give them exactly what they need.

25 CHAIRMAN KORGE: Right.

1 (Simultaneous inaudible comments)

2 MS. KEON: And I also want to know -- I
3 mean, I would like somebody from the housing
4 finance --

5 MR. SALMAN: Cristina --

6 MS. KEON: -- authority to be able to be
7 here, to answer the types of questions as to the
8 kinds of programs that are available, and how
9 feasible is it that a developer developing in this
10 City, with 10 percent of their units being
11 affordable, can tap into it, and really, does that
12 make a difference? Is it enough to offset the cost
13 of development and to make it attractive to someone
14 developing in this community?

15 MR. BETANCOURT: Okay.

16 MS. KEON: The other issue I have -- I have
17 one question about your enforcement. All of your
18 things of enforcement are all kind of up front. I
19 mean, they can tell you yes, yes, yes, yes, yes, and
20 when it's all done, it doesn't work out. Everything
21 you have for enforcement is too late.

22 MR. BETANCOURT: Too late in terms of -- I
23 mean, they wouldn't be able to --

24 MS. KEON: It's already happened.

25 MS. MORENO: Don't give them the CO

1 unless they comply.

2 MR. BETANCOURT: If they don't get a CO,
3 they're going to be in a tough pickle, I would
4 imagine.

5 MS. KEON: All right, and the other thing I
6 ask is, who monitors? Who monitors that process?
7 Who ensures that the people that are applying for
8 either that rental or for that -- to purchase that,
9 qualify?

10 MR. BETANCOURT: That's what we hope would
11 be spelled via an interlocal with whatever agency
12 would administer the program. They would have a
13 certification process.

14 MS. KEON: It would go back to the County,
15 okay.

16 MR. AIZENSTAT: You wouldn't have somebody
17 locally or within the City overseeing it or --

18 MR. RIEL: It would be somebody in the City.
19 I mean, it could be through the homeowners'
20 association, but yes, there would be, absolutely, a
21 City contact.

22 MS. KEON: You're not going to have a
23 homeowners' association. You have to have somebody
24 that is a Staff person within the City that has the
25 authority to affect what happens to it.

1 MR. RIEL: Yes. I said yes to the -- would
2 somebody be in the City. But I'm just saying, in
3 terms of additional monitoring, you know, it could be
4 through a private agency, the trust fund, whoever
5 runs the trust fund. I mean, there's all types of
6 alternatives available.

7 MR. BETANCOURT: I mean, ideally, I see us
8 partnering with the County, because they have a
9 metropolitan function in addition to just their
10 jurisdictional function, and because it's really more
11 efficient and effective for a person looking for
12 affordable housing to go to the housing agency at the
13 County and for that person to have a series of
14 options, not just what's available in Unincorporated
15 Miami-Dade County, but, "Hey, here's some programs
16 that Coral Gables has, here's some programs that
17 South Miami has." Instead of that person having to
18 go city to city, he goes to one place, one-stop
19 shopping, and has all of the programs available at
20 his fingertips. That's an ideal situation. I don't
21 know --

22 MR. SALMAN: My question to you, before --
23 and my suggestion with regards to your drafter,
24 reduce the bubble, number one, within -- I would say
25 a mile, but I'm really being cruel, but within a mile

1 or a mile and a half, maximum, to really be able to
2 be counted as contributing to Coral Gables. I don't
3 want to build a housing project in Hialeah and say
4 that, yeah, we're building Hialeah housing and it's
5 counting towards our workforce housing, because
6 that's not a reality, okay, and even when you go --
7 and I don't know how you're going to be able to say
8 it with a straight face in front of the South Florida
9 Regional Planning Council when they ask you, but, you
10 know, that's your business.

11 The second issue is with regards to monies
12 available through other grant sources, either through
13 CDBG, SHIP funds, all those monies come with strings
14 attached, and unless it's fully funded by that
15 entity, the cost of actually using that money is so
16 much higher, as much as 15 or 20 percent higher,
17 because it's tied and it's commingled with federal
18 funds, a lot of times you have to deal with the
19 Davis-Bacon Wage Act, and your cost of monitoring
20 that and the construction costs, with regards to the
21 wages that you're required to pay, increase your
22 construction costs by as much as 15 to 20 percent.
23 So it has to be a substantial amount of the building
24 devoted to that, if not the entire building, to make
25 it economically viable for a developer to tap into

1 those funds.

