

**City of Coral Gables  
 Planning and Zoning Board Meeting  
 Monday, March 26, 2012, 6:00 p.m.  
 Coral Gables City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida**

MEMBERS	J11	F15	M26	A27	M11	J8	J22	O12	O19	N30	APPOINTMENT
	'12	'12	'12	'11	'11	'11	'11	'11	'11	'11	
<b>Eibi Aizenstat - Chair</b>	C	P	P								City Manager Patrick Salerno
<b>Robert Behar</b>	C	P	P								Commissioner Rafael Cabrera, Jr.
<b>Jeffrey Flanagan - Vice Chair</b>	C	P	P								Commissioner Maria Anderson
<b>Julio Grabiell</b>	C	P	P								Mayor Jim Cason
<b>Pat Keon</b>	C	P	P								Planning and Zoning Board
<b>Vince Lago</b>	C	P	P								Commissioner Frank C. Quesada
<b>Javier Salman</b>	C	P	P								Vice Mayor William H. Kerdyk, Jr.

**P = Present**  
**E = Excused**  
**C = Meeting Cancelled**

**City Staff and Consultants:**

Eric Riel, Jr., Planning Director  
 Walter Carlson, Asst. Planning Director  
 Scot Bolyard, Principal Planner  
 Craig E. Leen, City Attorney  
 Patrick Salerno, City Manager  
 Jane Tompkins, Development Services Director  
 Martha Salazar-Blanco, Zoning Official  
 Kevin Kinney, Parking Director  
 Eli Gutierrez, Code Enforcement Lead  
 Susan L. Trevarthen, Esq. (Weiss, Serota, Helfman, Pastoriza, Cole & Boniske, P.L.)

**Court Reporter:**  
 Joan Bailey

Also present: Commissioner Rafael "Ralph" Cabrera, Jr.

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**Attachments:**

- A. 03.26.12 Planning and Zoning Board Meeting Verbatim Minutes
- B. 03.26.12 Attendance Sign-In Sheet
- C. 03.26.12 Speaker Cards
- D. Exhibit entered into the record by Enrique Lopez

CITY OF CORAL GABLES  
LOCAL PLANNING AGENCY (LPA)  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
CORAL GABLES CITY HALL  
405 BILTMORE WAY, COMMISSION CHAMBERS  
CORAL GABLES, FLORIDA  
MONDAY, MARCH 26, 2012, COMMENCING AT 6:05 P.M.

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2012 APR -2 PM 2:47

- 6 Board Members Present:
- 7 Eibi Aizenstat, Chairperson
- 8 Robert Behar
- 9 Jeffrey Flanagan, Vice Chairperson
- 10 Julio Grabiell
- 11 Pat Keon
- 12 Vicente "Vince" Lago
- 13 Javier Salman
- 14 City Staff and Consultants:
- 15 Eric Riel, Jr., Planning Director
- 16 Walter Carlson, Assistant Planning Director
- 17 Craig E. Leet, City Attorney
- 18 Scot Bolyard, Planner
- 19 Jill Menendez, Administrative Assistant
- 20 Jane Tompkins, Development Director
- 21 Martha Salazar-Blanco, Zoning Official
- 22 Eli Gutierrez, Code Enforcement Lead
- 23 Kevin Kinney, Parking Director
- 24 Susan L. Trevarthen, Esq. (Weiss, Serota, Helfman,  
Pastoriza, Cole & Boniske, P.L.)
- 25 Also Present: Commissioner Rafael "Ralph" Cabrera, Jr.
- 26 Public Speakers:
- 27 Ronald Canizaro - Page 36
- 28 Ani Victoriano - Page 38
- 29 William Rivenbark - Page 40
- 30 Wayne Sessions - Page 43
- 31 Robert Williford - Page 45
- 32 Jim Hartnett - Page 46
- 33 Larry Horton - Page 47
- 34 Dorothy Thomson - Page 49

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- 2
- 3 Public Speakers (Continued)
- 4 William Hartnett - Page 51
- 5 Victoria Briant - Page 52
- 6 Michael Abbott - Page 55
- 7 Jack Thomson - Page 57
- 8 Joseph King - Page 58
- 9 Judy Spero King - Page 60
- 10 Betty Canova - Page 60
- 11 Aurelio Rey - Page 61
- 12 James Harley - Page 63
- 13 Michael Raley - Page 64
- 14 Axel Font - Page 66
- 15 Shirley Carico - Page 69
- 16 Eva Gordon - Page 71
- 17 Brian Pelzman - Page 72
- 18 Stetson Glines - Page 76
- 19 Lowell Kuvin - Page 78
- 20 Enrique Lopez - Page 80
- 21 Paula Butala - Page 83
- 22 Carlos Garcia - Page 85
- 23
- 24
- 25

1 THEREUPON:

2 The following proceedings were had:

3 CHAIRMAN AIZENSTAT: Okay, we have a

4 quorum. Let's go ahead and call the roll,

5 please.

6 MS. MENENDEZ: Robert Behar?

7 MR. BEHAR: Here.

8 MS. MENENDEZ: Jeff Flanagan?

9 Julio Grabiell?

10 MR. GRABIEL: Here.

11 MS. MENENDEZ: Pat Keon?

12 Vince Lago?

13 MR. LAGO: Here.

14 MS. MENENDEZ: Javier Salman?

15 MR. SALMAN: Here.

16 MS. MENENDEZ: Eibi Aizenstat?

17 CHAIRMAN AIZENSTAT: Here.

18 MR. BEHAR: Mr. Chairman, Jeff Flanagan is

19 on the way here. He just let me know that he's

20 about 30 minutes behind.

21 CHAIRMAN AIZENSTAT: Okay, thank you.

22 The next item is the approval of the

23 minutes of the Board meeting of February 15th,

24 2012.

25 MR. BEHAR: I make a motion to approve.

1 MR. SALMAN: Second.

2 CHAIRMAN AIZENSTAT: And there was also the

3 workshop that we conducted at that time.

4 Having a first and second, call the roll,

5 please.

6 MS. MENENDEZ: Julio Grabiell?

7 MR. GRABIEL: Here -- Yes.

8 MS. MENENDEZ: Vince Lago?

9 MR. LAGO: Yes.

10 MS. MENENDEZ: Javier Salman?

11 MR. SALMAN: Yes.

12 MS. MENENDEZ: Robert Behar?

13 MR. BEHAR: Yes.

14 MS. MENENDEZ: Eibi Aizenstat?

15 CHAIRMAN AIZENSTAT: Yes.

16 Jill, before we get started, how many

17 speakers do we have today?

18 MS. MENENDEZ: Approximately 24.

19 CHAIRMAN AIZENSTAT: I'm sorry?

20 MS. MENENDEZ: 24.

21 CHAIRMAN AIZENSTAT: Okay. What we're

22 going to go ahead and do is, let's go ahead and

23 use the clock on there. We'll go ahead and try

24 to limit public comments to about three minutes

25 per person, and what I would ask you to do is,

1 if you hear -- if you're going to make a  
 2 comment, and you've already heard that comment,  
 3 it would be great if you have something new to  
 4 say, as opposed to repeating what other people  
 5 are saying. That would be very helpful for us.  
 6 Let's go ahead and swear in the people that  
 7 will be speaking, if they could please stand  
 8 up.  
 9 MR. RIEL: Mr. Chair --  
 10 CHAIRMAN AIZENSTAT: Yes.  
 11 MR. RIEL: -- you need to read the item --  
 12 CHAIRMAN AIZENSTAT: You want me to read  
 13 the item?  
 14 MR. RIEL: The agenda item title.  
 15 CHAIRMAN AIZENSTAT: Okay.  
 16 MR. RIEL: And then after that, I would  
 17 suggest, allow Staff to do a brief presentation  
 18 and then the swearing in.  
 19 CHAIRMAN AIZENSTAT: And then swear them  
 20 in?  
 21 MR. RIEL: Yes.  
 22 CHAIRMAN AIZENSTAT: Okay, that's fine.  
 23 Go ahead and sit down. I'm sorry.  
 24 Tonight we're doing a presentation of  
 25 potential City of Coral Gables, Florida

1 both, but my recommendation to the Chair is  
 2 that when you actually do vote, that that be  
 3 treated separately, because it's under the City  
 4 Code and not under the Zoning Code.  
 5 CHAIRMAN AIZENSTAT: So let's go ahead and  
 6 read it now. D would be City Code Chapter 34,  
 7 "Nuisances," Article III, "Lost, stolen,  
 8 junked, abandoned property"; Division 2,  
 9 "Vehicles," Section 34-78, "Abandoned or junk  
 10 motor vehicles on public or private property  
 11 prohibited; exceptions."  
 12 Eric?  
 13 MR. RIEL: Just for the record, Eric Riel,  
 14 Planning Director with the City. What I'd like  
 15 to do is just give you a brief overview --  
 16 (Thereupon, Ms. Keon arrived.)  
 17 MR. RIEL: -- of the proceedings this  
 18 evening, and then I'm going to turn it over to  
 19 Ms. Susan Trevarthen, outside legal counsel,  
 20 who will actually go through the regulations.  
 21 CHAIRMAN AIZENSTAT: Thanks.  
 22 If you could please note that Pat Keon has  
 23 come in. Thank you.  
 24 MR. RIEL: Basically, why we're here this  
 25 evening is, the Commission, on September 13 of

1 provisions related to trucks and abandoned/  
 2 junk motor vehicles, more specifically: Zoning  
 3 Code Article 4, "Zoning Districts," Division 4,  
 4 "Prohibited Uses," Section 4-411, "Parking in  
 5 residential areas," and Section 4-412, "Trucks,  
 6 trailers, commercial vehicles, and recreational  
 7 vehicles - Parking upon streets and public  
 8 places."  
 9 The second item is Zoning Code Article 5,  
 10 "Development Standards," Division 19, "Signs,"  
 11 Section 5-1902.D.8., "General design standards  
 12 that are applicable to all signs."  
 13 And the third item is going to be Zoning  
 14 Code Article 8, "Definitions."  
 15 MR. LEEN: Mr. Chair?  
 16 CHAIRMAN AIZENSTAT: Yes.  
 17 MR. LEEN: I know earlier you requested how  
 18 we should treat subsection D, whether it should  
 19 be treated separately.  
 20 CHAIRMAN AIZENSTAT: Correct.  
 21 MR. LEEN: I thought about that, and I do  
 22 think that it should be read now, so that  
 23 people --  
 24 CHAIRMAN AIZENSTAT: Okay.  
 25 MR. LEEN: Because people may speak about

1 2011, requested input and comments from the  
 2 Board.  
 3 Subsequent to that, in October of 2011, the  
 4 Board conducted a public hearing and took  
 5 testimony and input, as well.  
 6 And then on February 15th of this year, we  
 7 concluded a workshop, and at that workshop, if  
 8 you recall, Staff passed out this document,  
 9 which was in a larger form, which included all  
 10 kinds of options and analysis, from Staff's  
 11 viewpoint, regarding the issue of trucks and/or  
 12 abandoned vehicles.  
 13 What you have before you this evening is  
 14 essentially the same document; however, it's  
 15 been divided into five separate, basically,  
 16 exhibits. Attachment A is Alternative 1, which  
 17 is a modernization of the existing Zoning Code  
 18 provisions.  
 19 Attachment B is known as Alternative 2, and  
 20 includes a modernization of the Zoning Code  
 21 provisions as well as two various options that  
 22 are available in terms of allowing pickup  
 23 trucks.  
 24 Attachment C -- In one of those options,  
 25 you'll find that there's a provision for a

1 maximum truck length. Attachment C includes a  
2 graphic as well as a photographic illustration  
3 of those trucks that are under and over that 18  
4 feet, which Susan will go into in her  
5 presentation.

6 Attachment D are miscellaneous sign code  
7 provisions.

8 Attachment E is the City Code regarding  
9 abandoned or junked vehicles.

10 And then Attachment F is a comprehensive  
11 listing of all the definitions. You'll note,  
12 when you look in Alternative 1 and 2, you'll  
13 see at the end of each of those -- you'll see  
14 the definitions that apply to each of those  
15 alternatives at the end. So, basically, you  
16 have the definitions in two formats, one with  
17 Alternative 1 and 2, as well as the  
18 comprehensive listing.

19 And then just as some additional background  
20 information, you have the Commission minutes,  
21 all the minutes from the Board, all public  
22 comments received, and then if you look on the  
23 green sheets of paper, these are comments that  
24 we received since the packet went out,  
25 actually, last Tuesday.

1 program for guest pickup trucks, on the theory  
2 that you don't always necessarily know who's  
3 going to come visit you and they don't  
4 necessarily pre-approve their vehicle.

5 Alternative 2 has much of the same language  
6 as Alternative 1, but it goes in a slightly  
7 different direction; it builds on that and bans  
8 the parking of pickup trucks that have certain  
9 characteristics, and we'll go through that in a  
10 little bit more detail, and so we describe the  
11 kind of pickup truck that's prohibited, and  
12 therefore some are allowed, some are not, and  
13 we allow the parking of conforming pickup  
14 trucks if a City permit is displayed, and those  
15 are with truck cab covers and truck bed covers,  
16 and these are terms we'll go over in greater  
17 detail in just a moment. And as mentioned by  
18 Eric, we also have provisions related to signs,  
19 abandoned property, and definitions.

20 So, if you'll turn with me to Attachment A  
21 in your backup this evening, I'll first bring  
22 your attention to Page 2, Line 17. That's the  
23 beginning of our statement of legislative  
24 purpose, and because that frames so much of  
25 what's here, I think it's worthy of stopping

1 And then if you all, Board Members, recall,  
2 we have the CD-ROM, which has miscellaneous  
3 information regarding other local governments'  
4 truck specifications.

5 So, with that, I'm going to turn it over to  
6 Ms. Trevarthen, who's going to go through the  
7 provisions.

8 MS. TREVARTHEN: Thank you, Eric.

9 Good evening, Mr. Chair, Members of the  
10 Board, City Attorney. My name is Susan  
11 Trevarthen, and I'm here from the Law Firm of  
12 Weiss, Serota, Helfman, Pastoriza, Cole &  
13 Boniske, and I've been working with your City  
14 Staff to respond to the various comments that  
15 were made at the prior meetings of this Board  
16 and other input that's been received on the  
17 issue of pickup truck and other kinds of  
18 vehicle regulation.

19 So, turning to the items that are in your  
20 agenda this evening, as noted by Eric, we have  
21 Alternative 1 and Alternative 2, and in brief,  
22 Alternative 1 generally maintains the existing  
23 ban on pickup trucks in the community, but it  
24 provides for a number of exceptions for  
25 specified situations and establishes a permit

1 for a moment and seeing what the legislative  
2 purpose is proposed to be for this regulation.  
3 This Division more restrictively regulates  
4 those vehicles displaying signs, pickup trucks,  
5 trucks, trailers, commercial vehicles,  
6 recreational vehicles and equipment upon public  
7 rights-of-way and private property within  
8 residential neighborhoods throughout the City,  
9 to preserve and protect the distinctive  
10 character of the City and provide safeguards to  
11 protect individual property values as well as  
12 maintain quality of life that best serves the  
13 public interest. Such vehicles resemble  
14 commercial vehicles which are inconsistent with  
15 the nature, history and appearance of the  
16 residential neighborhoods. Under certain  
17 conditions, however, these vehicles can be  
18 allowed to be parked on a temporary or  
19 permanent basis to address other legitimate  
20 governmental interests without undermining the  
21 character of these neighborhoods.

22 That's kind of the essence of the  
23 philosophy that drove the proposed language  
24 that Staff has assembled for your consideration  
25 this evening, for the regulations that are

1 applicable to the residential zoning districts,  
2 but portions of these regulations also apply  
3 City-wide, and I'll point those out to you as  
4 we come through the document.

5 At Line 29, you'll also note that there's a  
6 general statement that this, as with any other  
7 kind of law of the City, can be  
8 administratively interpreted and applied, and  
9 that's intended to address things like the  
10 development of detailed forms, policies and  
11 procedures that may be helpful in implementing  
12 these regulations, should they be passed.

13 (Thereupon, Mr. Flanagan arrived.)

14 MS. TREVARTHEN: So, moving to Line 33 on  
15 Page 2, that's where we get to the heart of the  
16 issue of vehicle parking in residential areas.

17 CHAIRMAN AIZENSTAT: If I may, a second --

18 MS. TREVARTHEN: Yes, Mr. Chair.

19 CHAIRMAN AIZENSTAT: Please note that  
20 Jeffrey Flanagan has come in. Thank you.

21 Sorry.

22 MS. TREVARTHEN: Not at all.

23 So, moving on to vehicle parking in  
24 residential areas, we've broken out first a  
25 section for applicability, so right up front

1 it's clear which of your zoning districts are  
2 affected by this section. They're listed  
3 there, and they're all residential zoning  
4 districts in your City.

5 Secondly, at Line 39, we prohibit vehicles  
6 with advertising signs from being parked, but  
7 the existing provisions that preserve the right  
8 to have political speech in those vehicles --  
9 and a version of that language is in your  
10 current Code -- that is preserved in this  
11 section here.

12 Moving to C, we get more to the heart of  
13 the issue that you so debated at length at  
14 recent meetings, which is the prohibition of  
15 storing or parking specified vehicles, and the  
16 structure of this Section C is, the beginning  
17 part tells you what's prohibited, and there's a  
18 long list of various kinds of commercial types  
19 of vehicles, which includes pickup trucks, that  
20 are prohibited from being parked within the  
21 residential areas on public or private  
22 property, and that's just stated as a general  
23 prohibition.

24 When you go to Page 3, Line 6 -- or, excuse  
25 me, Line 7, it says, "This prohibition,

1 however, shall not apply in the following  
2 cases," and our Sections 1 through 13, on Pages  
3 3 and 4, are those exceptions to the  
4 prohibition.

5 And running through those, briefly, not  
6 reading everything to you, the first one is for  
7 those vehicles that are entirely enclosed.

8 Second is for various kinds of work  
9 vehicles, if you need to have some kind of work  
10 done at your house, the workman comes in during  
11 the day, and they need to be able to park and  
12 do that work at that house in the City, and  
13 hours are set forth there, as well as provision  
14 for identification of such vehicles.

15 The third exception is for loading and  
16 unloading, which is restricted to certain time  
17 frames, as well, 7:30 to 6:00, and not on  
18 Sundays.

19 The fourth is vehicles that either display  
20 a disabled parking permit or a disabled license  
21 plate, pursuant to Florida Statute.

22 The fifth is for various kinds of  
23 construction equipment that may be related to  
24 construction happening at that site.

25 The sixth exception is for government

1 agencies and public utility vehicles.

2 The seventh is for emergency maintenance or  
3 emergency repairs. You have a massive sewer  
4 flood in your house; you need someone in the  
5 middle of the night to help you fix it, that  
6 type of problem.

7 The eighth exception is for provision of  
8 caregiving or other personal services of a  
9 temporary nature for the resident, and there is  
10 a provision there that says if that caregiver  
11 or personal service provider becomes a resident  
12 of the home, they need to comply, like  
13 everybody else, but if they're visiting in the  
14 same manner as the plumber or other work  
15 person, then there is an exception for that  
16 provision.

17 Number 9 is for residential pickup or  
18 deliveries, people coming to your house to drop  
19 things off and pick them up.

20 Tenth is for emergency vehicles, on  
21 emergency calls.

22 Eleventh is for tow trucks and wrecker  
23 vehicles who are in the process of aiding you  
24 with your vehicle at home or setting it up to  
25 be towed.

1 Twelfth is vehicles requiring the display  
 2 of specialized vehicle registration or  
 3 contractor licensing requirements.  
 4 And finally, thirteenth, when a state of  
 5 emergency has been applied (sic).  
 6 So, just to step back, C is a big  
 7 prohibition, and then there's a number of  
 8 exceptions for various legitimate and important  
 9 governmental interests.  
 10 Now we move on to D, which is Line 27, Page  
 11 4, and that provides for the situation of guest  
 12 pickup trucks. The Staff and I have pulled  
 13 together for your consideration some language  
 14 which would require a permit, on the theory  
 15 that we don't always know everyone who's going  
 16 to be coming to their house, what they're going  
 17 to be driving, that you can somehow be prepared  
 18 for that. Is your guest going to sell their  
 19 vehicle just to come to your house? That was  
 20 the kind of debate that was discussed on that.  
 21 So this is a proposal for how to deal with that  
 22 issue. We talk about it being for one pickup  
 23 truck and for a maximum of seven days and for a  
 24 year-long maximum of two periods of seven days  
 25 or 14 days.