2 CHAIRMAN KORGE: Right.

3 MR. SALMAN: So we have to keep that in
4 mind. So could you get that number from -- from
5 either the development community, you know, to go see
6 developers or whoever it is that's doing these kinds
7 of projects, and give us a feeling of what that is?

8 MR. BETANCOURT: Sure.

9 MR. SALMAN: Because that's -- if we mandate
10 it and say, "You have to have 10 percent, yes, and
11 look at all these wonderful programs you can tap
12 into," what's then keeping them from coming back to
13 us saying, "Well, that's great, except if I tie into
14 that money, I've got to use -- it's going to cost me
15 20 percent more, and it needs to be 30 percent of the
16 building for it to actually begin to make profitable
17 sense," because ultimately we're dealing with a
18 developer who's going to be looking to make a profit,
19 and if we don't keep that in mind from the beginning,
20 we may have some problems later.

21 MS. MORENO: See, to me, the beauty of the
22 inclusionary zoning is --

23 MR. SALMAN: I'd link it, also --

24 MS. MORENO: -- you avoid the ghetto
25 effect.

1 MR. SALMAN: -- with your concern and with
2 Eibi's concern, is that it be in selected areas and
3 that it be part of some sort of a comprehensive plan
4 for those areas, that includes green areas, that
5 we're not building big concrete jungles, knots within
6 the City, because this is a green city, and we want
7 to keep promoting that, and we don't want to sell off
8 that legacy that we have, just to meet somebody's
9 idea of a requirement for our workforce housing.
10 That is not something that I would be willing to
11 stand behind.

12 So, for example, that project that we looked
13 at as a sample or as an example for a building
14 that we would give more --

15 MR. BETANCOURT: Gables (inaudible.)

16 MR. SALMAN: -- to -- yes. That whole area
17 needs to be looked at with regards to some sort of a
18 park, a half an acre or an acre of green area, that's
19 part of that development.

20 CHAIRMAN KORGE: In that regard, let me
21 make just one quick observation.

22 I see that still in here is a reduced
23 parking requirement for the affordable units, of one
24 parking space per dwelling unit. I've got to tell
25 you, I still have serious reservations about that. I

1 understand the cost/benefit of reducing that, but I
2 mean, at a \$93,000 median income, you're not going to
3 have just one car. So I just think that's
4 unrealistic for the problems that we already have
5 with parking. I don't know, this is going to be real
6 hard -- it's going to be hard to put this all
7 together to make it work, anyway, but that's
8 another -- just an observation I'll make.

9 MR. BETANCOURT: And that's an incentive
10 that could go away, but, you know, obviously, if you
11 lose those, you need to really stick with some
12 others.

13 CHAIRMAN KORGE: Other things, yeah.

14 MR. AIZENSTAT: Parking is expensive.

15 MR. SALMAN: I mean, exactly. That's part
16 of the incentive process.

17 CHAIRMAN KORGE: I understand that, but
18 that's also a need for the City that we can't --

19 MR. SALMAN: I've yet to meet a developer
20 that doesn't build more parking than he needs. He
21 meets the requirement and then he sells whatever he
22 has back to the people. So give them that, they'll
23 build it, anyway, but let them sell it. So you have
24 to understand that that's how, probably, it would
25 work.

1 MS. KEON: But if you're like --

2 MR. AIZENSTAT: Who are they going to sell
3 it to?

4 MS. KEON: -- in the projects that are along
5 the Metrorail line --

6 MR. SALMAN: To whoever wants it.

7 MS. KEON: -- and those sorts of things, if
8 you're within a certain proximity to public
9 transportation like that, you may be able, in those
10 instances, to have it at one, I mean, if you're right
11 on the line.

12 CHAIRMAN KORGE: That's the argument,
13 yeah.

14 MS. KEON: But I mean, that could be
15 reasonable. I mean, that's why I don't know that it
16 would always have to be more than one, I think,
17 depending on where you are and your proximity to that
18 Metrorail line.

19 CHAIRMAN KORGE: But my --

20 MS. KEON: If you can walk to the Metrorail,
21 you know --

22 MR. AIZENSTAT: What do you call walking to
23 the Metrorail?

24 CHAIRMAN KORGE: My point isn't -- my point
25 isn't whether it's reasonable. My point is what's

1 realistic.