1 well as the existing ban that was just  
 2 described in Section C of the regulation here  
 3 for parking in residential areas. C talks  
 4 about parking in metered spaces or permit  
 5 zones, something that was discussed at previous  
 6 meetings, and then, all vehicles are permitted  
 7 to legally park within metered spaces or permit  
 8 zones, regardless of their nature, but within  
 9 the residential area, they're not allowed to  
 10 park if they're a commercial style of vehicle,  
 11 including a pickup truck, when those meters or  
 12 charges are not in effect, which is generally  
 13 the overnight hours.  
 14 Finally, there's a provision for special  
 15 event, recognizing that if there's a special  
 16 event permit, that will bring with it certain  
 17 allowances for different kinds of vehicles to  
 18 be parked. That was also something that was  
 19 discussed.  
 20 At Line 34, Page 5, this is the general  
 21 provision for parking permits. In this  
 22 alternative, the only permit requirement is  
 23 related to guest pickup trucks, and it just  
 24 talks about there being an application, and it  
 25 says that it's a no-fee permit, in this

1 As with everything in these regulations,  
 2 they're offered for your consideration. They  
 3 reflect a recommendation of what might  
 4 capture -- or, rather, a summation of what  
 5 might capture all the input we've received to  
 6 date. The Board may want to recommend  
 7 different details on all of these, as it  
 8 considers the item this evening.  
 9 At Line 38, we have supplemental  
 10 regulations for all kinds of vehicles. So  
 11 we're still talking about the residential  
 12 districts, but now we're talking about all  
 13 vehicles. No parking on the grass, you've got  
 14 to park on an approved parking surface, and no  
 15 storage on the exterior of the vehicle.  
 16 Finally, maintenance and service and repair  
 17 must be carried out in a fully enclosed  
 18 structure.  
 19 On Line 9 of Page 5, now we're talking  
 20 about the vehicle parking on public property,  
 21 and that's throughout the City, public  
 22 rights-of-way and other public areas, and we  
 23 have an applicability section that says that  
 24 clearly, and that's a prohibition of parking  
 25 the commercial types of vehicles overnight, as

1 instance of the guest permits. And then it is  
 2 required to be displayed and it cannot be  
 3 traded back and forth.  
 4 Finally, on Page 6 and 7, we've included  
 5 those definitions that are directly used in  
 6 this document, Alternative 1, for your  
 7 convenient reference. These definitions are  
 8 consistent throughout the various documents.  
 9 If you were wondering if the definition in  
 10 Alternate (sic) 1 is the same as the definition  
 11 in Alternative 2, yes, it's just we've repeated  
 12 them here for your ease of reference.  
 13 So, moving on to Alternative 2, which is  
 14 your Attachment B, you'll see that the vast  
 15 majority of the length of what I've talked  
 16 about is the same, and what we've done is,  
 17 we've highlighted in blue the areas that are  
 18 different from Alternative 1.  
 19 So, if we jump right to Section C, which is  
 20 Line 50, on Page 2, in that first alternative,  
 21 we had that general prohibition and 13  
 22 exceptions. In this version, the general  
 23 prohibition is on vehicles -- and specifically  
 24 with pickup trucks, beyond commercial vehicles  
 25 and getting down to the issue of pickup trucks,

1 only those pickup trucks that exhibit any of  
 2 the following characteristics. So that creates  
 3 two classes, one that meet these requirements,  
 4 that can park, and another class that does not  
 5 meet these requirements, and cannot park. What  
 6 are the requirements? If you have an open  
 7 truck bed, if you have three or more axles, if  
 8 you have three or more rear tires, and if you  
 9 exceed 216 inches in vehicle length, those  
 10 things would prevent you from being able to  
 11 park in the residential neighborhoods. If you  
 12 don't meet those characteristics, then you  
 13 would be able to park.

14 Then we have the similar list of exemptions  
 15 that I ran through in Alternative 1. And  
 16 turning to Page 4, at Line 35, we have more of  
 17 that blue text that is different from  
 18 Alternative 1. We've added two exceptions.  
 19 The first is an exception for a pickup truck  
 20 that has a truck cab cover. So even if -- if  
 21 you are otherwise prohibited, if you have a  
 22 truck cab cover -- and it has to meet A through  
 23 D, shall be consistent with the height and  
 24 width of the passenger cab of the vehicle, have  
 25 an exterior appearance similar to a passenger

1 vehicle, an exterior surface that matches the  
 2 materials and color of the vehicle, and it  
 3 shall not be constructed of canvas or similar  
 4 materials -- so these are the aspects of a  
 5 truck cab cover. You'll see in the  
 6 definitions, also, that there are -- and you  
 7 saw some of this in your last meeting, some  
 8 suggested pictures and definitions for truck  
 9 cab cover.

10 These pickups with truck cab covers must  
 11 have a permit, under this proposed language,  
 12 and it is possible, we note, in the Code, for  
 13 people to get pre-approval, if they want to  
 14 know before purchasing either a particular  
 15 truck or a particular cab cover that it would  
 16 suffice under the ordinance. And for this  
 17 item, the truck cab cover, because it's been  
 18 described in such a way to make it match the  
 19 appearance of a passenger vehicle as much as  
 20 possible, we provide that they can be parked on  
 21 the swales to the same extent as any other  
 22 passenger vehicle.

23 The fifteenth exception that we've added  
 24 here is a pickup truck alternative that has a  
 25 truck bed cover, and if you turn to the

1 definitions, at Page 7 and 8, you'll see the  
 2 difference between those two terms. The truck  
 3 cab cover is on Page 8, and those were the  
 4 pictures you looked at, most of them, at the  
 5 last meeting, you'll see how it just carries  
 6 out the line of the vehicle and completes the  
 7 vehicle.

8 If you look at between Page 7 and Page 8,  
 9 you'll see the flat cover that just encloses  
 10 the open area. That's what we're dubbing a  
 11 truck bed cover. And in this fifteenth  
 12 exception, if your truck has a bed cover, not a  
 13 tarp, but a real bed cover, then it would also  
 14 be eligible to receive a permit and to park in  
 15 the residential areas. And similar provisions  
 16 about pre-approval is possible, if desired.  
 17 For this one, because it has less of a  
 18 passenger vehicle appearance, because the back  
 19 is just covered flat, and it's not filled out,  
 20 the proposal in the alternative is that it not  
 21 be able to be parked overnight in the swales.

22 Turning to the selected definitions, I'll  
 23 note a typo or an error in the document for  
 24 you. We say at the top that blue text shows  
 25 the difference, but we didn't carry the blue

1 text through these definitions, so I just want  
 2 to highlight them for you and not make you have  
 3 to hunt through and find them. The vehicle  
 4 length, the tarp, the truck bed, the truck bed  
 5 cover, and the truck cab cover are the five  
 6 definitions that are not part of Alternative 1  
 7 and have been added here, so they really should  
 8 be in the blue text.

9 Those are the key things. At Attachment C,  
 10 you'll see a comparison that's been prepared  
 11 for your benefit, so that you can see the  
 12 difference between a 216-inch or 18-foot-long  
 13 truck, one that's smaller and one that's  
 14 larger. The source of that reference point,  
 15 that 18 feet, is that your Code currently  
 16 defines a parking space, a standard  
 17 perpendicular parking space, to be 18 feet  
 18 long, and so that was the basis for using this  
 19 as the demarcation. You'll first see a list of  
 20 the different kinds of trucks that qualify, and  
 21 then you'll see a list of pictures, so you can  
 22 visualize what that difference is as you  
 23 consider whether to include a length provision  
 24 and whether to set it at that length.

25 As noted previously, Attachment D relates

1 to signs. The primary definition -- changes to  
2 these provisions are to remove aspects that are  
3 really definitional in nature and put them in  
4 the definitions, which you'll see on Page 4 of  
5 this attachment.

6 And then moving to Attachment E, these are  
7 the regulations of abandoned property. We have  
8 new definitions of several kinds of abandoned  
9 vehicle, dilapidated motor vehicle, junk motor  
10 vehicle, wrecked motor vehicle, and we get to  
11 our regulations at Page 2 of Attachment E, and  
12 whereas now you have the ability to have an  
13 operable vehicle parked on private property if  
14 it's under a form-fitting tarp cover -- that's  
15 at Line 14 and strike-through on Page 2 --  
16 that's shown as strike-through, so it's a  
17 stricter regulation that's being proposed, and  
18 the only way that you can leave an abandoned  
19 vehicle on private or public property is if it  
20 is associated with a purpose or business  
21 enterprise lawfully situated. If it's a site  
22 that is an auto repair garage, and it's zoned  
23 properly and it's operated as such, then it can  
24 certainly have inoperable vehicles. It  
25 couldn't do its purpose if it didn't.

1 And finally, the second exception is if  
2 it's fully enclosed, on the theory, if it's  
3 truly fully enclosed, there's not as much of a  
4 land use impact on the surrounding properties.

5 Turning to the rest, there's just some  
6 minor amendments, clarifications, changes to  
7 time periods, and then finally, Attachment F,  
8 the part that may be a little bit confusing  
9 about this is, it's a list of definitions that  
10 include some definitions that have not been  
11 used in the proposed regulations. They had  
12 been created, you saw many of them at your last  
13 meeting, to aid in the discussion and the broad  
14 range of alternatives that have been discussed,  
15 but things like tire size and curb weight and  
16 gross weight, in the options that are presented  
17 to you this evening for your consideration,  
18 those terms were not used, so we've used that  
19 green text to indicate the ones that are here  
20 just for general reference, but have not been  
21 used.

22 And so that walks you through the  
23 regulations. At this point, we would like to  
24 see if there are any questions just about what  
25 I've presented, to make sure that I've been

1 clear, and then Mr. Chairman may want to  
2 entertain public comment on this.

3 CHAIRMAN AIZENSTAT: Questions from the  
4 Board? Any questions?

5 Pat?

6 MS. KEON: I have just one question. In  
7 both of these, and it may be just the way I'm  
8 reading them, Section --

9 MS. TREVARTHEN: I'm sorry, I can't hear  
10 you.

11 MS. KEON: In Section 5-2903 --

12 MS. TREVARTHEN: Thank you.

13 MS. KEON: -- on the prohibition of parking  
14 specific vehicles overnight -- oh, this is just  
15 overnight parking?

16 MS. TREVARTHEN: Uh-huh, and it's the  
17 vehicles that are listed, the pickup trucks,  
18 trucks, trailers, commercial vehicles, and  
19 recreational vehicles, or equipment.

20 MS. KEON: But a car is allowed to be?

21 MS. TREVARTHEN: Yes, and that's reflective  
22 of current regulations, I believe.

23 MR. BEHAR: I have a question. Throughout  
24 Attachment -- for example, Attachment B, you  
25 make a reference, shall have a -- in Page 8,

1 Number 7, Line 7, Item Number 2, "Shall have an  
2 exterior appearance as a passenger vehicle,"  
3 and you keep referring to a passenger vehicle,  
4 but is that really a passenger vehicle, or are  
5 you referring that to an SUV, you know,  
6 something larger? Because when I -- My  
7 interpretation of passenger vehicle may be some  
8 four-door car, sedan, but not necessarily an  
9 SUV or something larger.

10 Can you help me with that?

11 MS. TREVARTHEN: Well, that's certainly a  
12 change that could be suggested. It was -- It  
13 was our rec-- not really a recommendation, it's  
14 just an option for you to look at. This is  
15 some language that we think works, that we  
16 think makes sense, but we're here for you to  
17 discuss whether you agree with all of these  
18 details, and that's a comment, certainly, that  
19 can be considered.

20 CHAIRMAN AIZENSTAT: Anybody else?

21 MR. LEEN: Actually, may I -- I would like  
22 to, Mr. Chairman, ask a point of clarification.

23 There were two -- This is a very well  
24 presented -- opportunities, and I appreciate  
25 all your help, Susan. I did have a question.

1 I saw, just for purposes of clarification for  
2 the Board, you do use the term "fully enclosed  
3 garage or structure" in the abandoned one, but  
4 it's only an "enclosed garage or structure" in  
5 the one dealing with trucks. What is the  
6 difference between the two?

7 MS. TREVARTHEN: There is none, and if  
8 there's a typo, we can certainly carry through  
9 that same wording.

10 MR. LEEN: So -- but the intent of Staff is  
11 that they both be fully enclosed?

12 MS. TREVARTHEN: Yes.

13 MR. LEEN: The other question I had was,  
14 just in 5-2903, Page 5 of the first  
15 alternative, it says, "Vehicles in metered  
16 parking spaces or parking permit zones," and  
17 then it says, "All vehicles are permitted to  
18 legally park within metered parking spaces or  
19 parking permit zones," and then within  
20 residential areas, it puts a time limit.

21 Now, my office has given an interpretation  
22 that generally, within the areas of the City,  
23 like Downtown, for example, Miracle Mile, that  
24 trucks can park there during the hours of  
25 operation of the meter if people pay a -- pay

1 across the board. All vehicles outside of  
2 residential areas can park in metered parking  
3 spaces or parking permit zones, as it's  
4 drafted. If the Board would like to see  
5 changes, we could have that discussion later in  
6 the evening.

7 MS. KEON: Okay, but is it during the hours  
8 of operation of the -- Here it says between the  
9 hours of 7:00 p.m. one day and 7:00 a.m. the  
10 next.

11 MS. TREVARTHEN: There is not currently  
12 that limitation on Number 1. That limitation  
13 could be added to Number 1.

14 MS. KEON: 1 -- or it could be -- Okay.

15 MR. LEEN: And it's a perfectly legitimate  
16 proposal. I just wanted to make it clear that  
17 that would change that provision, because it's  
18 structured a different way, and you should know  
19 that.

20 MS. KEON: Right, but -- but it says -- in  
21 C1, is that as long as it's in a space, it can  
22 be parked there, whether the meter is in  
23 operation or not.

24 MS. TREVARTHEN: That's the current draft,  
25 that's correct.

1 for it. I do think that this -- I just wanted  
2 to make it clear to the Board that this would  
3 expand that and allow it -- it appears to me,  
4 at least as it's worded -- overnight. So that  
5 would allow overnight parking in those areas.  
6 Is that the intent of that or --

7 MS. TREVARTHEN: Well, what it says is that  
8 they can park there at any time that a parking  
9 charge is not assessed, and what you had said  
10 in your opinion was any time that the meter  
11 operates, so it's the same concept.

12 MR. LEEN: But I meant C1. It says --  
13 because it says, "All vehicles are permitted to  
14 legally park within metered parking spaces  
15 or parking permit zones."

16 MS. TREVARTHEN: Yes. Thank you for the  
17 clarification. Yes.

18 MR. LEEN: Okay, and that's, of course,  
19 within the discretion of the Board, but I  
20 wanted to make that clear, that that would be a  
21 change.

22 MS. KEON: Well, how would you -- How would  
23 you -- What was your intent there?

24 MS. TREVARTHEN: Now that I'm in the right  
25 place, yes, I agree with Craig, that 1 is

1 MS. KEON: But B is saying that it can only  
2 be parked there if the -- during the hours that  
3 the parking meter there is enforceable.

4 MS. TREVARTHEN: That's correct.

5 MS. KEON: Is that right? Okay, so  
6 that's --

7 MS. TREVARTHEN: And the implication that  
8 flows from that, again, the Board will -- the  
9 Board Members will give us their input on how  
10 you would like to proceed, but in the  
11 residential areas, you're operating,  
12 particularly under Alternative 1, where there's  
13 a general prohibition, and do you want to  
14 create a situation where they can park at  
15 meters overnight, rather than in the driveways  
16 in the residential areas? If you do, then, I  
17 mean, this is out, so that's why we have it  
18 limited in the residential areas.

19 In the commercial areas, we heard input  
20 that there was less concern about what was  
21 happening overnight.

22 CHAIRMAN AIZENSTAT: So, in a commercial  
23 area, they could park overnight on a meter?

24 MS. TREVARTHEN: That's correct.

25 CHAIRMAN AIZENSTAT: Once it's not

1 enforced.  
 2 MS. TREVARTHEN: That's the way it's  
 3 currently drafted, at Line 20 through 25 of  
 4 Page 5 of Alternative 1. It could be changed,  
 5 but that's the current draft.  
 6 MS. KEON: But it also says not -- but it's  
 7 prohibited in the residential districts?  
 8 MS. TREVARTHEN: When the meters are not  
 9 operable. It's allowed when they are operable,  
 10 but not when they're not collecting a charge,  
 11 when they're not operable. So that distinction  
 12 may be one you want to preserve.  
 13 MS. KEON: In 2, right, that --  
 14 MS. TREVARTHEN: Right.  
 15 MS. KEON: So during the overnight hours,  
 16 you cannot park a pickup or any of these other  
 17 vehicles in a space?  
 18 MS. TREVARTHEN: My memory is, that's  
 19 midnight to seven, but I'll stand corrected if  
 20 I'm wrong.  
 21 MR. RIEL: Midnight to seven.  
 22 MS. TREVARTHEN: Okay, thank you.  
 23 MS. KEON: Okay, that's fine.  
 24 MS. TREVARTHEN: Other questions?  
 25 CHAIRMAN AIZENSTAT: I have -- You're

1 they're parking in it. So, if you just  
 2 generalize it to a structure -- I mean, the way  
 3 it's drafted now, the theory is, if it's fully  
 4 enclosed, you're protecting the people from  
 5 those impacts, and do you really care what it's  
 6 named? What you care is that it's fully  
 7 enclosed. Now, you may disagree with that  
 8 proposition, and we'll see.  
 9 MR. LEEN: Mr. Chair, all I would say is  
 10 that I think the addition of word "fully" to  
 11 before "enclosed" will largely address that.  
 12 It is possible that you will have structures  
 13 that are very close to a garage, but they may  
 14 technically be a carport, that someone may  
 15 argue it's permissible to have a truck, under  
 16 this wording, but I think the general view is  
 17 correct that if it's a carport with three open  
 18 sides, that that would not be fully enclosed.  
 19 MS. TREVARTHEN: And we do say "entirely  
 20 enclosed" at Line 9 on Page 3 of Alternative 1,  
 21 and we also say "entirely enclosed" at Line 15  
 22 on Page 3 of Alternative 2. But wherever  
 23 else -- it's not happy. Wherever else it may  
 24 not say that, the intent was to be consistent,  
 25 with "fully enclosed."

1 treating garages as enclosed spaces. In the  
 2 City of Coral Gables, we also have carports  
 3 that are allowed instead of a garage, when  
 4 somebody goes ahead and permits their house or  
 5 builds their house. How are you treating a  
 6 carport?  
 7 MS. TREVARTHEN: It is not -- I mean,  
 8 there's many, many exceptions here, but if  
 9 you're looking at the "enclosed" exception,  
 10 that's intended to be fully enclosed and not  
 11 just a carport, in this particular draft that's  
 12 being offered to you for your consideration  
 13 this evening.  
 14 MR. LEEN: In light of that comment, may I  
 15 ask a question? To clarify, it does say in  
 16 this proposal -- and it's not a proposal -- in  
 17 this opportunity for the Board to consider --  
 18 MS. TREVARTHEN: Right.  
 19 MR. LEEN: -- garage or structure. What  
 20 would be a structure that's not a garage?  
 21 MS. TREVARTHEN: If those facts arose, then  
 22 we could certainly look at it. We didn't want  
 23 to be in a situation talking with Code  
 24 Enforcement Staff, Parking Staff, Zoning Staff,  
 25 where somebody claims it's not a garage but

1 CHAIRMAN AIZENSTAT: Any other questions or  
 2 comments? No?  
 3 MR. BEHAR: Open it up --  
 4 CHAIRMAN AIZENSTAT: Thank you.  
 5 MR. BEHAR: -- to the public?  
 6 MS. TREVARTHEN: Thank you.  
 7 CHAIRMAN AIZENSTAT: -- for your  
 8 presentation.  
 9 At this time, let's go ahead and have  
 10 everybody that's going to go ahead and speak  
 11 please stand up and be sworn in.  
 12 (Thereupon, all who were going to speak  
 13 were duly sworn by the court reporter.)  
 14 CHAIRMAN AIZENSTAT: Thank you.  
 15 Jill, how many speakers do we have, total,  
 16 now?  
 17 MS. MENENDEZ: Close to 30.  
 18 CHAIRMAN AIZENSTAT: Close to 30? Okay.  
 19 Let's go ahead and use the clock, please, and  
 20 we're going to go ahead and limit it to three  
 21 minutes per speaker.  
 22 Call the first speaker, please.  
 23 MS. MENENDEZ: Ronald Canizares?  
 24 MR. CANIZARES: My name is Ronald  
 25 Canizares. I live at 4100 Palmarito Street, in

1 Coral Gables. I'm a relatively new resident of  
 2 Coral Gables, I've lived here five years, and  
 3 would like to comment on the unique character  
 4 of this community, which is very different than  
 5 other very pleasant communities to live in, in  
 6 South Florida, but it's not Coral Gables.

7 And in that regard, I support Alternative 1  
 8 here, marked as A, that says that, "A pickup  
 9 truck resembles a commercial vehicle, which is  
 10 inconsistent with the nature, history and  
 11 appearance of the City's residential  
 12 neighborhoods."

13 I think that what makes us distinctive is  
 14 this character of the City. Things become  
 15 popular, that are sometimes adopted in zoning  
 16 codes: Roof tiles that are made of artificial  
 17 materials. The color blue, navy blue, has  
 18 become quite popular for the color of homes.  
 19 That does not mean that this community should  
 20 adopt those trends or fashions that take place.

21 Alternative B, which is pickup trucks with  
 22 a cap on it, is a pickup truck. A pickup truck  
 23 is a pickup truck, no matter whether we cover  
 24 the bed or not. So I urge you to maintain the  
 25 character of this community and to support

1 tax," "More information about what we have,"  
 2 "No, no, no permits, that's too complicated,"  
 3 "That just adds another layer, and we want to  
 4 minimize layers." Remember that? It was  
 5 concluded that it was best to have a clear  
 6 definition of what you can have and what you  
 7 can't have, as opposed to a permit system.

8 Regarding length, it was said various  
 9 times, "If you start getting into length, you  
 10 start getting into some confusion for Code  
 11 Enforcement." "Who's going to be out there  
 12 with a tape measure?" "We cannot expect Code  
 13 Enforcement to go and measure every truck,  
 14 measuring everything."

15 And covers, covers were also discussed, and  
 16 with the same conclusion. "What I don't want  
 17 to see is an open bed full of junk, so if you  
 18 have a cover, you can keep your junk, and if  
 19 you don't have a cover, you should get your  
 20 junk out of there." "It's easy to enforce."  
 21 "If you put a cover on a pickup truck, it's  
 22 still a pickup truck." I agree. "Let's not  
 23 hide them."