2 MS. KEON: Yeah.

3 CHAIRMAN KORGE: You know, if we're short of
4 parking now, it's a chronic problem -- we hear, every
5 time when people come here with a new problem, two
6 concerns, parking and traffic. If we're short of
7 parking, reducing the parking requirement, though it
8 may accomplish -- you know, help us to accomplish
9 this other goal, is exacerbating an existing problem,
10 so I just, you know, point out that you need to have
11 enough parking units for the building, and the
12 general measure of the correct amount of parking
13 units is two units per dwelling unit -- two parking
14 spaces per dwelling unit.

15 MR. BETANCOURT: I think it's one and a
16 half.

17 CHAIRMAN KORGE: One and a half, whatever
18 the measure is that you statistically determine meets
19 the need, should be in that building. If we start
20 reducing it, we are effectively creating another
21 problem at the same time, or exacerbating an existing
22 problem at the same time we're trying to resolve this
23 workforce housing problem, so --

24 MS. MORENO: And I think we have to be
25 realistic. Our public transportation in Miami is not

1 great. So, yeah, the Metromover works if you're
2 going Downtown, but it doesn't really work if you're
3 trying to work in Kendall, you know, or in South
4 Miami. You know, it's -- you have to be realistic.

5 MR. SALMAN: Well, when we say workforce
6 housing for this area, at this median income, we're
7 looking at nurses, we're looking at teachers --

8 MS. MORENO: Teachers.

9 MR. SALMAN: We're looking at --

10 MR. BETANCOURT: Planners.

11 MR. RIEL: A planning director.

12 MR. SALMAN: -- a level of workforce that
13 are semiprofessional, if not professional.

14 MS. KEON: But their -- the salary levels
15 are far below that 93,000.

16 MR. SALMAN: I know, but we're looking at
17 household income, combined household income.

18 MS. MORENO: Okay, so you need two cars.

19 MS. KEON: But they said household could be
20 one.

21 MR. SALMAN: Yeah, but if the nurse works at
22 South Miami and the project is built right next to
23 the Metrorail, then she can hop the Metrorail. Do
24 you see what I'm saying? There is --

25 MS. MORENO: I can tell you, my niece works

1 at Miami Children's Hospital. She's living here in
2 Coral Gables. She needs a car to get to Miami
3 Children's Hospital. She's not going to get there on
4 public transportation.

5 MS. KEON: No, not on (inaudible).

6 MR. SALMAN: Well, because she doesn't live
7 within walking distance of either Ponce or the
8 Metrorail.

9 MS. MORENO: If she lived -- she lives
10 within walking distance of Ponce. How is she going
11 to get to Miami Children's Hospital?

12 MS. KEON: Because there isn't a bus that
13 goes --

14 MR. SALMAN: Isn't there a trolley that
15 takes you to the Metrorail station?

16 MS. MORENO: Miami Children's?

17 MR. SALMAN: Oh, Miami Children's, I'm
18 sorry. I'm thinking of South Miami Hospital.

19 CHAIRMAN KORGE: I think Eric's got the
20 idea on that one.

21 My next observation, Eric, concerns the
22 interior finish, requiring -- you know, allowing for
23 greater flexibility, I understand that, but what we
24 don't want to have happen is that we end up with a
25 stripped unit or really a unit that on the outside

1 looks like everybody else, but on the inside is a
2 dump, to be blunt, okay?

3 MR. BETANCOURT: No, I mean, we would have
4 guidelines and --

5 CHAIRMAN KORGE: So -- yeah. I just want to
6 make that observation. I noticed in here, also, that
7 you set a priority for the affordable housing, senior
8 citizens, residents and workforce, in that order.
9 Just -- you know, we need to see what the order is
10 going to be and the priority and all that.