24 I say, rejoice. I have really great news.  
 25 The wheel has already been invented, and a lot

1 Alternative 1.  
 2 Thank you.  
 3 CHAIRMAN AIZENSTAT: Thank you.  
 4 MS. MENENDEZ: Ani Victoriano?  
 5 MS. VICTORIANO: Hello. Ani Victoriano,  
 6 510 Catalonia. I'm hoping my words will move  
 7 you well to see this truck situation for what  
 8 it is, an archaic relic that no one knows how  
 9 to dispose of, kind of my Aunt Millie's holiday  
 10 cake, but that's another story.

11 After reading the City Staff's opinion  
 12 presented today, I decided to use your words  
 13 and your thoughts from the last meeting. So it  
 14 was expressed that while you like the law, the  
 15 time has come to update and modernize it, and I  
 16 think that's what all you all said. You said,  
 17 "It must be kept simple, straightforward,  
 18 enforceable, and provide clear guidelines." I  
 19 don't know, but that didn't sound very clear to  
 20 me. Permits were brought up, and it was  
 21 something that was brought up over and over  
 22 again, and there was a question that was asked  
 23 regarding permits, and it was, "What are you  
 24 trying to accomplish by requiring a permit?"  
 25 And the answers ranged from, "Collecting a

1 of you were actually involved in it. Back in  
 2 2005, the zoning rewrite, Alternates A and B  
 3 were sent to Mayor and Commission, and sent  
 4 again in 2008. Alternate A was everything you  
 5 described, easy, enforceable and fair.

6 Alternate A won't leave 70 percent of the  
 7 current pickup truck owners in a jam, as our  
 8 Alternate B does, by addressing length. It's  
 9 as simple as outlining -- outlined, ladders,  
 10 signs and visible cargo. It simply defines  
 11 commercial vehicle. It's a beautiful thing.

12 Let's -- just a second -- Let's take what  
 13 you have, the 2005 rewrite, and run with it.  
 14 Send it to the Mayor and to the Commission. We  
 15 have been held captive long enough. Please do  
 16 the right thing. Thank you.

17 CHAIRMAN AIZENSTAT: Thank you.  
 18 MS. MENENDEZ: William Rivenbark?  
 19 MR. RIVENBARK: Good evening. My name is  
 20 William Rivenbark, 3616 Harlano Street. I  
 21 personally, and all of those of us in favor of  
 22 the change, would like to thank the Planning  
 23 and Zoning Board and the City Staff for the  
 24 work they've put into this. It's shown. It's  
 25 very appreciated.

1 At its very essence, it can be said that  
 2 what we are seeking is not an unreasonable  
 3 request. By American standards, we're the  
 4 citizens; we're trying to talk to our local  
 5 government and change something that has been  
 6 in place for a very long time, and what most  
 7 reasonable people seem to agree is a very  
 8 outmoded rule. Things have changed. It's been  
 9 52 years, if I read the notes correctly, since  
 10 this law was first put in place. I think  
 11 everybody would admit that in 52 years, things  
 12 change.

13 A few comments have been made about Coral  
 14 Gables being an above-average community, which  
 15 I agree with, if that's an appropriate thing to  
 16 say, and we're all fortunate that we live  
 17 there. Those of us that drive pickups love  
 18 Coral Gables as much as anybody else. We moved  
 19 here for the same reasons. We're not intent on  
 20 doing any harm to the City, and as of this  
 21 moment, there is no proof whatsoever that  
 22 pickup trucks being allowed to park outside at  
 23 night, over the past several years, have caused  
 24 any harm to the City, economic or otherwise.  
 25 There is no proof.

1 We talk about above-average cities. This  
 2 has already been said, and I don't wish to  
 3 drive it into the ground, but we've researched  
 4 how Palm Beach, Beverly Hills and Carmel,  
 5 California, handle these issues, and with all  
 6 due respect to Mr. George Merrick and everybody  
 7 in this room, most people would say those three  
 8 cities are a notch or two above us, in terms of  
 9 prestige and appearance. They have no problems  
 10 with privately owned pickups parking outside  
 11 overnight.

12 On the one hand, I do not want to minimize  
 13 the Board's efforts, because it is a serious  
 14 topic in the City. On the other, however, I  
 15 respectfully ask that we not complicate or  
 16 over-regulate this. I've done a lot of  
 17 research on how other municipalities handle  
 18 this issue. There's many comments about  
 19 capacity. Typically, one-ton capacity is  
 20 noted. There's comment about no modifications,  
 21 the trucks need to be stocked from the factory,  
 22 no modified suspensions, no modified exhaust  
 23 systems. I have not found length to be an  
 24 issue in any of this research, until you start  
 25 talking about things like motor homes. We're

1 not talking about motor homes.  
 2 When the issue of length came up, I looked  
 3 up something that might impress you. A 2012  
 4 Rolls-Royce Phantom II, with the extended wheel  
 5 base, is 239.8 inches in length. I know the  
 6 City of Coral Gables pretty well. I don't  
 7 think the City would tell an owner, "Sorry, you  
 8 can't park your Phantom II in your driveway  
 9 overnight because of its length." I admit, I  
 10 don't know the length of parking spots. That  
 11 was a new one for me.

12 But we thank you for your help on this. We  
 13 think everything is going in the right  
 14 direction. Please just do not overcomplicate  
 15 it. Thank you.

16 MS. MENENDEZ: Wayne Sessions?  
 17 (Applause)

18 CHAIRMAN AIZENSTAT: I would ask that  
 19 everyone just hold your applause, please, till  
 20 everybody has spoken. That would be  
 21 appreciated. Thank you.

22 MR. SESSIONS: Wayne Sessions, 1310 Genoa  
 23 Street, long-time resident of Coral Gables.

24 Last time the Board met, and I appreciate  
 25 listening -- you listening to what we had to

1 say -- I gave a detailed presentation or a  
 2 PowerPoint on some of the things our former --  
 3 our compadres here put together, and the bottom  
 4 line is, you know, it's about -- what was  
 5 brought up is aesthetics, beauty and character,  
 6 and we've determined that this does not affect  
 7 Coral Gables, by having a luxury pickup truck  
 8 with a utilitarian capability. There's no  
 9 data, there's no history, of property values  
 10 being lost due to us parking pickup trucks in  
 11 Coral Gables.

12 We want to keep this simple. You know, all  
 13 due -- all due respect, this is not rocket  
 14 science. No ladders, no signs, no cargo. It  
 15 would be an absolutely Code nightmare, trying  
 16 to weigh trucks, measure trucks and do these  
 17 types of things. My goodness, at night. We're  
 18 talking about night. You can't see the  
 19 vehicles, from 7:00 to 7:00 the next morning.  
 20 We want to keep it simple. Keep it simple.  
 21 Let's make this ordinance simple, and I'd like  
 22 to be able to park and drive a pickup truck in  
 23 Coral Gables. Thank you very much.

24 CHAIRMAN AIZENSTAT: Thank you.  
 25 MS. MENENDEZ: Robert Williford?

1 MR. WILLIFORD: Robert Williford, 1226  
 2 Cordova Street, a long-time resident of Coral  
 3 Gables. I've been living here since 1957, went  
 4 to Coral Gables Elementary, Ponce, Gables High,  
 5 and I love this City, and all I have to say is,  
 6 I've been here for 55 years and I've yet, to  
 7 this day, until this gentleman got up and  
 8 spoke, to meet somebody that had a problem with  
 9 people parking pickup trucks in Coral Gables.  
 10 I'm sure there's other people here, but all I'm  
 11 saying is, I've been here for 55 years, and  
 12 I've had a truck since -- in Coral Gables since  
 13 I was 19, and that's the first person I've  
 14 heard that's actually voiced a problem. So, I  
 15 mean, I love my truck, I love Coral Gables,  
 16 I've loved my life here. I enjoy living here.  
 17 I have four kids, and they've all grown up  
 18 here. I just don't understand what the problem  
 19 is, to begin with, you know. I just really  
 20 don't. And thank you for considering all this,  
 21 but once again, I just don't see what the  
 22 problem is. Thank you, sir.

23 CHAIRMAN AIZENSTAT: Thank you.  
 24 MS. MENENDEZ: Jim Hartnett?  
 25 It's Jim Hartnett.

1 MR. HARLEY: Jim Harley?  
 2 MS. MENENDEZ: Hartnett.  
 3 MR. HARTNETT: Go ahead, you're close.  
 4 My name is Jim Hartnett, and I was born and  
 5 raised in Coral Gables. I've lived here all my  
 6 life. I'm always amazed at people who want to  
 7 change the Code. When they came here, it was a  
 8 beautiful city. They came because they could  
 9 get quick fire response, from Fire and Police,  
 10 their houses were protected by proper zoning,  
 11 and on and on. And that's why we call it the  
 12 City Beautiful.

13 I'm opposed to changing this. It's worked  
 14 for all these years, even though the units have  
 15 changed. Leave it alone. We've already spent  
 16 a ton of money through the courts to get a  
 17 confirmation that the ordinance is in good  
 18 shape, and as I see it, the people who own a  
 19 truck knew or should have known that this  
 20 ordinance existed. So there are three options  
 21 that I see that they have. One is, they can  
 22 garage it, they can cover it, or they can do  
 23 what Chester did, who was reading the Triple A  
 24 magazine, and he came across a paragraph in the  
 25 article which said three out of four accidents

1 happen within one mile of your house; he moved.  
 2 My comments. Thank you, sir.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MS. MENENDEZ: Larry Horton?

5 MR. HORTON: Larry Horton, 6604 Leonardo --

6 CHAIRMAN AIZENSTAT: Can you speak into the  
 7 mike, please?

8 MR. HORTON: Larry Horton, 6604 Leonardo  
 9 Street. I'd just like to say that I'm against  
 10 both proposals. I don't think there should be  
 11 any discrimination against this type of  
 12 vehicle. It should be treated the same as a  
 13 sport utility vehicle. I think, if I  
 14 understand the proposals correctly, that a  
 15 gardener can come park in front of my home with  
 16 his pickup truck, but I would not be able to do  
 17 so, or a contractor could come work on my home,  
 18 but I would be unable to do so.

19 I think there's been a lot of argument  
 20 about aesthetics and I don't really understand  
 21 that argument, because in the City of Coral  
 22 Gables, on a daily basis, over the 16 -- well,  
 23 as the previous gentleman stated, it applies  
 24 overnight, which makes no sense, and in  
 25 addition, during the day, hundreds or maybe

1 even thousands of trucks, commercial, large,  
 2 and pickup trucks, come through the City of  
 3 Coral Gables. Businesses are allowed. The  
 4 Building -- your own Building and Zoning  
 5 Department uses pickup trucks. I would ask, if  
 6 you want to prohibit and you want to do that,  
 7 why don't we ask the Building and Zoning  
 8 Department to abandon using the trucks?

9 It just makes no sense to me. I think it's  
 10 an elitist attitude. I think it's hypocrisy  
 11 that the City uses it, and there's no  
 12 difference -- beauty is in the eye of beholder.  
 13 There's no difference between a late model  
 14 luxury pickup truck and a sport utility  
 15 vehicle. Some of the pickup trucks are  
 16 actually smaller. Some of the sport utility  
 17 vehicles are very large and heavy, the  
 18 Chevrolet Suburban. The example was given  
 19 about the Rolls-Royce. The same principle  
 20 applies.

21 I would urge you to just treat it the same  
 22 as an SUV and abandon all these regulations,  
 23 which are just going to add expense and more  
 24 complication and more overhead for the City  
 25 government.

1 That's all I have to say.  
 2 CHAIRMAN AIZENSTAT: Thank you.  
 3 MS. MENENDEZ: Dorothy Thomson?  
 4 MS. THOMSON: Good evening, Members of the  
 5 Planning and Zoning Board, and Mr. Leen.  
 6 My name is Dorothy Thomson, and my address  
 7 is 2600 Cardena Street. I'm sure you're aware  
 8 that you're not the first Planning and Zoning  
 9 Board that has taken up this very subject over  
 10 the years. There have been a number of times,  
 11 in my recollection, since I served on the  
 12 Commission, as a Commissioner and Mayor of the  
 13 City of Coral Gables. It has come to the  
 14 Commission over those years several times.  
 15 There used to be a -- and I must say that the  
 16 Planning and Zoning Board and the Commission  
 17 agreed that there should be no change in the  
 18 ordinance that exists, still exists today.  
 19 Mr. Zahner, who was the City Attorney for  
 20 many, many years here, used to jokingly say,  
 21 "This same issue comes up about every five  
 22 years," and each time it was turned back and,  
 23 you know, the City has continued to be the  
 24 beautiful city that it is. And yes, it could  
 25 be argued that some trucks are beautiful and

1 different things, but, you know, you get some  
 2 shabbily looking -- shabby looking trucks, and  
 3 then you have a problem. Only you should look  
 4 across the perimeter of Coral Gables, and  
 5 you'll see an entirely different type of  
 6 living. Yes, the young man that just spoke a  
 7 few minutes ago, I believe he said that he's  
 8 had a truck for many years and there's been no  
 9 problem, but I guess that he was under the  
 10 radar or that he keeps his truck very nice or  
 11 no neighbor complained, and I submit that if  
 12 there were no ordinance here, there would be a  
 13 proliferation of trucks in our City.  
 14 We've just come through years of  
 15 litigation. Thousands of dollars of taxpayers'  
 16 money has gone into the suit, and beyond that,  
 17 the appeal of the same subject here, and the  
 18 City, you know, prevailed. This only makes --  
 19 It almost makes a mockery of what has occurred  
 20 over these number of years. On the heels of a  
 21 perfect victory by the City of Coral Gables, we  
 22 right away turn around and say, "Oh, well,  
 23 let's go back and look at it again," by  
 24 proposing this type of an amendment or whatever  
 25 it's called. I was trying to listen to it,

1 excuse me, and digest it, but it's voluminous  
 2 and I can't, at this moment, but I'll tell you  
 3 the truth, that you start to tweak this  
 4 ordinance and you're only asking for more  
 5 trouble down the line. Then the  
 6 interpretations become such that over and over  
 7 again, we can be coming back to other Planning  
 8 and Zoning Boards in the future.  
 9 My suggestion is, such a drastic change in  
 10 the Code should go to the voters themselves.  
 11 Let them make that decision, not the ones that  
 12 are here tonight, but the ones around the City  
 13 who are aware of the situation, because this  
 14 really and truthfully, in my estimation, and a  
 15 lot of the people's estimation, too, will have  
 16 a profound effect upon the aesthetics of our  
 17 City of Coral Gables, and we're looking for  
 18 this Planning and Zoning Board to use prudence  
 19 and be very, very vigilant.  
 20 Thank you very much.  
 21 CHAIRMAN AIZENSTAT: Thank you.  
 22 MS. MENENDEZ: William Hartnett?  
 23 MR. HARTNETT: I'm William Hartnett. I  
 24 live at 4950 Campo Sano Court, in Coral Gables.  
 25 I have always been, "If it isn't broken,

1 don't fix it." It's not broken. The ordinance  
 2 has been well taken care of. We live in Coral  
 3 Gables, with other people who have criticized  
 4 us because we live in Coral Gables and because  
 5 we have a view of how our City should run. It  
 6 is also nice to be part of this for as long as  
 7 I've lived and be a part -- I don't see very  
 8 many people coming up to speak to you that were  
 9 born, and second and third generations here. I  
 10 think that we have a City that is well run, and  
 11 that if it isn't broke, don't fix it.  
 12 CHAIRMAN AIZENSTAT: Thank you.  
 13 MS. MENENDEZ: Victoria Briant?  
 14 MS. BRIANT: Good evening. I'm Victoria  
 15 Briant. I live at 1118 Ferdinand Street, in  
 16 Coral Gables, and I appreciate your  
 17 consideration on this.  
 18 I would urge the Board to take a simpler  
 19 approach, in the form of Modified Proposal A,  
 20 which has been under consideration since 2005.  
 21 With all due respect, I believe that what we  
 22 just heard tonight was unduly complicated and  
 23 perhaps, and without meaning any offense,  
 24 over-lawyered. And if you go back to Modified  
 25 Version A, it addresses every concern the Board

1 raised at the February 15th, 2012 hearing.  
 2 I'd like to just address a couple of things  
 3 in the proposed language here. If you  
 4 remember, in November, I spoke to you and I  
 5 gave you some photographs of my truck, backed  
 6 into the driveway at the side of my house,  
 7 which has a wall for the house, a gate that  
 8 goes into a courtyard, and then a hedge, and so  
 9 all you see from the street is the front grill,  
 10 which looks like an SUV, because that's how  
 11 Chevy does its trucks and its SUVs. My truck  
 12 is more than 216 inches long. The number one,  
 13 two and five selling trucks in America are all  
 14 longer than 216 inches. What this proposed  
 15 language would leave people with are the  
 16 unpopular trucks. And I would suggest that the  
 17 essence of leadership is to make these types of  
 18 decisions, not defer it to a plebiscite, but to  
 19 say, you know, times have changed, which we've  
 20 heard a great deal about.

21 In terms of that extra 40 to 45 inches of  
 22 length between the 216 and the trucks that --  
 23 the Chevy Sierras, the Chevy Silverados -- I  
 24 think it's the GMC Sierra, sorry, the Ford F  
 25 series, there's no aesthetic cost to those

1 trucks, particularly when they are backed in on  
 2 three sides. It's that three-side option that  
 3 is missing from this language, but which is in  
 4 Modified Proposal A.

5 I would also just add, very briefly, my  
 6 truck is a dually. There seems to be a sort of  
 7 ingrained bias against dualies. Again, if  
 8 they're backed in, you don't see them.

9 I would add that Ani Victoriano, who got me  
 10 involved in this issue last year, and I went to  
 11 a Ponce Business Association luncheon in  
 12 February, and the County Appraiser, Pedro  
 13 Garcia, said when we spoke to him that they do  
 14 not take the presence of pickup trucks into  
 15 consideration when appraising residential  
 16 property. He said Ani and I could quote him on  
 17 that. We told him we'd be coming back before  
 18 the -- before you, and I appreciate that.

19 This is very simple. There's no evidence  
 20 that has been presented that banning trucks  
 21 protects individual property values. Allow  
 22 trucks where they're shielded. No signs, no  
 23 ladders, no cargo.

24 Thank you.  
 25 CHAIRMAN AIZENSTAT: Thank you.

1 MS. MENENDEZ: Michael Abbott?

2 MR. ABBOTT: Hi. Mike Abbott. I live at  
 3 1303 Ferdinand Street, been living there about  
 4 10 years. I have a corner house, so -- and I  
 5 do have a detached garage, but unfortunately,  
 6 the garage isn't really deep, deep enough for  
 7 my truck. It's not practical for me to back it  
 8 in or to pull it in. I have a drain -- I also  
 9 have a guest house above my -- my garage, and  
 10 there's a drain pipe that comes down from that  
 11 guest house, so I would have to reroute  
 12 everything and I would have to enlarge my  
 13 garage, in order to park my Tacoma, which is a  
 14 four-door, clearly passenger-style pickup  
 15 truck, and, you know, it would be -- Granted, I  
 16 bought the truck before I moved to Coral  
 17 Gables, and I've had -- I've been sort of  
 18 harassed by this whole ordinance. I wish that  
 19 the City would, you know, finally get over  
 20 this. If it looks like a commercial pickup  
 21 truck, which I think up to 1960 -- I think was  
 22 when it first came out. If it was 1960, I  
 23 think the intent was -- I think we can all  
 24 agree the intent was, if it looked like a  
 25 pickup truck, you didn't want to have it here

1 overnight or whatever, you didn't want it  
 2 parked out in front of the house and all that.  
 3 I don't think we're there now.

4 In fact, you know, you can argue that,  
 5 well, there wasn't anything up until 1960, so  
 6 for 40 something years, whenever the City  
 7 actually first started -- my house is 1926 --  
 8 there wasn't an ordinance against pickup  
 9 trucks. So, apparently, this came about in  
 10 1960. I don't know if anybody's really  
 11 considered that, but -- and I am considering  
 12 adding on to my house, but for me to sell my  
 13 truck, just to add onto my house, or have to go  
 14 through the process to, you know, figure out  
 15 what I'm going to do with my pickup truck in  
 16 the -- you know, while the house is getting  
 17 added onto, if I wanted to add on an extra bay  
 18 or if I can modify my garage -- I'm not even  
 19 guaranteed that I'm going to be able to do  
 20 that. So I think that the City ought to  
 21 reconsider, and if it is a commercial vehicle  
 22 versus a personal use vehicle, then they should  
 23 allow personal use vehicles. There ought to be  
 24 a simpler way to come about changing the  
 25 ordinance the way it is now. But I'm in favor

1 of allowing people to have personal use pickup  
 2 trucks.  
 3 Thank you.  
 4 CHAIRMAN AIZENSTAT: Thank you.  
 5 MS. MENENDEZ: Jack Thomson?  
 6 MR. THOMSON: Good evening, Mr. Chairman,  
 7 Members of the Board. I'm Jack Thomson. I  
 8 live at 2600 Cardena Street, the same address  
 9 as Mayor Thomson. I've lived in Coral Gables  
 10 since 1944, continuously except for a period of  
 11 two years when I was in the Army during the  
 12 Korean War. In those early years, we had horse  
 13 trails down the middle of Alhambra Circle, all  
 14 around the City. We had a riding academy on  
 15 Salzedo Street. It was a sleepy, nice little  
 16 town.  
 17 Then in 1963, the Community Development  
 18 Board, of which I was chairman, decided that we  
 19 would make this a corporate headquarters for  
 20 Latin American -- or Latin American corporate  
 21 headquarters for businesses around the country.  
 22 We successfully promoted that. We've made this  
 23 an international city. The Downtown that was  
 24 once limited to a three-story zoning is now,  
 25 what, 16 stories, with the extra benefits. The

1 City has grown into a sophisticated city, known  
 2 around the world. In those early days, you'd  
 3 travel anywhere, and you'd say, "I'm from  
 4 Miami." Nobody knew what Coral Gables was.  
 5 Now you can say you're from Coral Gables, and  
 6 exactly where you are.  
 7 Our community and the residential area has  
 8 grown out. It's grown up. The original house  
 9 that I bought in 1959, coming out of law  
 10 school, for \$22,000, today still sells for in  
 11 the hundreds of thousands. This is not about  
 12 property values. This is about aesthetics of  
 13 the City. We are a sophisticated city. We're  
 14 trying to attract businesses here and keep  
 15 businesses here, keep residents here that  
 16 appreciate the aesthetics of the class-one city  
 17 that we are. We don't need to go down from  
 18 that. I think the Attachment 1 might be a good  
 19 direction to go to consider that.  
 20 CHAIRMAN AIZENSTAT: Thank you.  
 21 MS. MENENDEZ: Joseph King?  
 22 MR. KING: Joseph King. I live at 5901  
 23 Leonardo Street, a disabled veteran with a  
 24 disability tag on my truck, and I don't really  
 25 understand what I've read. It sounds like

1 you've got to get a permit, and then it says,  
 2 well, maybe you don't with a handicap tag, so I  
 3 wanted clarification on that, and maybe what  
 4 these permits are going to cost.  
 5 But a quick comment on shabby pickup  
 6 trucks. I see a lot of shabby cars, also. I  
 7 own a luxury pickup truck. It's nicer than our  
 8 Mercedes. It has more room in it. The leather  
 9 is better. You know, it's a nice vehicle.  
 10 It's a Sports Trac, one of the ones you're, you  
 11 know, approving, with the customized thing,  
 12 but what else doesn't make sense to me is the  
 13 aesthetics of the community. If you're going  
 14 to ban them, ban them. Who drives around from  
 15 7:00 p.m. to 7:00 a.m., looking at the  
 16 aesthetics of Coral Gables? They do it during  
 17 the day. I mean, if that's what some of these  
 18 people have commented on, let's be realistic.  
 19 Let's do it from 7:00 a.m. to 7:00 p.m., if you  
 20 want, for aesthetics.  
 21 I have no further comments. Thank you.  
 22 CHAIRMAN AIZENSTAT: Thank you.  
 23 (Applause)  
 24 CHAIRMAN AIZENSTAT: Please hold your  
 25 applause.

1 I'd like to welcome Commissioner Cabrera,  
 2 that's here in attendance.  
 3 MS. MENENDEZ: Judy King?  
 4 MS. KING: I'll just keep it very simple.  
 5 I believe if someone has a pickup --  
 6 CHAIRMAN AIZENSTAT: Can you please state  
 7 your name and address?  
 8 MS. KING: I'm sorry. I'm Judy Spero King.  
 9 I live at 5901 Leonardo Street. I'll just keep  
 10 it very simple. I believe if someone wants to  
 11 have a pickup truck, if it's well maintained,  
 12 the same goes for cars, I think they should be  
 13 allowed to park that in their driveway, and  
 14 that's -- I just hope that you will allow  
 15 pickup trucks, as I said, as long as they're  
 16 well maintained, to be allowed in Coral Gables.  
 17 CHAIRMAN AIZENSTAT: Thank you.  
 18 MS. MENENDEZ: Betty Canova?  
 19 MS. CANOVA: Hi. My name is Betty Canova.  
 20 I live at 3018 Coconut Grove Drive. My views  
 21 mainly were expressed very competently by these  
 22 three gentlemen here. However, I'd like to  
 23 add, the people that are saying we don't need  
 24 to change anything, things are changing every  
 25 day in the world. The whole world is changing.

1 The City has changed, people are changing, and  
2 the economy has left a lot of people not able  
3 to keep their homes, their jobs. Many people  
4 are having to buy trucks as family cars, you  
5 know, with the four seats in them. We can't  
6 tell these people they can't park their family  
7 cars in their own driveway, because they're  
8 using them for their family vehicle.

9 We do need a change. Thank you.

10 CHAIRMAN AIZENSTAT: Thank you.

11 MS. MENENDEZ: Aurelio Rey?

12 MR. REY: Good evening, Members of the  
13 Board. My name is Aurelio Rey. I'm an  
14 architect. I reside at 521 San Juan Drive. I  
15 have been residing there since November 6th of  
16 1986. Previously, I resided at 537 Zamora.

17 I am totally, vehemently opposed to having  
18 trucks of any kind, of any ilk, in front of our  
19 houses. Whatever they may say, a truck is a  
20 truck is a truck.

21 I'm looking at some of the items that are  
22 being written, and sure, the Proposal A  
23 clarifies many of the things that are left  
24 unanswered, so I support Proposal A. I think  
25 the City Attorney picked up on a couple of

1 constitutionality. Why allow the 37 and not  
2 allow the 46? Right away, the City is going to  
3 be in for a rude awakening, if you approve this  
4 ordinance.

5 Number two, in situations, especially in  
6 the North Gables, where we have a lot of  
7 15-foot fronts, an 18-foot truck is going to  
8 stick three feet out into the sidewalk, or four  
9 feet out if the person doesn't want to get too  
10 close to the house. So what are we going to  
11 do? Who's going to go out there and police  
12 these trucks? Are we going to have our Code  
13 Enforcement go out and measure the size of the  
14 truck? It presents a whole mess of issues that  
15 we don't need to deal with. Our ordinance was  
16 upheld by the courts. Our ordinance is to be  
17 maintained. Tweak it, clarify it, do whatever  
18 you want to it, but we don't want pickup trucks  
19 in the City of Coral Gables.

20 Thank you.

21 CHAIRMAN AIZENSTAT: Thank you.

22 MS. MENENDEZ: James Harley?

23 MR. HARLEY: My name is James Harley. I  
24 live at 732 Aledo Avenue. I moved here in  
25 1994, and in fact, when I moved here, I had a

1 items that were very, very important to  
2 clarify, because there's a clear contradiction  
3 on 2903 of what is the intent.

4 Proposal B, I'm totally opposed to, for  
5 many reasons. My colleagues, my friends on the  
6 Board, we have a lot of situations, and I've  
7 sat on an architectural historical master plan,  
8 and I have sat on the Board of Architects, and  
9 I have sat on the Mediterranean Committee. I  
10 have given a lot of time, of my time and my  
11 money, to the City of Coral Gables. The reason  
12 why I chose to raise my family in Coral Gables  
13 was because of what it represented.

14 You've been told by people that having a  
15 pickup truck in front of your house is not  
16 going to diminish the value. Tell that to the  
17 people across the street in Miami or tell that  
18 to the people in Hialeah. See how their  
19 property values compare to ours.

20 On the idea of allowing a certain size  
21 trucks, I see a list of trucks in here, or vans  
22 or whatever you want to call them, that are  
23 either allowed or not. I counted 47 or 46 that  
24 are not allowed, and 37 that are allowed. Now,  
25 here comes the first question on

1 pickup truck. So I had to find a garage big  
2 enough to store that truck. My history is, I  
3 have 41 plus years with the Coral Gables Police  
4 Department. I'm the retired Chief of Police.  
5 I tell you, if you recommend this ordinance to  
6 be approved and the Commission approves it, the  
7 minute it goes into effect, there's going to be  
8 many, many violations. Is Code Enforcement  
9 going to be able to handle those?

10 My recommendation is, this ordinance not be  
11 approved. It's going to be a nightmare for  
12 those folks who have to enforce it, which is  
13 Code Enforcement. Thank you very much.

14 CHAIRMAN AIZENSTAT: Thank you.

15 MS. MENENDEZ: Michael Raley?

16 MR. RALEY: Good evening, ladies and  
17 gentlemen. My name is Michael Raley. I live  
18 at 1032 Catalonia Avenue. I guess I'm a  
19 relative newcomer. I've only been here about  
20 30 years.

21 Being quite succinct, it is time for this  
22 community to move forward in changing the  
23 ordinance that allows trucks to park in Coral  
24 Gables. It is no longer 1960 or 1950. Times  
25 have changed and trucks are now more than

1 something used for commercial work. They're  
2 now a viable means of transportation for a  
3 number of people who don't intend to degrade  
4 our neighborhoods. I say this because some  
5 people actually believe trucks parked in their  
6 neighbors' driveway will lower their property  
7 values. There is no data to substantiate this  
8 position. It is simply an opinion based on  
9 bias, without regard to reality.

10 I believe not allowing commercial trucks to  
11 park overnight makes sense. I would add that  
12 trucks with multiple rear axles and trucks with  
13 dual set rear wheels, often referred to as  
14 dualies, should also be added to the  
15 commercial truck category. This works quite  
16 well in West Miami. Do not go beyond this in  
17 trying to define what is allowable or not  
18 allowable. The issue is far too complex. The  
19 variety and shapes of vehicles that are trucks,  
20 or look like a truck, leads you into a  
21 definitional quagmire. Plus, it will be  
22 difficult for Zoning to manage and for citizens  
23 to comply.

24 Every time I hear this thing about the  
25 length of the truck, I see a Zoning guy out at

1 night with a slide rule, measuring -- trying to  
2 measure the length of a truck, but in reality,  
3 what happens, he'll take one look and say,  
4 "Yeah, it complies," and he'll keep driving.

5 Change is difficult for people to accept,  
6 but it is time to change. I remind you that  
7 this issue is being watched on a large scale,  
8 not just in Coral Gables. In today's world of  
9 social media, Coral Gables could be castigated,  
10 vilified and laughed at for keeping this truck  
11 ban in place. I can see the headline now,  
12 "Coral Gables City Beautiful goes ugly; trucks  
13 are banned in the neighborhood." Don't let  
14 that happen. Take action and update the truck  
15 ordinance in a reasonable and well thought out  
16 process, and I will add what someone else said  
17 earlier, the old KISS method, "Keep it Simple,  
18 Stupid," and everyone can work with it.

19 Thank you.

20 CHAIRMAN AIZENSTAT: Thank you.

21 MS. MENENDEZ: Enrique Sanchez?

22 (Applause)

23 MS. MENENDEZ: Enrique Sanchez?

24 Axel Font?

25 MR. FONT: Hi, good evening. Axel Font,

1 813 Lisbon Street. I've been a resident here  
2 for over 12 years now, and I just want to thank  
3 you. First and foremost, this reminds me of  
4 something a law teacher once told me. He goes,  
5 you know, "Law is like sausage, you don't want  
6 to see either of the two being made," and now I  
7 see what he was referring to.

8 But all kidding aside, I'm really happy  
9 about one thing, about all of us sitting here,  
10 is that we do agree that this is a wonderful  
11 City, it's a beautiful City. We agree on its  
12 aesthetic value, and what we might not agree in  
13 is how to carry that forth. And I'm very  
14 confident about one thing. If this doesn't  
15 pass now -- I can see it, because I feel like  
16 I'm dating myself and I'm looking at, you know,  
17 my elders, I'm looking at a history that's been  
18 here much longer than I've been alive -- if it  
19 doesn't pass today, ladies and gentlemen, it's  
20 going to pass eventually, and I will tell you,  
21 because -- and we've heard this over and over,  
22 times are changing, things are changing, and  
23 they are, and I'm glad they are, because not  
24 too long ago, around the same time that this  
25 law, just a few years prior to that, we had

1 segregated water fountains, and I don't think  
2 that's something, you know, that any of us  
3 would agree that we would enjoy even seeing or  
4 even contemplating or even mentioning today.

5 Property values, we've discussed it at  
6 length. The reason why property values in  
7 Hialeah have decreased is because they mow  
8 their lawns, they pave them, paint them green,  
9 and they put 50 cars there and everything --

10 CHAIRMAN AIZENSTAT: Excuse me, if you  
11 could just direct --

12 MR. FONT: Oh, I'm sorry. Sorry about  
13 that. But that's why property values -- and  
14 that's no secret to any of us. We know there's  
15 not going to be a mass exodus of people going  
16 out and running and buying pickup trucks if  
17 this changes, if you guys side with it, and I  
18 agree with Mr. Sessions and everybody who  
19 mentioned that we need to keep it simple. Wow,  
20 I'm impressed. After the two citations I  
21 received many years ago and coming today, you  
22 know, this is very well thought through, and  
23 it's an interesting plan, but I think it needs  
24 to be simplified. I have a -- you know, I hope  
25 that it will be in favor of allowing it, and

1 I'll tell you why. We have seen a really  
 2 simple change happen for all of us. The Hummer  
 3 was a vehicle -- not with the open back, the  
 4 Hummer itself is a vehicle that has been  
 5 manufactured for military purposes. It's used  
 6 in Afghanistan. It's used in Iraq. It's a  
 7 military vehicle. But we have had no problem  
 8 accepting it into our community as a regular  
 9 everyday family vehicle. I don't know if it's  
 10 because of cost value, aesthetics -- I remember  
 11 the first time I saw it, I'm like, "What's the  
 12 military -- I have no soldiers around here,"  
 13 but we've accepted it. I know eventually the  
 14 pickup truck needs to be accepted, as well.  
 15 It's not that complicated, and it is proof of  
 16 changing times.

17 Thank you very much for your time.

18 CHAIRMAN AIZENSTAT: Thank you.

19 MS. MENENDEZ: Shirley Carico?

20 MS. CARICO: Good evening. I'm Shirley  
 21 Carico. I live at 1521 Lugo Avenue. We've  
 22 lived there for 44 years. We're happy to live  
 23 in Coral Gables. We've tried to uphold the  
 24 standards. We appreciate your work.

25 Sometimes things happen in families that

1 you don't expect, and our son had a very sad  
 2 experience in his life, and for that reason has  
 3 had to come home and live with us. We welcome  
 4 him. He's been with us two years, and we're  
 5 hoping he'll get back to some stability in his  
 6 life, some economic stability. Because of this  
 7 sadness, if this -- if he has to leave because  
 8 of his truck, he'll be homeless, and this would  
 9 be a very unfortunate thing. He's an  
 10 upstanding member of the community. He's  
 11 practiced industry in Coral Gables and in South  
 12 Miami, but this sadness has occurred in his  
 13 life and he cannot afford to live except at  
 14 home with us in Coral Gables. So I wish that  
 15 you would consider that there are very  
 16 unfortunate things that happen in people's  
 17 life. You can't predict them, but when they  
 18 happen, you need to be able to give them --  
 19 give a home to your child. And if he has to  
 20 move, I'm telling you, he'll be homeless, and  
 21 we'd be very sad, and for the first time in our  
 22 life, my husband said, "Would you consider  
 23 moving from Coral Gables?" And my answer was,  
 24 "Yes," and I would be sorry to do that. But  
 25 thank you for your consideration.

1 CHAIRMAN AIZENSTAT: Thank you.

2 MS. MENENDEZ: Eva Gordon?

3 MS. GORDON: Thank you very much. My name  
 4 is Eva Gordon. I live at 1020 Andora Avenue.  
 5 I've lived in Coral Gables for 40 years, and  
 6 one of the many reasons we decided on Coral  
 7 Gables was because trucks were not allowed.

8 I agree with the architect. I  
 9 categorically am opposed to trucks. I think  
 10 those of us who bought here deserve the right  
 11 to continue living here without looking at the  
 12 trucks. I, quite frankly, do not care about my  
 13 property value at all. I simply care about  
 14 what I see when I look across the street, and I  
 15 do not wish to look at a truck, day or night.  
 16 So I suggest we keep it simple, we keep the  
 17 ordinance as it is. There's no problem with  
 18 you all driving your truck; just keep it in the  
 19 garage. Get out the junk from the garage and  
 20 put the truck where it belongs, in the garage.  
 21 It's very simple.

22 I would like to also say that if you think  
 23 that the truck is okay because times are  
 24 changing, is the Winnebago the next, because it  
 25 becomes very popular? I mean, what's the

1 difference? You know, five years from now,  
 2 we're going to be here discussing Winnebagos.  
 3 Do you want to look at campers? Do you want to  
 4 look at the boats across the street, because  
 5 that's the latest thing? So I think we have to  
 6 be very careful how much we attribute to  
 7 changing lifestyles and all that. We do have  
 8 to keep up as to why most of us want to live  
 9 here.

10 I would also like to say that the judge --  
 11 the court has already ruled on this. This was  
 12 brought to head because of the young man  
 13 sitting here, who does not even live in Coral  
 14 Gables, never lived in Coral Gables, other than  
 15 a renter, but he felt compelled to bring this  
 16 to a head, and I don't think that he should  
 17 have done so. I think that we have a vocal  
 18 minority wanting to change the law, or the  
 19 regulation, and I think that you owe it to us  
 20 long-time residents and taxpayers to bring this  
 21 to a vote, and I think that's all I'd like to  
 22 say. Thank you.

23 CHAIRMAN AIZENSTAT: Thank you.

24 MS. MENENDEZ: Brian Pelzman?

25 MR. PELZMAN: Good evening. My name is

1 Brian Pelzman. My address is protected by a  
 2 government exclusion, but I live on Granada  
 3 Boulevard, on the water.  
 4 First of all, I think it's nice that  
 5 Commissioner Cabrera came here, because --  
 6 because of Commissioner Cabrera, I was the  
 7 first chairman of the Traffic Advisory Board,  
 8 and that was back in, what, 2000?  
 9 COMMISSIONER CABRERA: 2001.  
 10 MR. PELZMAN: 2001. Two years, I served on  
 11 that Board, and I went to these meetings, these  
 12 same public meetings that I'm seeing right now,  
 13 and if you guys want to blame anybody for all  
 14 the traffic control devices --  
 15 Dorothy, I know you (inaudible) --  
 16 CHAIRMAN AIZENSTAT: If you don't mind,  
 17 please, if you could just turn to this --  
 18 MR. PELZMAN: My point is that a lot of  
 19 work was done in order to enhance our City, and  
 20 we do have a good City, and it is a well run  
 21 City, but the fact of the matter is, things are  
 22 a-changing, and I happen to own a beautiful  
 23 truck. I paid \$58,000 for it, and I don't want  
 24 to sell it. Now, I've got two choices. One,  
 25 I'm an attorney, and I read this one part, and

1 quite frankly, it totally confounded me. I do  
 2 have a disability. I've got my disability  
 3 sticker on my car and my truck. I use my race  
 4 car for therapy, because it helps me push my  
 5 left foot, but I did stop riding my motorcycle.  
 6 But I did notice this one part on here that  
 7 said something about that you could have one if  
 8 you had a disabled sticker on there. Is that  
 9 true? Is that the exception that we want to  
 10 make?  
 11 I'm seeing that this has been parsed out,  
 12 and it puts this Board in a very complicated  
 13 position. It's a yea or nay. It's not we're  
 14 going to send people out to measure a truck.  
 15 That's ludicrous. I've heard some very  
 16 articulate arguments.  
 17 Quite frankly, sir, I was very impressed  
 18 with you.  
 19 CHAIRMAN AIZENSTAT: If you could just  
 20 address your comments --  
 21 MR. PELZMAN: Well, I did. I just wanted  
 22 to compliment him. And all I can say is that I  
 23 love the City of Coral Gables. I have lived  
 24 here. I've actively promoted this City. Ralph  
 25 and I have disagreed on who actually got that

1 20 million dollar grant for the City to clean  
 2 the waterway. He says I did it; I say he did  
 3 it. But we did it together, and we got that 20  
 4 million dollars after the grant had closed,  
 5 because I knew a couple of federal project  
 6 monitors and I wanted to see our water clean.  
 7 So I am committed to this City. I've lived  
 8 here since 1987. I love it, I live on the  
 9 water, and pickup trucks are not offensive.  
 10 I've argued in front of a lot of appellate  
 11 courts, and I know when that button comes on,  
 12 you better start looking. So my whole point is  
 13 this. You know, I've looked at some of the  
 14 recommendations with these camper tops. I have  
 15 a farm up in North Florida, and I've seen these  
 16 things actually fly off of trucks. I don't  
 17 want to see these things at all. I say we  
 18 accept trucks. We understand that our  
 19 forefathers drafted a Constitution, and in that  
 20 Constitution, it was drafted in such away so as  
 21 to allow us to change, and it's time for a  
 22 change. And I don't think we have to castigate  
 23 or look at other people and say that they're  
 24 wrong. It's just time for us to change and  
 25 have a nice truck. If you want to, you can go

1 out and look at mine. It happens to be  
 2 beautiful.  
 3 CHAIRMAN AIZENSTAT: Thank you.  
 4 MR. PELZMAN: Thank you very much. I  
 5 appreciate it.  
 6 MS. MENENDEZ: Nicolas Stankov?  
 7 Nicolas? Nicolas?  
 8 MR. PELZMAN: I'm done. Thank you all very  
 9 much.  
 10 MS. MENENDEZ: Stetson?  
 11 MR. GLINES: Good evening, Members of the  
 12 Board and ladies and gentlemen. My name is  
 13 Stetson Glines. I reside at 536 Hardee Road.  
 14 I've lived and worked in Coral Gables my entire  
 15 adult life.  
 16 I, too, have a son that's returned home.  
 17 He's got a master's degree. His wife has a  
 18 Ph.D. They drive around in a Club Cab pickup.  
 19 His work demands that. It's not a dirty, messy  
 20 car. He parks with the tail to my garage door,  
 21 next to my Chevrolet, '69 Chevrolet Impala  
 22 convertible, which, with the top down, would  
 23 meet many of the descriptions that are in this  
 24 Option 2, and happens to be longer than Option  
 25 2 would allow. So I think that we're getting a

1 little bit carried away here, potentially.  
 2 Language is getting to be a little bit too  
 3 extensive to define the problem, which I think  
 4 has been put in pretty simple terms: Life  
 5 changes. I mean, I just opened up a Twitter  
 6 account about a week ago. Guys of a certain  
 7 age shouldn't have to open up a Twitter  
 8 account, but you know what? Things change.  
 9 You change with them. I'm tweeting, and life  
 10 is tweet.