11 MR. RIEL: It's not necessarily in that
12 order. It means priority to those individuals.

13 CHAIRMAN KORGE: Well, to me, that meant
14 seniors first, then residents, then workforce third,
15 so --

16 MR. BETANCOURT: The point -- I had to put
17 it in order, because otherwise, if someone is trying
18 to decide between three people, how do they --

19 CHAIRMAN KORGE: I understand, but --

20 MR. BETANCOURT: A senior, a resident and a
21 workforce, how do they make that decision?

22 CHAIRMAN KORGE: Well, then, we need to be
23 sure what our priority is going to be.

24 MR. SALMAN: It would be resident, senior
25 and then --

1 MR. BETANCOURT: Well, a senior would be a
2 resident, as well.

3 MR. SALMAN: Well, it could be, but he would
4 qualify under number one.

5 MS. KEON: Or maybe not be.

6 MS. MORENO: You need to say senior
7 resident.

8 MR. BETANCOURT: Senior resident, yeah.

9 MS. KEON: But if a resident -- then that
10 covers senior.

11 MS. MORENO: No, but I think he's saying
12 among residents, he wants to give seniors --

13 MR. BETANCOURT: Right.

14 MS. MORENO: -- a priority over a young
15 person who's trying to move in. Now, I'm not sure
16 whether that should be, but it is a judgment.

17 MR. BETANCOURT: It does say, of those
18 residing in the City for at least a year, so the
19 seniors are covered as a resident.

20 CHAIRMAN KORGE: Okay, well, I mean, this is
21 something to deal with, and I guess all of this
22 dealing with, you know, the percentages and square
23 footage and all that, I don't even know how to begin
24 to -- that's something we're going to have to really
25 look at.

1 MS. KEON: But I think there are guidelines
2 that exist. I mean, I know with federal tax credits,
3 there are guidelines that currently exist for that,
4 for how those units have to look within -- you know,
5 for the 80/20 units, for the tax credits, there are
6 guidelines that currently exist. I know New York
7 State uses them.

8 MS. MORENO: But I don't think they're at
9 \$93,000 of income.

10 MS. KEON: Well, no, but it talks about what
11 that unit has to look like in comparison to the other
12 unit, that they can't be like all on the first floor.
13 They have to be sort of distributed among the
14 building, not the top floors but, you know, whatever,
15 and that, you know, where you maybe use marble baths
16 in your market rate, you could use tile in your
17 affordable. You could use maybe, you know, some
18 premium wood in your market rate; you can use some
19 formica in your -- whatever, but I mean --

20 MR. BETANCOURT: We use very general
21 language --

22 MS. KEON: It's very general.

23 MR. BETANCOURT: -- and in the
24 administration, it probably would be very specific
25 guidelines.

1 MS. KEON: It's general, but I mean, they
2 are -- there -- those are in their guidelines, and
3 it's good, because the way that they're constructed,
4 the financing ties to that. The developer doesn't
5 not comply, because the financial benefit is so great
6 that their not complying -- they would lose a huge,
7 huge benefit. And any program that you construct has
8 to be -- has to follow that, that sort of line, that
9 it has to be, you know, in the best interest of the
10 developer to comply, because what they would lose
11 would be of great value to them.

12 CHAIRMAN KORGE: The next --

13 MS. KEON: Those exist.

14 CHAIRMAN KORGE: Let me finish my comments,
15 and then, you know, if there are any more, we'll go
16 through them.

17 My next question is, if we put money into a
18 trust, is the income from the trust going to be part
19 of that fund to be spent, or is the income -- is
20 there going to be no income? Is it just going to be
21 a line item on the budget? I mean, it's something
22 you need to address, one way or the other.

23 And then, you know, I looked at the
24 restrictive covenant language, and, you know, it
25 shows 15 to 30 years for -- of a period of

1 restriction for ownership units. I don't know
2 whether -- I guess you're asking us whether it should
3 be 15 or 30, and then it's suggesting 99 years for
4 rental units. That's a long time, and I would point
5 out that, you know, you might want to think about
6 what happens over a long period of time when you
7 restrict rental units, because New York City has a
8 lot of experience with rent control and it creates
9 some rather peculiar incentives and disincentives
10 that we may not want to have to live with later. So
11 I would just look at that in terms of long-term
12 commitments, commitments that long. And that's all I
13 really had on this.

14 MR. SALMAN: The final point I had with
15 regards to workforce housing is that, subject to
16 approval of this Board and the Commission, allow also
17 for co-development of projects, where you take the
18 bonus on one project and you build another project to
19 meet that requirement, within a certain distance.