11 I think that we ought to look at pickup  
 12 trucks as -- particularly the current versions,  
 13 and as all of you all -- most of you are from  
 14 the design professions, have an understanding  
 15 of good design. Most of these trucks now are  
 16 pretty good looking vehicles, and maybe we ask  
 17 them to park with their rears to the house, and  
 18 maybe we put some stipulations on those things.  
 19 I happen to agree with one of the gentlemen  
 20 that said, "By the way, you know, if they're  
 21 parking in the dark, who notices, anyhow?"

22 So I really think that there ought to be a  
 23 little bit of latitude shown in this City now.  
 24 We've stretched the zoning to 16 stories. I  
 25 don't see why we can't stretch things a little

1 Flagler Street, Miami, Florida. That's 223.  
 2 Area code, 33131.

3 I oppose Alternative Number 1 and 2. I  
 4 believe that Version A from the 2005 meetings  
 5 were fair. They're simple, easy to enforce. I  
 6 can appreciate now, being a lawyer, what kind  
 7 of work went into Alternative 1 and 2.  
 8 However, there are some very key terms in here  
 9 that I very much disagree with. It's never  
 10 been proven and it's never been in any way  
 11 supported that the property values as well as  
 12 the quality of life is increased by banning  
 13 pickup trucks in the City of Coral Gables.  
 14 People have spoken as to other cities, and such  
 15 as Hialeah. Coconut Grove has property values  
 16 that equal or exceed those in Coral Gables.  
 17 They don't have any ills or suffer from any  
 18 problems of allowing pickup trucks to park in  
 19 their city at night.

20 It's going to take a very courageous Board  
 21 to recommend something to the City Commission.  
 22 I believe the City Commission punted on this to  
 23 you guys because they don't want to have to  
 24 suffer at the voting -- during the voting  
 25 times. I believe that Version A is simple.

1 bit and allow people that are reasonable  
 2 residents of this community to have the use of  
 3 a vehicle that happens to be a multi-purpose  
 4 vehicle. It just doesn't have the back end  
 5 enclosed like an SUV, but it is, in fact,  
 6 almost the identical same vehicle as an SUV.

7 So I ask for your forbearance and some  
 8 simplicity and some moving forward with the  
 9 changes that we all have to adapt to, in this  
 10 day and age. Life is tweet.

11 CHAIRMAN AIZENSTAT: Thank you.  
 12 (Applause)

13 MS. MENENDEZ: Lowell Kuvin?

14 MR. KUVIN: Hi. Good evening. I'm Lowell  
 15 Kuvin. I represent the other 99 percent of the  
 16 people that live outside the City. I live in  
 17 Miami Beach now. As you know, I used to live  
 18 in the City of Coral Gables. My family lived  
 19 in the City of Coral Gables, as well, for many  
 20 years, and I did go to Gables High School.

21 I oppose the Alternative Number 1 and  
 22 Number 2.

23 CHAIRMAN AIZENSTAT: Could you state your  
 24 address, please?

25 MR. KUVIN: I'm sorry, yes. It's 17 East

1 It's easy. It's black and white. It's  
 2 basically a bright line test, and I think  
 3 Alternative 1 and 2 does nothing but really  
 4 open the City up to more litigation.

5 Thank you.

6 CHAIRMAN AIZENSTAT: Thank you.

7 MS. MENENDEZ: Enrique Lopez?

8 MR. LOPEZ: Good evening, Mr. Chair,  
 9 Members of the Commission -- of the Commission?  
 10 Excuse me, of the Board, my fellow residents,  
 11 pickup owners and non-pickup owners.

12 There is really no ban in our City. Let's  
 13 be realistic. There is a law, an ordinance,  
 14 that disallows them from 7:00 p.m. to 7:00 a.m.  
 15 You can own a pickup truck.

16 CHAIRMAN AIZENSTAT: Could you give your  
 17 address, please?

18 MR. LOPEZ: I'm sorry. I'm Enrique Lopez,  
 19 1312 Sorolla Avenue in the Gables.

20 CHAIRMAN AIZENSTAT: Thank you.

21 MR. LOPEZ: Thank you. Sorry about that,  
 22 Mr. Chair.

23 You can own a pickup truck. However, as  
 24 someone made reference earlier, maybe we need  
 25 to clean out the garage, or move out the

1 tenants that live in there, to basically put  
 2 the truck in there. Everyone claims to have a  
 3 very well kept, expensive, and all kinds of  
 4 very nice looking trucks. What I'd like to do  
 5 is --  
 6 CHAIRMAN AIZENSTAT: If you don't mind,  
 7 just -- if you can just pass it --  
 8 MR. LOPEZ: For the record -- okay, fair  
 9 enough.  
 10 CHAIRMAN AIZENSTAT: Thank you.  
 11 MR. LOPEZ: For the Board. That's a  
 12 picture of a truck that I've endured for the  
 13 last few years, and I'd like just with a color  
 14 picture to share with some of my fellow  
 15 residents. It has no sign, no load, no ladder.  
 16 Believe me, that's not the truck any of us, no  
 17 one in this chamber, would like to have next to  
 18 your home, as I've had for the last few years  
 19 while this has been going on.  
 20 The pickup truck in that picture has no  
 21 load and would pass for a commercial vehicle,  
 22 based on what is being proposed. Changing the  
 23 law to accommodate a group who well knew the  
 24 rules before they moved into the Gables isn't  
 25 necessary. I ask all in this chamber if they

1 would like to have this beautiful truck that I  
 2 have endured for the last few years, with no  
 3 avail, basically, no -- We extend and we extend  
 4 and we extend, and there are no fines or  
 5 nothing is imposed.  
 6 So I ask, should those ordinances be  
 7 changed because maybe Enrique Lopez decides he  
 8 would like to hear loud music after 11:00 p.m.?  
 9 Should the ordinances be changed because maybe  
 10 Enrique Lopez likes to have a flashy green  
 11 house in the Gables, and should we do that?  
 12 Should we change the ordinances because Enrique  
 13 Lopez would like to have, basically, a very  
 14 overgrown swale area, and not be required to do  
 15 so? I say not, and I'm sure all of you here  
 16 would not. Loud music, shocking house colors,  
 17 overgrown swale areas and pickup trucks have  
 18 never contributed to the true character of what  
 19 the City Beautiful is about, whereas change --  
 20 and I hear change, and yes, we always like to  
 21 hear the positive change, but I also -- and I'm  
 22 not going to waste your time -- there are a lot  
 23 of social changes going on in our society that  
 24 are unbecoming anybody.  
 25 Having said that, whereas change will

1 happen -- and I have changed, I used to have  
 2 hair when I was much younger -- let us not do  
 3 it at the detriment of what our City Beautiful  
 4 character is about. That's all I ask.  
 5 Thank you.  
 6 CHAIRMAN AIZENSTAT: Thank you.  
 7 MS. MENENDEZ: Paula Butala?  
 8 MS. BUTALA: Good evening. My name is  
 9 Paula Butala, and I just recently transferred  
 10 here from the State of Michigan, and I arrived  
 11 here in late December. Excuse me, I've got a  
 12 little bit of a cold. I came from the town of  
 13 Grosse Pointe, Michigan, which is virtually the  
 14 mirror or sister city of Coral Gables.  
 15 CHAIRMAN AIZENSTAT: Would you state your  
 16 address, please?  
 17 MS. BUTALA: I'm currently at 7401  
 18 Southwest 82nd Street.  
 19 CHAIRMAN AIZENSTAT: Thank you.  
 20 MS. BUTALA: In advance of my family moving  
 21 down here, I was looking for another community  
 22 very similar to what I was leaving, and Coral  
 23 Gables met that bill. It has the same  
 24 demographics, median type income, same type  
 25 family environment, community involvement, and

1 those citizens who care about their families  
 2 and their property values.  
 3 As I was looking at several homes here with  
 4 a realtor, she currently disclosed that there  
 5 is a truck ordinance, and that is a serious  
 6 deterrent for me and my family. We currently  
 7 own three vehicles, one of which is an F-150.  
 8 My husband and I are avid sailors, and the only  
 9 way that we can transport our equipment and our  
 10 sails back and forth to the marina where our  
 11 boat is, from our home, during the winter  
 12 months, and/or here, would be through that  
 13 F-150 truck.  
 14 As a result, I believe that we will not be  
 15 able to have the opportunity to move into this  
 16 wonderful community, which is so similar to  
 17 what I've lived in for the last 33 years. I  
 18 really hope you consider that this is going to  
 19 have an impact on other professionals, young  
 20 families with children, being able to move into  
 21 this community as a result of it.  
 22 Thank you.  
 23 CHAIRMAN AIZENSTAT: Thank you.  
 24 MS. MENENDEZ: The last speaker, Carlos  
 25 Garcia.

1 MR. GARCIA: Carlos Garcia, 1441 Robbia  
2 Avenue, Coral Gables.

3 Thank you, Mr. Kuvin, for getting us to  
4 this point, and thank you all for your time.

5 I'm in favor of limiting it to a very  
6 simple commercial vehicle solution, whether it  
7 be something that clearly defines commercial  
8 operations, signage, equipment, ladders,  
9 occupational licenses, things of that nature.

10 I actually use my truck to what I believe  
11 supports the quality of life in Coral Gables.  
12 I've used it for Youth Center -- Coral Gables  
13 Youth Center activities, YMCA, hurricane  
14 relief, church. I've helped my neighbors who  
15 are -- Everybody's concerned that their  
16 neighbors are worried about a truck. My  
17 neighbors are the first ones to come to me to  
18 move something in and out of their homes, help  
19 them with their yard debris at times.

20 The time is this for a change. Somebody  
21 alluded to civil rights, child labor, women's  
22 right to vote -- all these things at one time  
23 were the laws and the norm and everybody  
24 accepted it. It is no longer the time. It  
25 should be what its original intent was, which

1 is commercial intent. The times have changed.

2 Keep it simple. Let people park in their  
3 homes. The current time, from 7:00 to 7:00 at  
4 night, nobody sees it. Code Enforcement is not  
5 available to work during that time. We all  
6 know that. Their only window is 6:00 to 7:00.  
7 You don't want the police to have to deal with  
8 these things. They have more important things  
9 to do. Don't burden them with that.

10 I own a Ford F-150. It's the highest  
11 selling vehicle in the United States. I just  
12 want to be able to park in it my home, and I  
13 don't think the City wants to be burdened with,  
14 you know, the City Beautiful that bans trucks  
15 and get that out on Twitter and everything  
16 else. The time has come. Please take all of  
17 our comments into consideration, and I hope  
18 that we're allowed to park our private  
19 vehicles, noncommercial, in our homes.

20 Thank you.

21 CHAIRMAN AIZENSTAT: Thank you.

22 Is that the last speaker?

23 MS. MENENDEZ: Yes.

24 CHAIRMAN AIZENSTAT: Let's go ahead and  
25 take a ten-minute break -- and we'll come back

1 in about ten minutes. Thank you.

2 (Thereupon, a recess was taken.)

3 CHAIRMAN AIZENSTAT: Okay, we are back in  
4 session. At this point, we're going to go  
5 ahead and close the meeting for public comment  
6 and open it up to the Board for discussion.

7 Everybody got quiet all of a sudden.

8 MR. SALMAN: Well, I'll take the lead,  
9 through the Chair.

10 CHAIRMAN AIZENSTAT: Please, Javier.

11 MR. SALMAN: Am I on? Is this on? Okay.

12 I'd like to start by thanking all of the  
13 members of the public who came here today. I  
14 know it's taken a lot of your private time and  
15 this is a very personal issue for many of you.

16 Bill and Jim Hartnett and Former Mayor  
17 Thomson taking time out of their lives to come  
18 back here, after so many years of service to  
19 this community, was very moving. But times are  
20 changing, but they don't have to change in a  
21 way that is contrary to what I think the  
22 aesthetic goals or the initial purpose of the  
23 ordinance was, which was to primarily limit  
24 situations where we have to be exposed to  
25 commercial vehicles parking in what is a garden

1 city.

2 Somebody mentioned Grosse Pointe, in  
3 Michigan, which is another one of the garden  
4 cities that were developed in the country, of  
5 which Coral Gables is one. I don't think  
6 there's anything wrong with us being an elitist  
7 community, only in that we hold ourselves to a  
8 higher standard, and to that end, I would think  
9 that probably Option A, where we preserve the  
10 ban with exceptions, would be the way that this  
11 Board should probably go forward, and that  
12 those exceptions need to be very limited and  
13 very focused on the initial intent, and again,  
14 the initial intent was to present the  
15 limitation of commercial and commercially  
16 purposed vehicles.

17 We have seen the transformation of trucks  
18 from being commercial vehicles to being private  
19 use vehicles, and as such, should be accounted  
20 for and excluded from that ban.

21 To that end, I would propose that we would  
22 look at moving forward on probably Option A,  
23 and then defining that in such a way that it  
24 would be more restrictive with regards to the  
25 impact it would have on the aesthetics of the

1 community. And to that end, I would also  
2 propose that we include the limitation of  
3 parking any trucks into the swale or  
4 right-of-way. It should be limited only to the  
5 property of the vehicle owner, and/or his  
6 visitors.

7 The reason for that and that addition to  
8 that version of the law that is before us is  
9 that these trucks and these larger vehicles do  
10 present a visual obstruction, which could be  
11 substantially a life safety issue, where you  
12 have a limited -- it limits your field of  
13 vision. The idea of -- and it's also  
14 anti-aesthetic to the garden city movement that  
15 this City is such a wonderful example of.

16 The garden city is where we all live in a  
17 garden from door to door. All the public  
18 right-of-way from the 25-foot setback that  
19 everybody has to sort of live with, including  
20 the right-of-way and the sidewalk, from one  
21 side to the other, is meant to be a publicly  
22 enjoyed open area.

23 Now, we've chosen to allow parking of our  
24 private vehicles there and allow visitors to  
25 park on the swale, but certainly overnight

1 at the time; is that correct?

2 MR. LEEN: As far as -- We did do a  
3 research into the history of the ordinance, and  
4 it is my understanding that there was something  
5 before 1960, in 1958 or 1959, which we do not  
6 have a record of, we were unable to locate, but  
7 we do know as of 1960, which is where we have  
8 the first ordinance that we have, which was in  
9 the binder that was originally provided, that  
10 that's when the restrictions applied.

11 Now, if you're asking whether there were  
12 restrictions as to other types of commercial  
13 vehicles, I would have to research that. The  
14 original 1960 one, though, was focused on  
15 commercial vehicles, so as far as I know, that  
16 was the first --

17 MR. BEHAR: Just the commercial vehicles?

18 MR. LEEN: Yes, and it included trucks as  
19 one of those.

20 MR. BEHAR: I happen -- you know, I happen  
21 to agree with Javier to a certain extent. I  
22 think that the Option more -- Option A is  
23 probably -- with some modifications, is a good  
24 option. I think that a pickup is a truck, yes,  
25 you're right -- one of the speakers

1 parking of larger vehicles and certainly any  
2 commercial vehicles should be limited only  
3 to -- should be -- Commercial vehicles should  
4 be banned and any larger vehicles should be  
5 kept on the property. And that's basically  
6 what I think would probably be the most  
7 equitable and enforceable solution.

8 CHAIRMAN AIZENSTAT: Please, go ahead.

9 MS. KEON: All right. What changes? What  
10 specific changes would you --

11 CHAIRMAN AIZENSTAT: I think your  
12 microphone is off. Just touch it.

13 MS. KEON: I'm sorry. What specific  
14 changes are you -- or modifications are you  
15 looking to, to A? Because I agree with you and  
16 would support A.

17 MR. SALMAN: Thank you.

18 MS. KEON: Tell me exactly.

19 MR. BEHAR: Before you even go there, where  
20 you support or madate to -- and I agree with  
21 you, Javier, with a lot of your comments. I  
22 have a question to our City Attorney.

23 If I understood correctly, prior to 1960,  
24 there was no ordinance that would not permit  
25 trucks, just the working trucks was not allowed

1 mentioned -- but I think if we go back and say,  
2 "Okay, let's analyze the length of a pickup,"  
3 it's no different than an SUV, and we allow  
4 SUVs, and for that one particular reason, I  
5 think that we have to be more open-minded.

6 I think -- I do like some of the -- some of  
7 the restrictions that Attachment B was  
8 proposing, which is having a -- for example, a  
9 hard cover on the bed and having the cab -- if  
10 that's what they're called, the cab cover, to  
11 be very similar as an SUV, that's permitted. I  
12 think maybe with minor modification -- We need  
13 to keep it very simple. My biggest concern is,  
14 how do we allow or how are we going to let Code  
15 Enforcement go and do their jobs? It's going  
16 to be a nightmare. And at that point, it's  
17 really going to come back to us or to the City  
18 for another set of modifications.

19 I -- Javier, I would support, like you,  
20 Attachment A, with some modification, and some  
21 of it could be brought in from B, such as the  
22 hard cover on the bed and the cab cover. I  
23 think those may be, maybe, just a very simple  
24 way to make those modifications.

25 MR. LEEN: Excuse me, Mr. Chair, may I --

1 CHAIRMAN AIZENSTAT: Please.  
 2 MR. LEEN: -- further respond to the  
 3 question? I went and got the book that  
 4 includes our historical assessment of the  
 5 ordinance and what has occurred in the past,  
 6 and in 1960, Ordinance Number 1184 -- It's a  
 7 relatively short ordinance. It amended the  
 8 Zoning Code, to include Section 4.14, directed  
 9 at trucks, trailers and commercial vehicles  
 10 parking at night or in residential areas, and  
 11 it says -- It's short, so I'll just read it, so  
 12 you know exactly. "No person shall park a  
 13 truck or trailer or commercial vehicle on the  
 14 public streets of the City during the  
 15 nighttime, nor shall a person park a truck or  
 16 trailer or commercial vehicle in any  
 17 residential area of the City between the hours  
 18 of six o'clock p.m. and six o'clock a.m. of the  
 19 following day, except when actually loading or  
 20 unloading, unless he shall first have received  
 21 a written permit from the Chief of Police, nor  
 22 shall any person park a truck or trailer or  
 23 commercial vehicle between the hours of six  
 24 o'clock a.m. and six o'clock p.m. of the same  
 25 day in any residential section of the City for

1 think, by law, from riding in the back of a  
 2 truck, aren't they?  
 3 MR. SALMAN: Yes.  
 4 MS. KEON: People are prohibited from  
 5 riding in the back of trucks. So the only  
 6 thing that you're going to use a truck for is  
 7 to carry other belongings, but it certainly  
 8 isn't for people.  
 9 So I think that that, for me, is a very  
 10 significant distinction as to why you would  
 11 allow one to be parked in a neighborhood,  
 12 because it serves the people, in transporting  
 13 the people, as opposed to a truck that is there  
 14 to transport stuff.  
 15 MR. BEHAR: You're right, Pat, but look at  
 16 Attachment A. Look at Page 8, and tell me, you  
 17 know, if you look at the -- what the Staff  
 18 brought in as the permitted cab covers --  
 19 MS. KEON: But you know what? The intent  
 20 is -- It's a different intent. The intent of  
 21 that vehicle is to carry stuff. It's -- I  
 22 don't -- They're not comparable vehicles.  
 23 They're not. And, you know, I think that once  
 24 you open it up to, "We'll put a cover on it,"  
 25 "We'll make it so big," make it this, make it

1 a period of more than one hour, except when  
 2 actually loading or unloading."  
 3 MR. BEHAR: That was the ordinance that was  
 4 brought into place in 1960?  
 5 MR. LEEN: Yes.  
 6 MR. BEHAR: So prior to 1960, what was the  
 7 wording on not allowing trucks?  
 8 MR. LEEN: Well, according to that  
 9 provision, the Zoning Code was enacted in 1958,  
 10 and it's my understanding that there was some  
 11 provision, as I mentioned, in 1958 or 1959,  
 12 which we do not have a record of, but as far as  
 13 I know, before that, we have no knowledge of  
 14 any restrictions, and if I do -- if I do learn  
 15 that, I'll supplement it at some point.  
 16 MR. BEHAR: Okay, thank you.  
 17 CHAIRMAN AIZENSTAT: Go ahead, Pat.  
 18 MS. KEON: I think that there is a great  
 19 distinction between SUVs and open bed trucks.  
 20 SUVs are designed and have seats in them, and  
 21 their intent is to transport people. It is  
 22 families and children or whatever. But its  
 23 intent is to transport people. A truck has an  
 24 open bay because its intent is to transport  
 25 things and stuff, and people are prohibited, I

1 that, I don't think that you have a clearly  
 2 enforceable regulation that will also be upheld  
 3 in court. What we have, we know can be upheld  
 4 in court, and we know that what we have in  
 5 place does support the aesthetics of this  
 6 garden city, and I -- I don't -- I'm not  
 7 comfortable in seeing it change, for that  
 8 reason.  
 9 We don't not allow trucks. You allow  
 10 trucks, but you have to park them in your  
 11 garage, or you have to park them in a way that  
 12 they're screened. So this City does not not  
 13 allow pickup trucks. It doesn't allow you to  
 14 park them in -- in -- to be visible from the  
 15 street. That's the only thing it doesn't allow  
 16 you to do.  
 17 CHAIRMAN AIZENSTAT: Jeff?  
 18 MR. FLANAGAN: I mean, to Pat's comment  
 19 that the back of a pickup truck is used to  
 20 transport stuff, I agree, but the back of a lot  
 21 of SUVs are also used to transport stuff,  
 22 because the seats can be put down. On a lot of  
 23 them, the seats go flush with the floor in the  
 24 back, to make way for whatever it is; it's the  
 25 mulch, it's the recreational equipment, who

1 knows? I mean, so I think, to some degree,  
2 trucks should be allowed, and we have a  
3 defensible ordinance, and I think that's why  
4 we're trying to keep the ordinance but create  
5 some exceptions to it, rather than a complete  
6 rewrite, which may open us up to a greater  
7 challenge.