20 MR. BETANCOURT: And we did look at that, at
21 affordable housing credits, so you could mount
22 credits and then --

23 MR. SALMAN: Again, within that bubble.

24 MR. BETANCOURT: Within the bubble, the
25 shrinking bubble.

1 MS. MORENO: I know, but I don't like the
2 idea of creating ghettos.

3 MS. KEON: And that's what you do.

4 CHAIRMAN KORGE: Right.

5 MS. MORENO: I don't like the idea of
6 creating ghettos.

7 MR. SALMAN: A \$250,000 unit is not a
8 ghetto.

9 MS. KEON: But if you could meet all of your
10 affordable housing requirement by building an entire
11 project that is affordable housing --

12 MR. SALMAN: We can debate the distance --

13 MS. KEON: Well -- but socially and from a
14 public policy perspective, I don't think you want to
15 do that. It's not something that you, as a public
16 board, should ever encourage.

17 MR. SALMAN: By definition, Pat, you know,
18 the edge of the Gables has always been the transition
19 to buy into, and then go deeper into the Gables,
20 okay? If you couldn't afford that, you'd go to West
21 Miami. If you couldn't afford that, you'd go, you
22 know, to Schenley Park -- if you couldn't afford
23 Schenley Park, you'd go to West Miami. If you
24 couldn't afford West Miami, you start moving west,
25 until you meet your midpoint. You start buying in

1 and moving in. I mean, that's always been the way it
2 is. What's destroyed that ladder right now is just
3 the increased rates and the taxes, because even if
4 you could afford it, the tax rates will kill you. So
5 we come back to the same problem, and that's the one
6 I keep underlining, is that we have a problem with
7 our tax rate.

8 CHAIRMAN KORGE: And the ghetto-ization may
9 not occur in the way that we see it with low-income
10 housing. I mean, if the whole area is already, as
11 you said, like the North Gables is close to that
12 price range, then it may not really have that kind of
13 an impact, but I think Pat makes a good observation,
14 that, you know, what's good for some of us should be
15 good for all of us. But I don't know how it's going
16 to actually work.

17 MS. MORENO: The problem I have is that --

18 MR. SALMAN: Without building those steps --

19 MS. MORENO: -- a lot of people don't want
20 to buy into a project that's known as a lower grade
21 project.

22 CHAIRMAN KORGE: Right.

23 MS. MORENO: They just don't want to go in.
24 So, you know, to the extent that you are trying to
25 attract -- at the levels you're talking about, you're

1 talking about professionals, basically.

2 CHAIRMAN KORGE: More than that, can I
3 interrupt and just say that --

4 MS. MORENO: Your teachers, your nurses,
5 they don't want to go into a second rate project, and
6 they don't deserve to go into a second rate project.

7 CHAIRMAN KORGE: And what happens, if you
8 put them all in one place, is that it's not so much,
9 you know --

10 MS. MORENO: They won't have nice amenities.

11 CHAIRMAN KORGE: Exactly. There will be an
12 incentive to build a lesser quality building.

13 MS. MORENO: Yeah.

14 CHAIRMAN KORGE: By contrast, if you have to
15 put five or 10 percent of your units set aside in,
16 you know, a high-end project, you're not going to
17 make the project low-end because of the five or 10
18 percent.

19 MS. MORENO: That's right.

20 MS. KEON: And the school district --

21 MS. MORENO: Yeah.

22 MS. KEON: It has a tremendous effect on
23 your school districts, when you start mixing that
24 population of children, instead of burdening the
25 school district with all --

1 CHAIRMAN KORGE: But it's going to be very
2 hard to make those kinds of commitments for the
3 really expensive projects. That's the problem.

4 MS. KEON: And I will be willing to bet that
5 there are other places in this country that have done
6 it successfully.

7 CHAIRMAN KORGE: Well, we're going to find
8 out, aren't we?

9 MS. KEON: I think that they have. I'm
10 sure they have. I think Fairfax County has, no? Has
11 Fairfax County, Virginia?

12 MR. BETANCOURT: Montgomery County is the
13 best example, but Fairfax, as well.

14 MS. KEON: Is one of them, too. There are
15 some places that have been very, very successful in
16 doing these things, and I think that's the model you
17 need to look at. That's why I think you need the
18 people here to cite examples that have been
19 successful, because I think there are times when
20 you're sitting here and you don't have knowledge of
21 it, you sort of don't think it will work, or you're
22 not sure it will work, because maybe, you know, you
23 don't -- we don't have all the information that we
24 need or you don't really appreciate the full
25 ramifications of what it is and all of the other

1 sources and whatever else, so I think that we know
2 that it has worked in some areas, we know that there
3 are people that have the information and the
4 knowledge, particularly with regard to the financing
5 options and those things, so I think, you know, we
6 need to be enlightened.