8 So I think keeping the ordinance is good,  
9 creating some of the exemptions is good, but we  
10 do need to keep it simple. I think what's been  
11 drafted or proposed -- While I laud Staff and  
12 outside counsel for trying to give us a great  
13 many options and ideas, I think it overly  
14 complicates the matter. I think there are some  
15 items in here, whereas we're trying to  
16 modernize the Code, I think -- and I'm sure --  
17 excuse me, purely by just unintended  
18 consequences, I think we have gone backwards on  
19 a couple of items.

20 I can go through all my comments now or we  
21 can wait. I mean, I'm interested to hear what  
22 maybe Javier's modifications would be. I  
23 can -- I'll tell you, I cannot support -- I  
24 think trucks with some limitation are fine,  
25 whether -- I think I have a hard time on a

1 length restriction. I don't remember what the  
2 lengths are on the Suburbans and the Escalades  
3 and the Escalade XL and the Suburban XL, but I  
4 think those are probably longer than 18 feet.

5 On the axles and the wheels, I think I'm  
6 much more comfortable with those restrictions,  
7 but what I've noticed in both Alternate A and B  
8 is that there will now be an outright  
9 prohibition on the parking of any modified  
10 vehicle. That could be a car, it could be a  
11 truck, it could be an SUV. If it's been  
12 modified, under these alternatives, it's now  
13 prohibited in its entirety, and if I understand  
14 the language, modification includes a raising  
15 of the chassis, nonstandard tires -- I would  
16 ask somebody to define what a nonstandard tire  
17 size is; I think that's nondefinable -- and  
18 adding any appendages, which includes, I think,  
19 like grill protection covers.

20 At that point, you have outlawed every Jeep  
21 Wrangler, almost, that exists on the planet,  
22 because people buy them, they have bigger  
23 tires, they raise the chassis, they add the  
24 foot guards, they add the light guards. You'd  
25 probably outlaw half of the Rovers that exist

1 in this town, because people go out and, again,  
2 they buy the foot steps, they buy the guards  
3 that go on the headlights and on the back turn  
4 signals and everything. So that's something  
5 that I absolutely cannot support at all.

6 Again, a lot of other comments. We seem to  
7 prohibit -- prohibit loading and unloading of  
8 moving trucks on Sundays. I'm not sure why the  
9 City would worry about having somebody move in  
10 or move out of their house on a Sunday, but we  
11 can keep going on the details.

12 In theory, I think we need to modify it,  
13 very simply, though, not with the language that  
14 is here, and if the simplicity is merely, it's  
15 a pickup truck, it's two axles, no more than  
16 two rear wheels -- I'm not sure where I stand  
17 on the cover. I like the idea, but then again,  
18 as long as there's nothing kept in the bed  
19 overnight, then that may accomplish the  
20 purpose, too. I'm not quite sure what my  
21 thought is on that.

22 CHAIRMAN AIZENSTAT: Vince, any comments?

23 MR. LAGO: Yeah, my comments are -- I mean,  
24 I was thinking when Mr. Salman was speaking,  
25 with regards to the issue of enforcement, I see

1 it would be a pretty large issue here in the  
2 City of Coral Gables. You know, I'm in the  
3 construction business, so I know the importance  
4 of what a construction -- you know, how  
5 important a truck would be to construction and,  
6 you know, people who are servicing the needs of  
7 the residents of Coral Gables, but, you know,  
8 I -- I think about the enforcement issue and  
9 how is Code Enforcement going to be able to  
10 provide the enforcement, like we're talking  
11 about length, 18 inch -- 18 feet, you know, I  
12 think something that's not really enforceable.  
13 I mean, are we going to have people in the  
14 middle of the night with a tape measure,  
15 looking to see from bumper to bumper, you know,  
16 if we reach 18 feet. Are we going to outlaw  
17 certain trucks due to the fact that they miss  
18 18 feet by three inches, but it still serves  
19 the same purpose, even though that truck may  
20 actually be nicer or most aesthetically  
21 pleasing than a truck that's under 18 feet?

22 So, you know, enforcement is a huge issue  
23 for me. Another huge issue that I'm having --  
24 I'm really struggling with is the issue of --  
25 correct me if I'm wrong, I think we spent

1 \$200,000 in litigation. Is that correct?  
 2 MR. LEEN: Approximately.  
 3 MR. LAGO: Approximately?  
 4 MR. LEEN: It may have been a little -- It  
 5 depends on how you measure. It may have been a  
 6 little more than that.  
 7 MR. LAGO: So if we do currently modify the  
 8 ordinance, what is it not to say that we're  
 9 going to have 200 -- \$300,000 worth of  
 10 litigation on the other end?  
 11 MR. LEEN: Well, one reason why it was --  
 12 the litigation was so expensive was that it was  
 13 in several courts, and there were several  
 14 lawsuits, too. The case -- the Kuvin case went  
 15 through Circuit Court, Third District, then it  
 16 went to a second proceeding in the Third  
 17 District, then to the Florida Supreme Court,  
 18 which denied review. The reason why I think,  
 19 regardless of what happens here or in the  
 20 Commission, that it was worthwhile was that in  
 21 the end, it was protecting the ability of the  
 22 City of Coral Gables to pass zoning  
 23 restrictions like this. We have one of the  
 24 stricter zoning codes in the state, probably  
 25 one of the stricter ones in the country, and

1 much of what's been said today about the beauty  
 2 of the City comes from that Zoning Code.  
 3 So I think that, when you read the  
 4 decision, it's a very useful decision for this  
 5 Board and for the City Commission. Regardless  
 6 of what you decide to do with the truck  
 7 ordinance, I think it will be helpful in other  
 8 areas, as well.  
 9 I do think that there's a concern that you  
 10 should consider regarding the litigation.  
 11 Right now, it's my view, based on my reading of  
 12 the Third District decision, that the current  
 13 ordinance is facially legal. It says it in the  
 14 decision. We've been told that some people may  
 15 try to challenge applications of the ordinance,  
 16 but I'm comfortable defending those, based on  
 17 the way that the Third District decision is  
 18 worded.  
 19 I do think that there should be a  
 20 concern -- There are two concerns. One, if you  
 21 add additional restrictions -- so, for example,  
 22 there was the issue of modified vehicles.  
 23 That's possible that you will include vehicles  
 24 where someone may sue and say, "Well, that's  
 25 not covered by the Third District decision.

1 This modified vehicle, there's no rational  
 2 reason," and that's really the standard, a  
 3 rational basis type standard, but -- "There's  
 4 no rational reason to not allow this modified  
 5 vehicle." That might be a concern, not that  
 6 you can't prohibit modified vehicles, but that  
 7 there may be a challenge.  
 8 The other issue would be if you allow more  
 9 trucks, but you have like a measurement, like  
 10 we've been discussing, 18 feet, or maybe  
 11 something, I guess, regarding the size, that's  
 12 really the issue -- someone that's on one side  
 13 of that may say, "Oh, well, it's not rational  
 14 to treat us differently than these other  
 15 trucks." Now, if the reason given by Staff is  
 16 that, "Well, our parking spaces are 18 feet,"  
 17 so that is a rational reason, because we could  
 18 say, "Well, we don't want trucks that are  
 19 larger than generally would fit within a  
 20 parking space within Coral Gables," and I  
 21 believe that we could defend that, but there is  
 22 a litigation concern, if you do allow some  
 23 trucks and not others.  
 24 CHAIRMAN AIZENSTAT: When you say to "allow  
 25 some trucks and not others," you're talking

1 about the length, or how are you distinguishing  
 2 one from the other?  
 3 MR. LEEN: However you distinguish it.  
 4 Some -- some differences may be easy to defend.  
 5 For example, there's been some discussion about  
 6 having trucks with multiple wheels or multiple  
 7 axles. At some point, I think it would be  
 8 easier to defend that, because those are bigger  
 9 and bigger trucks, and for example, I think no  
 10 one would dispute that we could prohibit large  
 11 semis or huge moving trucks.  
 12 So there has to be a point where we can  
 13 say, "Look, this is too big," or, "This is too  
 14 many axles or too many wheels." I don't think  
 15 that would be an issue. I think the issue may  
 16 be more the truck that's -- and I think Staff  
 17 has intentionally picked 18 feet to try to pick  
 18 a place where there is a gap, but there may be  
 19 trucks that are close to that, and they may  
 20 argue, "It's not fair to treat us differently."  
 21 It is possible.  
 22 MR. LAGO: So, basically, just for -- Let  
 23 me interpret what you're saying. So,  
 24 basically, what you're saying is, if we open  
 25 the door and modify the ordinance, we may still

1 open the door to further litigation, due to the  
2 fact that we're excluding certain trucks or  
3 certain cars or modifications, whatever it may  
4 be?

5 MR. LEEN: If you do it in one of the two  
6 ways I mentioned, yes. If you keep, for  
7 example -- If you just allow trucks, then of  
8 course, there will not be litigation. If you  
9 keep the prohibition, but add a few additional  
10 exceptions, many of those exceptions would be  
11 perfectly fine and would not cause a problem.  
12 It's when you make an exception that allows  
13 some trucks and not others, where you have to  
14 look at it very carefully and we have to make  
15 sure that we have a good reason for that  
16 division, which very well may exist and we may  
17 be able to defend, and I think Staff has put a  
18 lot of time looking into this, and I think  
19 Staff believes it can be defended, and I agree  
20 with them. It's definitely defensible. It  
21 would not have been presented to you if I  
22 didn't think so, but it is a risk.

23 MR. LAGO: Well, going off my first  
24 question, when we started discussing this, was,  
25 let's say we do allow trucks across the board.

1 you know, and I think that was -- well, two  
2 things. I think something that Mr. Flanagan  
3 mentioned was the issue of modification across  
4 the board that would affect, you know, cars,  
5 and I think that would be something that would  
6 be ludicrous, you know, unenforceable, just the  
7 amount of modifications that exist currently,  
8 for trucks and cars, I mean, we could have poor  
9 Code Enforcement running up and down the City  
10 on just, you know, a non-issue, in my book.

11 The final point that I wanted to make was,  
12 my understanding, as per the Code, is that  
13 every home has either a carport or -- like Ms.  
14 Keon said, a carport or a garage, enclosed by  
15 three walls, and that's something that I think  
16 we need to really, you know, take into account  
17 and consider, you know.

18 CHAIRMAN AIZENSTAT: But a carport doesn't  
19 have to be enclosed by three walls. A carport  
20 can be only two sides --

21 MR. LAGO: Two sides.

22 CHAIRMAN AIZENSTAT: -- or a carport may --  
23 and I'm not sure about it, but a carport may  
24 just be open.

25 MR. RIEL: Correct.

1 I don't have a crystal ball, but I mean, I  
2 imagine there will be probably some staunch  
3 individuals who live in the City that will  
4 proceed with litigation to not allow trucks.

5 MR. LEEN: Well, that would -- That, I  
6 believe, would not be a viable claim. I don't  
7 think you could -- If there was a decision by  
8 the Board and a final decision by the  
9 Commission, allowing trucks, it would be within  
10 our planning level, sovereign immunity, to make  
11 that decision. I don't think that would be  
12 challengeable, unless you were treating another  
13 type of vehicle differently than trucks.

14 So I think -- I don't think that -- The  
15 issue of allowing trucks, there's other public  
16 policy issues there, which is for this Board to  
17 decide. The legal issue, though, is more if  
18 you allow some trucks and not others. I do  
19 think you can recommend that, though. We are  
20 prepared to defend this ordinance. But you  
21 asked me, and that, to me, is my best  
22 assessment of the situation.

23 MR. LAGO: I appreciate your expertise.  
24 Thank you.

25 One last question -- one last statement,

1 MR. LAGO: Oh, I see.

2 CHAIRMAN AIZENSTAT: So it could be open,  
3 have the columns or however they design it,  
4 with Code.

5 Julio?

6 MR. GRABIEL: Well, I've always argued that  
7 time has changed and that this issue of the  
8 trucks is one that changes with time. When we  
9 allow cars and vehicles which are as large as  
10 some of these trucks, I have a lot of  
11 difficulty defending, you know, a complete  
12 absence of pickup trucks, but I do believe that  
13 the spirit of the original law was to not allow  
14 any commercial, and I think we're doing that.  
15 I think we can do that still, and not allow any  
16 trucks that have that sense of -- These are  
17 private vehicles for private use.

18 I do have a problem with trying to  
19 legislate length. What happens when we change  
20 parking dimensions to 20 feet and have to  
21 change this again, to 140 inches, and, you  
22 know, who's going to measure it? So I would  
23 not limit length at all.

24 I agree with the point of modifications,  
25 you know. Half of my kids' vehicles have been

1 modified to a point that you can't even  
2 recognize what it originally was.  
3 And the cover, I think as long as we don't  
4 allow materials to be seen, we don't have to  
5 put the covers on it, but I can go back and  
6 forth on that. And just move forward with  
7 this.  
8 CHAIRMAN AIZENSTAT: I think there's a lot  
9 of trucks that are out there, for example, I  
10 know the Chevy Avalanche makes a pickup truck  
11 which is used for transportation, which has a  
12 very small bed in the back. It would  
13 actually -- The vehicles I've seen come with  
14 their own built-in covers. That's shown in  
15 Page 8 under -- well, actually, in prohibited,  
16 that is shown here, and so is, for example, the  
17 Cadillac Escalade.  
18 MR. LAGO: That's the black one, right?  
19 CHAIRMAN AIZENSTAT: Yes.  
20 MR. LAGO: Over to the right?  
21 CHAIRMAN AIZENSTAT: Yes. To me, that  
22 vehicle should be -- if we're going to look at  
23 allowing pickup trucks, that vehicle, to me,  
24 should be allowed, and I don't understand  
25 exactly why it's placed under the prohibited,

1 but something like that, to me, should be  
2 allowed, which would be on Page 8. The  
3 Cadillac Escalade makes a very similar vehicle.  
4 So does the Hummer. If we allow the Hummer --  
5 There are Hummers that have a small bed in the  
6 back, and I think at the last discussion, at  
7 the workshop we had, we even spoke about  
8 certain Jeep models that would be out there,  
9 that would be open. So we'd have to take a  
10 look at that.  
11 I think, whatever we do and whatever -- for  
12 myself, whatever I look at has to be something  
13 that is Code enforceable. While everybody is  
14 talking about Code Enforcement going up and  
15 taking a tape measure to a truck, in  
16 practicality, I don't think they're going to do  
17 that. I think they're going to have a chart of  
18 vehicles, and within that chart, they're going  
19 to have certain specifications as to what the  
20 vehicle is. And I think that's the way they're  
21 going to proceed.  
22 I don't agree with having length  
23 limitation. As we've heard tonight, there are  
24 vehicles, there are cars which are longer than  
25 what's being proposed to us. But at the same

1 time, I do think that axles and the amount of  
2 wheels that a vehicle has should be limited,  
3 because, to me, that is to carry a heavier  
4 cargo, the way it's designed and the way it's  
5 used, as opposed to a private vehicle.  
6 Those are just some of my thoughts.  
7 Jeff, do you want to talk to us about some  
8 of the ideas that you had? Because basically,  
9 for me, I'm in the same pattern of thought as  
10 you are. I don't know -- and from what I'm  
11 listening to everybody else on the Board, with  
12 some minor exceptions, it seems that we want  
13 to take a look at Attachment A, if I'm not  
14 mistaken.  
15 Now, remember, we don't have to take  
16 Attachment A as it is. As it presently sits  
17 before us, there is no recommendation from the  
18 City or from Staff as to what we're looking at,  
19 so we can take a look at Attachment A, if  
20 that's what we want to do, and delete or add,  
21 such as Javier was saying.  
22 MR. SALMAN: I think --  
23 MS. KEON: That's why I asked Javier if he  
24 would --  
25 MR. SALMAN: I think, ultimately, what we

1 need to do is --  
2 MS. KEON: -- look at it.  
3 MR. SALMAN: -- just look at it, and I've  
4 made some notes as we were talking. I would  
5 insert into Line 1 of Page 3, the word  
6 "commercial" -- transportation, "commercial"  
7 between "the" and "transportation" --  
8 "maintained for the commercial transportation  
9 of persons, goods --"  
10 CHAIRMAN AIZENSTAT: You were on Page 3?  
11 MR. SALMAN: Page 3.  
12 CHAIRMAN AIZENSTAT: Line 1?  
13 MR. SALMAN: Line 1.  
14 CHAIRMAN AIZENSTAT: Say that one more  
15 time, please. You would insert --  
16 MR. SALMAN: Where it says "maintained for  
17 the transportation," I would insert the word  
18 "commercial transportation," because I think  
19 that's the intent, whereas the lifting of the  
20 ban on personal use would then be defined more  
21 clearly there.  
22 I would then look at --  
23 MS. KEON: But it says "commercial  
24 vehicle."  
25 MR. SALMAN: It says -- It says "commercial

1 vehicle," and I'm talking about -- and then  
2 they say uses, and I'm bringing back the  
3 term -- because you can use a truck for your  
4 personal moving of stuff.

5 CHAIRMAN AIZENSTAT: Okay. Continue.

6 MR. SALMAN: And then -- There's a typo on  
7 Line 9. Somewhere in here between 1 and --  
8 probably at 1, is where we would insert the  
9 "allowable" --

10 CHAIRMAN AIZENSTAT: You would insert  
11 "allowable"?

12 MR. SALMAN: "Allowable trucks," and then  
13 that's where we would put the definition from  
14 Section B, "Allowable personal -- "

15 MR. FLANAGAN: He would insert --

16 MR. SALMAN: Personal.

17 MR. FLANAGAN: Here.

18 CHAIRMAN AIZENSTAT: Insert it there, okay.

19 MR. SALMAN: Between 8 and 9, and then we  
20 can go back to Section B and see what it is we  
21 can all live with.

22 MS. KEON: Okay, I have a question for  
23 Staff. On Page 3, Item Number 4, that's  
24 underlined, does that allow -- I'm not sure  
25 what that means. What is that saying?

1 "Vehicles parked or stored on private property  
2 displaying a disabled parking permit pursuant  
3 to Florida Statutes are allowed." Is it any  
4 vehicle?

5 MR. SALMAN: Yes.

6 MS. TREVARTHEN: Through the Chair --

7 CHAIRMAN AIZENSTAT: Yes.

8 MS. TREVARTHEN: Ms. Keon, yes, the way  
9 this is drafted, the prohibition at the  
10 beginning of this section would not apply to  
11 any vehicle that displays a disabled parking  
12 permit or disabled license plate.

13 MS. KEON: So, if I had a disabled license  
14 plate, I could have a pickup truck of any size,  
15 sort or order?

16 MS. TREVARTHEN: That is correct.

17 MS. KEON: Why would -- Why did you draft  
18 it this way?

19 MS. TREVARTHEN: As opposed to having the  
20 City get in the business of a permit process  
21 that is trying to evaluate levels of  
22 disability, whether they call for these  
23 vehicles or not. There were references to this  
24 issue in earlier workshops and meetings, and  
25 concerns about creating an exception where

1 people may need certain kinds of vehicles to  
2 aid them in their disability. So this  
3 proposal, from the standpoint of what the Board  
4 was just saying about enforceability, it's  
5 buying into a pre-existing regulatory scheme,  
6 and the City doesn't have to administer  
7 anything; they just have to recognize the  
8 disabled placard or license plate. And that  
9 may be too broad for you. We could certainly  
10 look at other options.

11 MS. KEON: Well, if the issue in  
12 prohibiting trucks, pickup trucks, in the City,  
13 is one of aesthetics, then I -- allowing  
14 someone to have a truck that has a -- I don't  
15 see how you tie a disability or a disabled  
16 sticker to a pickup truck. I don't -- when  
17 there are lots of means of transportation,  
18 available to anyone with a disability, that  
19 isn't a pickup. It doesn't have to be a pickup  
20 truck. I'm having a hard time in thinking what  
21 disability someone would have that would  
22 require that they have a pickup truck.

23 MR. LEEN: If I may, Mr. Chair.

24 CHAIRMAN AIZENSTAT: Yes.

25 MR. LEEN: This -- I actually raised this

1 issue, not in exactly this form, but I've  
2 received a couple requests since I've been City  
3 Attorney. One was from someone who said that  
4 he used the truck to move a lot of his dialysis  
5 medicine and equipment or something like that,  
6 and that he had a truck and he used it for that  
7 purpose. Another one involved a dog that  
8 someone used to assist them, and they said that  
9 they didn't want it used in an enclosed SUV,  
10 that they had a pickup truck so they could put  
11 the dog there, and I think, of course, the dog  
12 would have to be tethered, but -- So that those  
13 were -- and there was no mechanism in our Code  
14 for me to -- on a very limited basis, to allow  
15 that.

16 Now, because of the concern about  
17 enforcement, I think this was chosen because  
18 the idea was, well, then we wouldn't have to  
19 really determine whether the person had a  
20 disability or not. I don't think it has to be  
21 this way, though. For example, you could  
22 require the person to fill out an affidavit,  
23 along with having a disabled permit, saying  
24 that they need the truck for a disability and  
25 stating a reason, and generally, the City would

1 accept that unless it's a -- there's some  
2 problem with it. Or, you could require a  
3 doctor's note of some sort, saying that they  
4 need it to -- There's a lot of ways you could  
5 do it, or you could decide that it's not  
6 permissible, or it's on a case-by-case basis.  
7 There's different ways you could address it, or  
8 you could decide not to allow it, because it's  
9 hard to -- I will say, it's hard to imagine a  
10 specific situation where someone couldn't use  
11 an SUV as opposed to a pickup truck --

12 MS. KEON: Right.

13 MR. LEEN: -- if they needed it, but, you  
14 know, because of the hardship of someone who  
15 may have a disability who already has the  
16 pickup truck, the question is, do you -- and  
17 this, of course, applies to anyone who has a  
18 pickup truck --

19 MS. KEON: But there --

20 MR. LEEN: -- but do you require them --  
21 because they need it for their disability, they  
22 need the storage area, do you require them to  
23 go out and buy a new vehicle, and, you know,  
24 that's a decision -- that's a decision for the  
25 Board, but that was -- those were the requests

1 that were made, and that's why it was raised,  
2 because there's not a mechanism in our current  
3 Code to allow that in those sort of hardship  
4 situations, or in a situation where it involves  
5 a disability.

6 MR. SALMAN: And again, what we're talking  
7 about is inclusion of trucks into the public  
8 view, outside of the allowed storage. You can  
9 have any kind of vehicle. You can have a boat,  
10 you can have a trailer, you can have -- If you  
11 can fit a dump truck in your garage, you can  
12 have it.

13 MS. KEON: Yeah.

14 MR. SALMAN: All right? As long as I don't  
15 have to look at it. That's what we're talking  
16 about.

17 MR. LEEN: Certainly. I would just  
18 request -- and maybe it can be handled a  
19 different way, but some of those -- If someone  
20 asks for some sort of accommodation because of  
21 their disability -- and, you know, maybe it's  
22 just me determining, based on if they have a  
23 good reason, based on the law, on another law  
24 that that takes precedence, but, you know,  
25 another possibility may be allowing a variance

1 or something, but it does seem to me that the  
2 Board and the Commission should at least  
3 consider the -- We have had these requests.

4 MS. KEON: Right.

5 MR. LEEN: So -- and how you want to handle  
6 those, but I thought it was incumbent that you  
7 at least be informed, and that was the reason,  
8 where this came from, and it's developed into a  
9 broader exception, probably, than it needs to  
10 be to cover those limited exceptions.

11 MR. SALMAN: Well, I think if you actually  
12 insert the exception, as we're looking to do  
13 here, this issue will actually go away, because  
14 there's no limitation as to what you can  
15 declare as your personal vehicle for  
16 handicapped needs. There's no limitation. So  
17 that, really, when we allow them, in the form  
18 of trucks, into the Code within certain very  
19 strict limitations, then --

20 MR. BEHAR: That will go away.

21 MR. SALMAN: -- it would go away. So I'm  
22 thinking the whole thing is just strike it, to  
23 be honest with you.

24 MS. KEON: Well, but if you do, then you  
25 have to allow trucks. That's what you're

1 saying, if you --

2 MR. SALMAN: I'm saying that if we're  
3 looking at allowing trucks, which is, again --  
4 I'm proposing that we keep the ban -- we then  
5 create a very specific set of exceptions.

6 MS. KEON: Well, yeah, but I would -- I'm  
7 supportive of maintaining the ban on trucks.

8 MR. SALMAN: Okay.

9 MS. KEON: So --

10 MR. LEEN: If I may, legally, you are  
11 correct. If you were to pass an exception that  
12 every person who has a truck could conceivably  
13 apply --

14 MR. GRABIEL: For a disability?

15 MR. LEEN: -- comply with it, then you  
16 wouldn't need this exception. It's only for  
17 cases where -- Under the current ordinance, for  
18 example, there's no ability for someone with a  
19 carport to basically have a truck, and so if  
20 they have a disability, does the Board or the  
21 Commission want to allow them to have it if  
22 they can show a need, or not? You know, that's  
23 the -- but yes, if you have an exception --  
24 Some exceptions are broader than others. If  
25 you have an exception that allows some sort of

1 cover, which would generally allow trucks,  
2 then, which may be a concern to some of you,  
3 from what I've heard -- that, you wouldn't need  
4 this. If you made people put trucks in -- like  
5 store them like a boat, so they're not as  
6 visible, that, also, you wouldn't need it. Any  
7 sort of exception that would apply to everyone  
8 in some way, you wouldn't need a lot of these,  
9 actually.

10 MR. BEHAR: Pat, if -- and I really want to  
11 clarify this for your -- for our understanding,  
12 but I think he's saying to keep a ban on  
13 commercial trucks, not trucks for personal use.

14 MR. SALMAN: That's correct.

15 MR. BEHAR: Okay?

16 MS. KEON: Yeah. I -- I wouldn't use it  
17 for personal use, either.

18 CHAIRMAN AIZENSTAT: Now --

19 MS. KEON: I'm not a guy. So I --

20 CHAIRMAN AIZENSTAT: Just another question.  
21 If I want to have a truck that has four axles  
22 and if I have a handicapped sticker, I can do  
23 that, currently?

24 MR. LEEN: No.

25 CHAIRMAN AIZENSTAT: I can do that?

1 MR. LEEN: No. Under this exception, it  
2 is -- it depends on how it all interacts with  
3 each other. I'd have to give you a legal --  
4 and I can ask, was the intent -- If someone has  
5 a -- If I may, Mr. Chair.

6 CHAIRMAN AIZENSTAT: Go on, please.

7 MR. LEEN: If someone has a disability,  
8 under this exception, could they have a truck  
9 with multiple axles?

10 MS. TREVARTHEN: As currently drafted,  
11 Alternative 1 does not get into dividing  
12 different kinds of trucks. So these exceptions  
13 are just exceptions from the ban for the  
14 purposes described in 1 through 13.

15 CHAIRMAN AIZENSTAT: Okay, but if we look  
16 at the way it's written here and we allow  
17 pickup trucks and we say we want pickup trucks  
18 with only a -- no duallies, single axle, and so  
19 forth, if somebody has a disability and we keep  
20 the verbiage the way you have it for  
21 handicapped, does that mean they can have a  
22 dually or something that we're not looking at?

23 MS. TREVARTHEN: Alternative 1 could be  
24 revised so that this exception --

25 CHAIRMAN AIZENSTAT: But how is it written

1 now?

2 MS. TREVARTHEN: Right now, it's written so  
3 that any kind of truck.

4 MR. BEHAR: Any truck.

5 MS. TREVARTHEN: As long as there's a --

6 CHAIRMAN AIZENSTAT: Any truck.

7 MS. KEON: Whatever they want.

8 MS. TREVARTHEN: To get the City out of the  
9 business of judging disability. Now, that may  
10 not be what the Board chooses.

11 CHAIRMAN AIZENSTAT: Okay, thank you.

12 MR. LEEN: Well, I guess, conceivably,  
13 based on your point, you could have any of  
14 these vehicles, so it is a concern. That  
15 probably would need to be amended.

16 MR. BEHAR: Yeah.

17 MS. KEON: It is a concern.

18 CHAIRMAN AIZENSTAT: Jeff?

19 Is there anybody that wants to make a  
20 motion or --

21 MR. FLANAGAN: Well, no, I thought -- I'm  
22 sorry, I thought we were still working on --

23 MR. SALMAN: Again --

24 MR. FLANAGAN: Javier was thinking that  
25 somewhere up -- still on Page 3 --

1 MR. SALMAN: Is where you would --

2 MR. FLANAGAN: -- on round number one or  
3 two, we would insert the allowance for pickup  
4 truck, but then I think we left off --

5 MR. SALMAN: That's where we were.

6 MR. FLANAGAN: -- with the points.

7 MR. SALMAN: And again, if you wanted to --

8 MR. FLANAGAN: I'd ask what you want to put  
9 in.

10 MR. BEHAR: And if you insert, which I  
11 think is a good -- if you insert from  
12 Attachment B -- C, I think you -- C4, I think  
13 that the length has to be -- I would suggest to  
14 eliminate the length and maybe just carry the  
15 open truck bed, three or more axles, three or  
16 more rear tires, but eliminate the length,  
17 because it's going to be a nightmare for  
18 enforcement.

19 MS. KEON: I'm sorry, what are you  
20 referring to inserting in here from B? Where  
21 exactly are you?

22 CHAIRMAN AIZENSTAT: Page 3.

23 MS. KEON: Page 3 of -- okay.

24 CHAIRMAN AIZENSTAT: Inserting this and  
25 taking away Number 4.

1 MS. TREVARTHEN: If I may, Mr. Chair --  
 2 CHAIRMAN AIZENSTAT: Please.  
 3 MS. TREVARTHEN: I see the Board is  
 4 attempting to pick up Lines 5 through 9 of  
 5 Alternative 2, Page 3. What I would note for  
 6 the Board is that the lead-in language is  
 7 different.  
 8 MS. KEON: Right.  
 9 MR. SALMAN: Yeah.  
 10 MS. TREVARTHEN: And so really, the base  
 11 that you should be using is Alternative 2, for  
 12 the concept that you're discussing now. What I  
 13 would suggest as an alternative to Mr. Behar,  
 14 as he explains what he seeks, is that perhaps  
 15 Alternative 2 with the deletion of Line 11  
 16 would accomplish the same idea that you just  
 17 mentioned.  
 18 MR. BEHAR: Okay. We'll accept that.  
 19 Thank you.  
 20 MR. FLANAGAN: Just so we're clear, Ms.  
 21 Trevarthen, you just said to use Alternative B  
 22 as the base for all of it, or just use B as the  
 23 base for subparagraph C?  
 24 MS. TREVARTHEN: The most recent discussion  
 25 by the Board was focused in this area, and that

1 was what I was addressing. I would say  
 2 generally that if the intent is to allow trucks  
 3 in some limited degree, it's really Alternative  
 4 2, where we have that language. So it's up to  
 5 the Board, however you're most comfortable  
 6 working.  
 7 MR. SALMAN: Yeah, but your Alternative 2,  
 8 that was my problem with it, was, it was too  
 9 all-encompassing. It allows trucks and then  
 10 defines trucks back. I'm saying prohibit the  
 11 trucks except for personal use, trucks for  
 12 personal use, and then define those, which I  
 13 think would be better served by including them  
 14 as an exception into the general prohibition,  
 15 rather than creating a general allowance and  
 16 then restricting the use.  
 17 MS. TREVARTHEN: If I may, through the  
 18 Chair, I think --  
 19 MR. SALMAN: But I'm not a lawyer and I  
 20 don't play one on TV.  
 21 MS. TREVARTHEN: The challenge will be  
 22 trucks for personal use as a concept. I mean,  
 23 I think a lot of these things are proxies for  
 24 that general idea. Trying to make that  
 25 something that will have a consistency of

1 interpretation from one person to another, the  
 2 City Attorney may wish to address, as well.  
 3 MR. LEEN: If I may, the Planning and  
 4 Zoning Board did previously vote to have a  
 5 general restriction with additional exceptions.  
 6 It doesn't mean you can't change that, of  
 7 course, but the -- One way you may want to do  
 8 it, if you decide to do an additional  
 9 exception, assuming you don't want to get into  
 10 lengths and things like that, but just make a  
 11 specific type of exception, like a cover, or  
 12 stored like a boat, or one of those, you would  
 13 just add an exception to the current law,  
 14 allowing it in that circumstance. That might  
 15 be an easier way to address that.  
 16 MS. KEON: I'm sorry, we could -- you  
 17 could -- we could allow pickup trucks to be  
 18 stored in the same manner as a boat, and that  
 19 would take care of it, so it's just -- it's not  
 20 visible from the street?  
 21 MR. LEEN: Yes, you could do that.  
 22 CHAIRMAN AIZENSTAT: We had a gentleman  
 23 that spoke to us and he was very upset that he  
 24 was looking, I think -- actually gave us  
 25 pictures -- every day at a truck that's in the

1 yard.  
 2 MR. SALMAN: Yeah, we got it.  
 3 MS. KEON: It looks like it's in a -- I  
 4 mean, I wouldn't -- if I lived next door to  
 5 him, I wouldn't want to look at somebody's  
 6 truck parked in their backyard, either. But I  
 7 mean, I think for the benefit of --  
 8 MR. FLANAGAN: But then I think the  
 9 problem -- This is where I think my thought  
 10 process really shifted. Some people don't want  
 11 to look at an ugly -- or just don't want to  
 12 look at a pickup truck. There is no  
 13 prohibition on any type of vehicle right now.  
 14 It can be inoperable or operable, and if it's  
 15 an operable vehicle, but it looks horrific,  
 16 it's still allowed, and I know and I've seen,  
 17 there are some homes in the City that have old  
 18 half jalopy minivans in the yard, that are  
 19 driveable, that they use, and I know of one  
 20 specifically where the back window has been  
 21 blown out, or whatever happened to it, and it's  
 22 got all the plastic that's been taped on it,  
 23 and it's not a recent incident, but yet there's  
 24 nothing that can be done about it, and so all  
 25 this concern about a pickup truck and -- I

1 mean, change is difficult for everybody. I  
2 think, as human beings, we are not very  
3 agreeable to change. It's difficult to get  
4 over. But yet if we step back and I try and  
5 look at it with a very unbiased approach, and I  
6 say, "My goodness, we look at some of that  
7 garbage, day in and day out. What's really so  
8 bad about an open bed vehicle over here, and  
9 allowing it tomorrow?"

10 So it's the aesthetic, and I agree  
11 completely with the aesthetic, but I think just  
12 the -- I think I have to agree that there's  
13 some bias towards an open bed vehicle, and I  
14 don't want to say bias, because that has a  
15 negative connotation, but there's just some  
16 historical aversion to it, I think, by the  
17 nature of maybe having lived in Coral Gables  
18 for so long and that having been the rules for  
19 so long.

20 MS. KEON: I have no aversion to it being  
21 an open bed vehicle at all. What I have a real  
22 problem with is in -- and cars can be -- and  
23 I'm sure the Rolls-Royce Phantom or whatever --  
24 I mean, cars are enclosed vehicles, tend to  
25 limit themselves by their use. You don't have

1 cars -- and also, because if it's a car and if  
2 it's enclosed, the chassis or whatever it is  
3 built on can only be of a certain size for it  
4 to be -- remain enclosed without becoming sort  
5 of -- without it becoming a truck with a cab  
6 and an attached piece on the back or whatever,  
7 because it is enclosed and because it drives  
8 like a car and whatever, then by its nature it  
9 would have to change.

10 What I have a problem with, with trucks,  
11 is, how do you allow that small personal pickup  
12 truck that somebody, you know, drives and uses  
13 for work or whatever, that's agreeable, and how  
14 do I differentiate that from the Dodge Ram  
15 that's some big, enormous truck that has an  
16 entirely different appearance and could be used  
17 commercially, because somebody could say, "I  
18 just happen to like, you know, driving myself a  
19 big truck." You know, how do I say that? How  
20 do I -- How do you make that into an  
21 enforceable regulation that is -- that isn't  
22 biased? How do I say -- you know, you may like  
23 this little pickup truck, and this guy says,  
24 "But I like this great big one," and so I said,  
25 "Well, you know, so do I say 18 feet is okay

1 or -- " How do you do that? I don't -- And it  
2 isn't a matter of not being willing to change.  
3 It's that I don't know how you do that, and I  
4 haven't heard the language yet or I haven't  
5 heard anybody put forward to me how you can  
6 make that change and still have a defensible  
7 ordinance.

8 Now -- and I think, for me, that is --  
9 that's what needs to be done, and I haven't  
10 heard it yet, and so instead, we're trying to  
11 say, "Okay, well, make it this long," "Well,  
12 make it this high," make it whatever, and  
13 it's because we know that there is such a range  
14 of pickup trucks that it's -- how do you define  
15 what is acceptable and what's not and still  
16 find it -- and still be able to regulate to a  
17 sense. I don't know that.

18 And so, yeah, I would continue to support  
19 the ban on pickup trucks until that comes  
20 forward. And that doesn't mean that you  
21 should -- that there's anything wrong with  
22 somebody's small personal pickup truck. It's  
23 just that I don't think we've gotten there yet,  
24 and I don't think it's a good thing for us  
25 to enact legislation or recommend -- recommend

1 legislation that doesn't do what we really want  
2 it to do. So I'm not comfortable with it. I'm  
3 not.

4 CHAIRMAN AIZENSTAT: So you're saying leave  
5 it the way it is?

6 MS. KEON: I would leave it the way it is  
7 until -- or leave it open, until you can come  
8 up with that language, because it isn't a  
9 matter of limiting somebody's, you know, desire  
10 to use -- you know, I mean, small pickup trucks  
11 have become, you know, as popular as --

12 MR. FLANAGAN: The big pickup trucks.

13 MS. KEON: Well, I mean, as any vehicle.  
14 Right. But people have decided, you know, they  
15 like trucks.

16 MR. FLANAGAN: Right.

17 MS. KEON: You know?

18 MR. FLANAGAN: And it's just like a  
19 crossover --

20 MS. KEON: Right.

21 MR. FLANAGAN: -- whatever that is --

22 MS. KEON: Right.

23 MR. FLANAGAN: -- to, you know -- like the  
24 Escalade XL.

25 MS. KEON: Right, but the Escalade XL, you

1 can't get much beyond that before you've got --  
 2 I mean, you look at the Hummer and then they  
 3 become -- they do become modified vehicles.  
 4 They start -- you know, they slice them, they  
 5 extend them, they -- you know, they're like the  
 6 limos and whatever else, but they --  
 7 CHAIRMAN AIZENSTAT: Not necessarily.  
 8 MS. KEON: I don't know. Why do you say  
 9 that?  
 10 MR. FLANAGAN: Do you mind if I just ask  
 11 another question? Pure curiosity. Do you  
 12 remember, you have how long -- You had a gray  
 13 chart last time of length of vehicles.  
 14 CHAIRMAN AIZENSTAT: It's in here.  
 15 MR. SALMAN: It's right here.  
 16 MS. KEON: It's in here.  
 17 CHAIRMAN AIZENSTAT: Yeah, it's in here.  
 18 MS. KEON: It's in that thing, you know.  
 19 MR. RIEL: There's a chart in there  
 20 regarding the 18 feet, but we have all other  
 21 vehicles, as well, passenger vehicles --  
 22 MS. KEON: I had the old one here.  
 23 MR. RIEL: -- SUVs.  
 24 MR. BEHAR: Mr. Chairman, we are coming  
 25 close to our nine o'clock hour.

1 CHAIRMAN AIZENSTAT: Yeah. Let's continue.  
 2 MS. KEON: Jeff, this one, from before?  
 3 CHAIRMAN AIZENSTAT: Yeah, this big one.  
 4 MS. KEON: And there was another one like  
 5 this.  
 6 MR. FLANAGAN: I forgot my glasses, so I  
 7 had a hard time reading it.  
 8 MS. KEON: Now you can read it, because  
 9 you have the big one.  
 10 CHAIRMAN AIZENSTAT: What are you looking  
 11 for?  
 12 MR. FLANAGAN: No, let me just -- Don't  
 13 wait for me. At this point, it would be purely  
 14 solving my curiosity.  
 15 MS. KEON: I just -- I just -- We haven't  
 16 seen language --  
 17 MR. SALMAN: A perfectly acceptable  
 18 solution is saying, "This is what we want to  
 19 do. We want to create an exception that allows  
 20 a very limited truck use."  
 21 MS. KEON: Or we're not opposed to --  
 22 MR. SALMAN: And we're not opposed to it.  
 23 But we need to have it inserted in a form of  
 24 language into a workable piece of legislation.  
 25 CHAIRMAN AIZENSTAT: That's where I think

1 the attorneys are the ones --  
 2 MR. SALMAN: Well, right now --  
 3 MS. KEON: I think we're giving them  
 4 direction to say what -- It doesn't do that.  
 5 CHAIRMAN AIZENSTAT: Right. Well, I think  
 6 what we're hearing from everybody is that what  
 7 they've proposed to us -- We're -- Let me  
 8 rephrase that. We're leaning toward something  
 9 in the form of Attachment A. What they've  
 10 presented and put everything on here doesn't --  
 11 isn't what we're looking at.  
 12 Go ahead.  
 13 MR. SALMAN: Because Attachment B is about  
 14 the general use with certain limitations. My  
 15 point was, let's keep the restrictive use and  
 16 then create an exception that is very narrow,  
 17 that is enforceable.  
 18 MS. KEON: And that doesn't open it up and  
 19 that is not prejudicial.  
 20 MR. SALMAN: That -- Correct.  
 21 MR. LAGO: That's --  
 22 MR. SALMAN: That's the tough part. That's  
 23 where --  
 24 MR. LAGO: The gentleman --  
 25 MR. BEHAR: But I think we both agree with

1 that. I mean, I agree with Javier. Let's keep  
 2 it, but let's open it up enough that we could  
 3 enforce it.  
 4 MS. KEON: But we don't know that language  
 5 yet.  
 6 MR. SALMAN: We have an either/or. We  
 7 either prohibit them completely or allow them  
 8 completely. That's what we have.  
 9 MS. KEON: And that may be what they'll  
 10 come back and tell us, by law, what can you --  
 11 what is defensible. And Craig, because he is  
 12 the City Attorney, is charged with defending  
 13 any ordinance that comes before the City, any  
 14 ordinance, whether he believes it to be  
 15 successful or whether he's not going to be  
 16 successful, or what every law firm in Miami  
 17 will say to him, "You're never going to make  
 18 it." That's not the issue, because his job is  
 19 to defend.  
 20 So what we say to him is, I don't want  
 21 legislation that, you know, I send an attorney  
 22 out that can say, "Oh, I'll defend it. I  
 23 haven't got a chance in hell, but I'll defend  
 24 it." I want him to be able to say, "I believe  
 25 that this ordinance is based on -- it is

1 reasonable within the law and it is  
2 defensible." That's what I want.