7 MR. RIEL: And I'd like to make a comment on
8 that. I mean, our consultant is from New Jersey.

9 MS. KEON: Absolutely.

10 MR. RIEL: I mean, he's probably one of the
11 most notable consultants.

12 MS. KEON: Yes.

13 MR. RIEL: But I'll tell you, it has to
14 start at the State level. You know, I worked in
15 California, where they made it mandatory. New Jersey
16 has some very strict rules on it. So we can do what
17 all we want, but if we're not getting the support,
18 you know, financially, or any other incentives from
19 the State --

20 MS. KEON: Absolutely.

21 MR. RIEL: -- this is not going to work.

22 MS. KEON: Absolutely, I know, but we --

23 MR. RIEL: So to try to learn from other
24 states, certainly we can learn, but it's got to start
25 from the top.

1 MS. MORENO: I know, but when you go back
2 to the State and they ask you, "Why don't you have
3 it," you tell them, "Because we need this from the
4 State."

5 MR. RIEL: Exactly. You're exactly right.
6 Exactly right.

7 MS. KEON: And that's what we need to do. I
8 mean, rather than us --

9 MR. RIEL: Right.

10 MS. KEON: -- overbuilding our City to
11 satisfy their demand, you have to say to them, "We
12 can put in a program that will work and has been
13 shown to work, other places, but we need you to do
14 this, this and this, to be our partners," and that's
15 the end of it.

16 MR. RIEL: Right, and understand, we're
17 only -- this is a regional issue --

18 MS. KEON: I understand.

19 MR. RIEL: -- which we've been trying to --
20 you know, this is only a little piece.

21 MS. KEON: No, and I understand the pressure
22 that you're under, yes, but I think we also need to,
23 you know, tell them they have to be part of the
24 solution, as well.

25 MR. RIEL: I couldn't agree with you more.

1 CHAIRMAN KORGE: Eibi, you had some more
2 comments?

3 MR. AIZENSTAT: Yeah. I'd like to touch
4 upon eligibility. You state on here, at least one
5 year from the time of application. How do you come
6 about on that time frame?

7 MR. BETANCOURT: I saw that example in some
8 other communities. That was a standard they used
9 that really is --

10 MR. AIZENSTAT: To me --

11 MR. BETANCOURT: Again, that's completely
12 negotiable, I mean.

13 MR. AIZENSTAT: Right. To me, a year seems
14 too short, to be honest with you. I would like it
15 more based upon a longer time frame of being
16 established or within the community.

17 MS. KEON: But I mean, what if it's --
18 Cristina's daughter just graduated from --

19 MS. MORENO: She's a resident of Coral
20 Gables.

21 MS. KEON: -- whatever -- right, she's a
22 resident of Coral Gables. She was born here. Is she
23 then eligible?

24 MR. SALMAN: Where does she vote? How long
25 has she been gone?

1 CHAIRMAN KORGE: Yeah, I mean, that's
2 like --

3 MR. AIZENSTAT: It just seems like
4 somebody -- okay, let me just live somewhere or --

5 CHAIRMAN KORGE: Go get a job for a year --

6 MR. AIZENSTAT: -- work somewhere so I can
7 get a house in Coral Gables --

8 MS. KEON: She's 22, she just graduated,
9 she's a nurse, she needs a place to live.

10 CHAIRMAN KORGE: Yeah.

11 MS. KEON: Is she eligible?

12 MR. AIZENSTAT: -- when there's other people
13 that really might merit it more.

14 MR. BETANCOURT: We're not excluding anyone
15 who isn't.

16 MS. MORENO: The problem you have with that
17 is --

18 MR. BETANCOURT: It's just this group would
19 be given priority.

20 MS. MORENO: The problem you have with that
21 is, if you really want to make this so that you have
22 workforce housing, so that you're able to house the
23 nurses you need in your hospitals, and you're able to
24 house the teachers you need in your schools, then to
25 impose a five-year requirement doesn't accomplish

1 that.

2 MR. AIZENSTAT: I'm not saying a five-year
3 requirement. I just think a one-year is just too
4 low, and you might want to set a certain amount for
5 people that live in the City and a certain amount for
6 the workforce within the City, I don't know.

7 MS. KEON: But you may even find, for
8 seniors -- I mean, you may find that, you know, your
9 parents didn't live real close to you, but as they've
10 gotten older --

11 MS. MORENO: They want to.

12 MS. KEON: -- and you need to move them
13 closer to you and they need to be near you --

14 MR. AIZENSTAT: But does that --

15 MS. KEON: -- that they really want --

16 MR. AIZENSTAT: Does that take up
17 eligibility from other seniors that have --

18 MS. KEON: I mean, I don't know.

19 MS. AIZENSTAT: -- been living in the
20 City --

21 MS. KEON: I don't know.

22 MR. AIZENSTAT: -- that now want to move
23 into those apartments?

24 MS. KEON: It may not. But you would be
25 excluding them the opportunity for even trying, by

1 even having a residency requirement, so I don't
2 really know. I don't know that, either.

3 MR. AIZENSTAT: For me, I'd first want to
4 take care of our residents that have been here.

5 MR. BETANCOURT: And again, we're not
6 excluding anyone. It's a priority.

7 MS. KEON: Right, yeah.

8 MR. BETANCOURT: So, if you have a hundred
9 units, and only 50 people are within this, then you
10 get to go to the other 50.

11 MR. AIZENSTAT: Right. Maybe we could
12 structure it a certain way for eligibility.

13 CHAIRMAN KORGE: Any more comments or
14 discussion? No?

15 Eric, do we have anything left?

16 MR. RIEL: I'd just say, just in closing, I
17 want to thank the Board. We got some really good
18 input, got some good questions. We'll come back.
19 Again, we just wanted to provide you regulations so
20 we could spur this discussion, and we certainly got
21 some good input.

22 Yeah, I've got three very minor items. In
23 front of you, you have -- I'm sorry, I'm going to
24 borrow your seminar book here. The City Clerk's
25 Office asked us to provide you and ask you to fill

1 out -- it's called Board and Committee Commitment
2 Form. You each have one of those as a part of the
3 binder. I can't particularly comment on it.
4 Basically, there's some particular things that they
5 want to make sure that you understand the rules and
6 regulations. I can't answer any questions on it, so
7 I would defer you to the City Clerk's Office, but
8 please read this through and either forward it to our
9 office or the City Clerk, and we'll pass it on.

10 MS. KEON: They have to be notarized, so do
11 we have to come in and have it notarized?

12 MR. RIEL: We can notarize it.

13 MS. KEON: I mean, if we sign them and give
14 them to you, it would be fine?

15 MR. RIEL: Yes. Yes, it will be fine.

16 MS. KEON: Oh, I shouldn't ask you that.

17 MR. RIEL: And then, two other quick things.

18 MS. KEON: I'm so sorry.

19 MR. RIEL: I apologize for not telling you
20 at the beginning of the meeting, Mr. Michael Tein had
21 resigned from the Board, as of actually last week.
22 He was the Mayor's appointment. The Mayor yesterday
23 appointed Jack Coe, who was a former judge, and
24 actually, he was on the Planning & Zoning Board from
25 1993 to 2001, so he has served on the Board. He will

1 be joining us at the next meeting.

2 Speaking of the next meeting, the next
3 meeting is going to be May 24th, and that meeting
4 will be the discussion of the single-family
5 regulations. It's at 6:00 p.m. in the evening.
6 That's the only thing on the agenda. One of the
7 reasons we're doing that is, the City Commission
8 yesterday asked that the single-family regs come
9 forward immediately. We've completed those
10 regulations, so we're going to -- Mr. Smith is going
11 to present those to you, and we'll have the other
12 interested parties there, as well.

13 And then lastly, I have put a listing in
14 front of you of your availability for the remainder
15 of the summer. This is just in an effort to try to
16 determine, so we can try to get as many members
17 present. It is not the intent to have a meeting
18 every week, but it's to try to move forward on the
19 Zoning Code. Our intent is to try to finalize the
20 Zoning Code in about the next two or three meetings.

21 That's all I have.

22 CHAIRMAN KORGE: Well, the meeting is
23 adjourned. The next meeting is when?

24 MR. RIEL: The 24th.

25 CHAIRMAN KORGE: The 24th, thank you.

1 (Thereupon, the meeting was adjourned at

2 8:00 p.m.)

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