3 CHAIRMAN AIZENSTAT: But he has said that,  
4 I mean, from what I've heard.

5 MR. LEEN: I think -- I think that the --  
6 Let me make this suggestion. If you were to  
7 maintain the general restriction and add one  
8 exception that is consistent with the Third  
9 District's opinion, which is that  
10 aesthetically, that it's acceptable for the  
11 Commission to restrict or prohibit trucks,  
12 based on the aesthetic reasons -- so, of  
13 course, if you have thousands of trucks that  
14 are in Coral Gables and you try restrict a few,  
15 you've undermined, to a large extent, the  
16 aesthetic purpose, which is what this court has  
17 said. But if you were to pick one exception --  
18 if you decided you wanted to do any, but if you  
19 were to pick one exception that allowed trucks  
20 to be stored as boats, or that allowed trucks  
21 to be stored if they face forward in a three --  
22 and walled off in three ways, or allowed them  
23 to be stored in a carport, but that would then  
24 make the -- and maybe they could put stuff on  
25 the sides so that you couldn't see them -- that

1 would still be consistent with the idea of  
2 aesthetics, because you're not allowing them to  
3 be parked in a swale or on the street or  
4 visible to people walking, but it would allow  
5 for more accommodation.

6 So, something like that, you may want to  
7 just propose, and I can write it right now, if  
8 you'd like, or we could -- you could just give  
9 direction and we could just then present it to  
10 the Commission, but you might just want to do  
11 one or two very limited exceptions and  
12 otherwise keep it the same.

13 MS. KEON: I would be very comfortable with  
14 allowing someone to back their truck into a  
15 carport, so the only thing visible from the  
16 street is --

17 MR. LAGO: The grill?

18 MS. KEON: -- the grill. I mean, it's the  
19 front of the -- I don't know that you're going  
20 to -- You can't tell the difference between  
21 most -- I mean, I used to drive a Tahoe. I  
22 don't think you're going to see a lot of  
23 difference between what my Tahoe looks like if  
24 I backed it into my carport than if somebody  
25 backed their pickup truck into a three -- a

1 carport that is enclosed on three sides, and  
2 the issue, to me, is purely aesthetics.

3 So, if we can come to a way to allow people  
4 to have a truck, I don't think you need to ban  
5 them, as long as they are stored in a manner  
6 that supports and promotes the aesthetics that  
7 we are looking for.

8 MR. SALMAN: Well, but Pat, you're making a  
9 circular argument, because right now, the Code  
10 allows you to have whatever you want as long as  
11 you can store it.

12 MS. KEON: No, but it doesn't allow you to  
13 back your truck into a carport that is enclosed  
14 on three sides.

15 CHAIRMAN AIZENSTAT: But all carports are  
16 not enclosed on three sides.

17 MS. KEON: Okay.

18 CHAIRMAN AIZENSTAT: So what do you do at  
19 that point?

20 MS. KEON: You enclose your carport on  
21 three sides.

22 MR. BEHAR: But then --

23 MS. KEON: But I mean --

24 MR. BEHAR: Then you have a non-conforming  
25 structure. If you do that, you're going to

1 have a non-conforming structure, because it  
2 doesn't --

3 MS. KEON: (Inaudible).

4 MR. BEHAR: A carport is not the same size  
5 as a garage. You're allowed a  
6 smaller structure.

7 MS. KEON: Okay, but you can't back your  
8 car -- you can't back your truck into that  
9 vehicle (sic) anyway, if it's that small.

10 MR. BEHAR: Typically, the carport -- the  
11 depth of it is not the same as a garage. You  
12 could -- you could potentially back into a  
13 three-sided structure, carport, but then you're  
14 going to see -- it's going to be visible from  
15 three sides.

16 MS. KEON: But you know what, the type of  
17 truck you would have, then, would be limited in  
18 size to what fits in your carport. What  
19 difference is that? It would be limited in  
20 size to what fits in your garage. If our  
21 concern is the making of the aesthetics, then  
22 what is in view, in a neighborhood, or walking  
23 down the street, that's what you're concerned  
24 about. That's what you're concerned about.  
25 So, if you can maintain that aesthetic, then --

1 I'm not going to worry about somebody's truck  
2 if he can maintain that aesthetic.

3 MR. SALMAN: Maybe you just ought to allow  
4 them, at that point, to be parked in the side  
5 yard.

6 MS. KEON: Then let them park in the side  
7 yard and be screened from your neighbor, I  
8 mean, the same way boats are. How are they  
9 screened from --

10 MR. SALMAN: You can have it as long as you  
11 park it outside the setback.

12 MR. GRABIEL: The problem with that is that  
13 we know, especially in North Gables, there are  
14 a lot of houses which we want to preserve  
15 because of the fabric of the historic homes,  
16 that do not have a side yard --

17 MS. KEON: No.

18 MR. GRABIEL: -- so it eliminates  
19 completely --

20 MS. KEON: Right.

21 MR. GRABIEL: -- most individuals to be  
22 able to have a truck.

23 MS. KEON: Absolutely.

24 MR. GRABIEL: Or even the carports are,  
25 first, totally open, because all those houses

1 were done with just two columns and a roof, and  
2 sometimes just a flat roof, and in some cases  
3 you can't even fit a truck in there.

4 MS. KEON: Right. So you know what?

5 MR. GRABIEL: So we're discriminating  
6 against those people who have those homes, and  
7 homes that we, as a City, want to --

8 MS. KEON: How is that considered --  
9 Craig, is that considered, under the law,  
10 discrimination? Is that considered to be  
11 discriminating, if you don't allow someone,  
12 because of the width of their lot and the  
13 structure of the building or the home on it,  
14 that they can't park in their backyard or they  
15 can't build a garage big enough to put their  
16 truck in, or a carport big enough to put their  
17 truck in? Under the law, is that considered  
18 discrimination?

19 MR. LEEN: Legally, no. The test would be  
20 whether there was a rational basis for treating  
21 the two differently. In that case, the  
22 rational basis would be, it's a smaller  
23 property or it's not constructed in a way that  
24 allows you to achieve it. It doesn't -- Just  
25 because not everyone can take the benefit of it

1 doesn't mean you can't do it for many people.  
2 Now, that is still a policy issue, whether  
3 you -- If you think it's different, you can --

4 MS. KEON: But legally.

5 MR. LEEN: -- you can decide not to do it,  
6 but it's not -- legally, I don't think you'd  
7 have any issue.

8 MS. KEON: It's not discriminating.

9 MR. GRABIEL: Wrong word. It would not be  
10 fair.

11 MS. KEON: Fair?

12 MR. BEHAR: Well, when you think of even  
13 parking on the side yard, if you have a corner  
14 lot, you know, and on one side you don't have  
15 the required setback to allow for a truck, so  
16 you put it on the other side, then it's  
17 visible -- maybe behind your wall, but it's  
18 visible from the side street. So there, you  
19 know, you just -- you don't allow that person  
20 to have it, either.

21 MS. KEON: No, you may not.

22 MR. LAGO: Or it becomes an eyesore to your  
23 neighbor.

24 MS. KEON: That's right, but you know what?  
25 MR. SALMAN: Define eyesore.

1 MR. LAGO: Well, depending if you have --

2 MS. KEON: I'm also not quite five foot  
3 four, and I can't reach the top shelf in a  
4 grocery store. You know what? I don't expect  
5 the grocery store to lower their shelves. I'll  
6 ask somebody to hand it to me. Not every  
7 single home that you're ever going to live in  
8 is going to accommodate everything you may ever  
9 want. It's not going to happen, and that's not  
10 our role.

11 CHAIRMAN AIZENSTAT: We're getting close to  
12 our time. Is there a motion to extend the  
13 meeting? Because at nine o'clock, if not, we  
14 have to finish.

15 MR. FLANAGAN: So move.

16 CHAIRMAN AIZENSTAT: Till a specific time  
17 or --

18 MS. KEON: 9:30.

19 MR. SALMAN: This is too much of an issue.  
20 I think we're going to need to continue this,  
21 if we're going to go -- or give them a complete  
22 direction. If the focus for the next 15  
23 minutes is to give Staff direction, then --

24 MR. BEHAR: We're not going to come to  
25 consensus during the next 15 minutes,

1 realistically. You know, either we give  
2 direction to our City Attorney to pass it on to  
3 the Commission -- I don't think we're going to  
4 do -- in 15 minutes or in 30 minutes, we're  
5 going to come to a resolution here.

6 MS. KEON: I agree with you, because I  
7 think what it's going to take is the writing of  
8 different language. So I think it's more, now,  
9 a matter of giving direction to the attorneys  
10 and the Planning Department --

11 CHAIRMAN AIZENSTAT: Do you need more  
12 direction or do you have the direction from  
13 what you've heard?

14 MR. SALMAN: This isn't a workshop.

15 MS. KEON: I think he'd like to be told  
16 what we want --

17 MR. LEEN: I would -- The more -- The less  
18 direction you give me, the more I have to get  
19 into discretion, and I would prefer not to,  
20 because I do think this is a major policy  
21 decision for the City, so -- I have some.

22 MR. BEHAR: But there was a -- There's, I  
23 think, a --

24 MR. FLANAGAN: Move it to 9:30 and then --

25 MR. BEHAR: No, I'm -- Well --

1 MR. FLANAGAN: That's my motion.

2 MR. BEHAR: Go ahead.

3 MS. KEON: I'll second it.

4 MR. FLANAGAN: And hopefully we'll get out  
5 of here --

6 MS. KEON: I'll second that.

7 MR. FLANAGAN: -- long before that.

8 MS. KEON: Okay.

9 MR. BEHAR: Call the roll.

10 MS. MENENDEZ: Is there a second?

11 MS. KEON: Yes, I seconded.

12 MS. MENENDEZ: Robert Behar?

13 MR. BEHAR: No.

14 MS. MENENDEZ: Jeff Flanagan?

15 MR. FLANAGAN: Yes.

16 MS. MENENDEZ: Julio Grabiell?

17 MR. GRABIEL: Yes.

18 MS. MENENDEZ: Pat Keon?

19 MS. KEON: Yes.

20 MS. MENENDEZ: Vince Lago?

21 MR. LAGO: No.

22 MS. MENENDEZ: Javier Salman?

23 MR. SALMAN: 15 minutes, just 15 minutes.

24 CHAIRMAN AIZENSTAT: Well, we have right  
25 now 30 minutes.

1 MR. SALMAN: 30 minutes, fine. 30 minutes,  
2 yes, go ahead.

3 MS. MENENDEZ: Eibi Aizenstat?

4 CHAIRMAN AIZENSTAT: No.

5 MS. MENENDEZ: Four to three.

6 CHAIRMAN AIZENSTAT: Excuse me?

7 MS. MENENDEZ: Four to three.

8 MS. KEON: We can keep going.

9 CHAIRMAN AIZENSTAT: So we keep going.

10 MS. KEON: I'd like to go through and talk

11 about the -- I think that -- All right, let me

12 tell you what I have a problem with here. The

13 issue is to rephrase or the reuse of the word

14 "modified" in here. You have -- I mean --

15 MR. LAGO: Pat, where are you?

16 MS. KEON: What I think I would like to

17 have them look at is the use of the word

18 "modified vehicle," because I don't think you

19 can prohibit the types of modifications that

20 Jeff -- I understand you wanting to retrofit a

21 vehicle for some commercial use, I understand

22 that, but -- you understand?

23 MR. BEHAR: Pat, can I suggest something?

24 Why don't you make a motion, how you want it,

25 and let's take a vote? And if not, let's

1 just keep --

2 MS. KEON: Well, I don't think it's a

3 matter of how I want it. These are the issues

4 that I have problems with, that I don't think

5 are clear, so --

6 MR. BEHAR: But I think the conversation

7 came about where we're comfortable with some of

8 the combinations that you're not in support

9 of --

10 MS. KEON: Okay.

11 MR. BEHAR: -- you know, and at that point,

12 we're going to keep going back and forth. You

13 know, I have a consensus that the majority of

14 the Board was in agreeing with Attachment A,

15 with some modification.

16 MS. KEON: I am.

17 MR. BEHAR: Then let's just --

18 MS. KEON: And that's what I'm telling you,

19 is the modifications I'd like to see. One is

20 the use of the word "modified." The other is

21 this issue of Number 4, of having any size

22 truck you want to have if you put a -- if you

23 have a handicapped sticker or a license plate

24 on it.

25 MR. SALMAN: But again, I think that one

1 goes away if we create the exceptions to allow.

2 MS. KEON: And that's what I -- I think so,  
3 also, and that you can look at, how do we  
4 maintain the aesthetics that we are looking for  
5 and that was upheld, and why it was upheld in  
6 court, and still allow the use of a pickup  
7 truck for personal use.

8 MR. BEHAR: But, Pat --

9 MS. KEON: It becomes a matter of storage.

10 MR. BEHAR: If I heard you correctly, you  
11 had an issue with -- or you wanted it to be or  
12 you were suggesting that we limit the size of  
13 the trucks.

14 MS. KEON: Well, I -- I have a problem with  
15 allowing trucks in general, because of the size  
16 of -- because of the dimensions that trucks can  
17 be, yes.

18 MR. LEEN: May ask you a question,  
19 Mr. Chair?

20 CHAIRMAN AIZENSTAT: Yes.

21 MR. LEEN: Hypothetically, if -- because  
22 this would be helpful to me, in drafting what  
23 the intent of the Board is. Hypothetically  
24 speaking, if you do allow trucks in a general  
25 way, would you -- One thing I would want to

1 know is, do you want those trucks to have a  
2 cover of some sort, or is it sufficient for  
3 them to be empty in the bed?

4 MS. KEON: They can be empty. For me, they  
5 could be empty in the bed. The issue is that  
6 it wouldn't make a difference whether it had a  
7 cover or not if it wasn't visible from the  
8 street. It wouldn't make a difference. If it  
9 was backed into a carport, if it was backed  
10 into something, you're not going to see it.

11 CHAIRMAN AIZENSTAT: You're saying, treat  
12 it like a boat.

13 MR. LAGO: Let me tell you, I agree with  
14 what Pat's saying, to a certain extent.

15 MS. KEON: Just treat it like a boat.

16 MR. LEEN: Is that the feeling of the Board  
17 as a whole?

18 MR. BEHAR: No.

19 MR. FLANAGAN: No.

20 CHAIRMAN AIZENSTAT: No.

21 MR. LEEN: So it may be worthwhile to do,  
22 Mr. Chair, some -- maybe straw polls on a few  
23 of these, so at least I can get the feeling of  
24 the Board, in presenting the Board's  
25 recommendation.

1 MR. BEHAR: My opinion, if you leave the  
2 truck open, it's more conducive to put stuff on  
3 it, and it will be overnight. Then, you know,  
4 you've got to get Code Enforcement to drive by,  
5 "Well, that vehicle has something in the back,  
6 let's give them a warning or a citation," that  
7 if you were more -- if you -- if we can be able  
8 to limit that situation, it will make it  
9 easier.

10 MS. KEON: I understand that. It would be  
11 like pool chemicals and things. I understand  
12 where you're coming from. Okay.

13 CHAIRMAN AIZENSTAT: Because you could have  
14 something in the back of the vehicle and it's  
15 not sticking out --

16 MS. KEON: Right.

17 CHAIRMAN AIZENSTAT: -- and then somebody  
18 says, "But you have something in the back of  
19 the vehicle," because they left a vinegar  
20 bottle back there.

21 MS. KEON: Okay. So, yes, it would be  
22 covered.

23 CHAIRMAN AIZENSTAT: But the cover -- to  
24 me --

25 MR. LEEN: A flat cover?

1 CHAIRMAN AIZENSTAT: To me, the cover would  
2 either be a cover that's depicted in here that  
3 looks like a factory-type cover, not a  
4 canvas --

5 MS. KEON: It's a rigid --

6 CHAIRMAN AIZENSTAT: -- that's just  
7 strapped on with a (inaudible).

8 MR. SALMAN: It's going to be a rigid or  
9 semi-rigid cover.

10 CHAIRMAN AIZENSTAT: A rigid cover.

11 MR. LEEN: Okay.

12 CHAIRMAN AIZENSTAT: Or, to me, to go ahead  
13 and put a -- I don't know what you call it, the  
14 tops --

15 MR. SALMAN: We used to call them camper  
16 tops.

17 CHAIRMAN AIZENSTAT: Camper tops.

18 MR. BEHAR: No, actually, they called it  
19 something else.

20 MR. FLANAGAN: A cab cover.

21 MR. BEHAR: Cab cover.

22 MR. SALMAN: Yeah, a cab cover.

23 No, a bed cover.

24 MS. KEON: A bed cover.

25 CHAIRMAN AIZENSTAT: A bed cover?

1 MR. SALMAN: Bed cover.  
 2 CHAIRMAN AIZENSTAT: A bed cover that does  
 3 not extend past the height of the roof of the  
 4 vehicle.  
 5 MR. LEEN: Well, Mr. Chair, would the Board  
 6 be okay with both of those, or with just one of  
 7 them?  
 8 CHAIRMAN AIZENSTAT: For me --  
 9 MR. BEHAR: Either/or.  
 10 CHAIRMAN AIZENSTAT: -- myself, either/or.  
 11 MR. BEHAR: Either/or.  
 12 MR. SALMAN: Either/or.  
 13 MR. LEEN: So then the second question I  
 14 have is, assuming the trucks, if there are  
 15 going to be -- if there is going to be a  
 16 provision allowing trucks with some exception,  
 17 and assuming they have this cover, how will the  
 18 trucks be stored? Will you allow them -- Is  
 19 the intent of the Board that they be stored  
 20 like a boat? Is the intent that they can be  
 21 put in a carport or in a garage? Well,  
 22 let's take -- Assume -- if it's in the garage,  
 23 it will be closed, but in a carport or  
 24 somewhere if it's facing forward and -- or can  
 25 it face backwards? Do you have any intent

1 there?  
 2 MS. KEON: I think it should be backed in,  
 3 and it should be covered on all three sides.  
 4 CHAIRMAN AIZENSTAT: To me, the Code allows  
 5 you to have either a garage or a carport for  
 6 your vehicle. If you're looking to allow a  
 7 certain type of vehicle, then you should be  
 8 allowed to park it either in the carport or the  
 9 garage. You shouldn't have to just back it in  
 10 somewhere.  
 11 MR. LEEN: Well, hypothetically, if it was  
 12 to be parked in a carport or a garage -- assume  
 13 it's a carport -- if it's backed in, so that  
 14 you see the front, although you may be able to  
 15 see it from the side, is that acceptable to the  
 16 Board?  
 17 CHAIRMAN AIZENSTAT: There's too many  
 18 carports that you can't back a truck into.  
 19 There's carports that are in the front of the  
 20 house.  
 21 MS. KEON: But there's garages you can't  
 22 back it into, either. So what you're saying --  
 23 MR. LEEN: I guess what I'm asking is, do  
 24 you want the front of the truck to be facing  
 25 the street or is it okay with the back?

1 MR. FLANAGAN: With these restrictions, I  
 2 think you should be able to park it as you park  
 3 a passenger vehicle.  
 4 MR. GRABIEL: Anywhere.  
 5 MR. FLANAGAN: So either way.  
 6 MR. GRABIEL: Flexibility --  
 7 (Simultaneous comments)  
 8 MR. LEEN: There may need to be a vote on  
 9 that, then, because I would need to know.  
 10 There seems to be a division.  
 11 CHAIRMAN AIZENSTAT: I understand. You're  
 12 asking us questions, and I think people are  
 13 speaking up as to how they feel.  
 14 MR. LEEN: Just to get direction, that's  
 15 the only reason I'm asking.  
 16 CHAIRMAN AIZENSTAT: Now, the next question  
 17 which I'd like to find out, how does the Board  
 18 feel about the amount of wheels or axles on a  
 19 truck, just to take a poll, starting --  
 20 MR. LAGO: I think, like it was mentioned  
 21 before, I'd want to have a truck either parked  
 22 on the side or in the garage, so to me, the  
 23 axles is not really a big issue, but if --  
 24 CHAIRMAN AIZENSTAT: Okay.  
 25 MR. LAGO: I don't believe in leaving a

1 truck, you know, in plain view. No matter what  
 2 you put on the truck to hide the bed or to not  
 3 allow certain materials inside the bed, you  
 4 know, I still think that, to me, that's really  
 5 a non-issue. It's more the placement of the  
 6 truck or storage of the truck.  
 7 CHAIRMAN AIZENSTAT: Javier?  
 8 MR. SALMAN: He brings up a good point, but  
 9 the fine point becomes, if a vehicle has more  
 10 recreational use, like a dually, then you want  
 11 to have that put on the side yard or the  
 12 backyard, you want to have that screened,  
 13 because it's a big thing, and you certainly can  
 14 put it in your garage if you have a garage big  
 15 enough. I would limit it to -- If we were  
 16 going to allow trucks outside the plane of the  
 17 garage or into the right-of-way, as you would  
 18 normally park your vehicle, then I would  
 19 definitely limit it to no more than two axles  
 20 and no more than four tires, that's it.  
 21 CHAIRMAN AIZENSTAT: Pat?  
 22 MS. KEON: No, I agree.  
 23 CHAIRMAN AIZENSTAT: I agree with it.  
 24 MS. KEON: I don't want to see trucks  
 25 parked in the -- and I don't think you can

1 limit -- I don't think that it is --  
 2 MR. SALMAN: I know, but they have to get  
 3 past you.  
 4 MS. KEON: I know, but until -- I mean,  
 5 until -- Until Craig or the attorneys can tell  
 6 us that they can write language that they feel  
 7 is defensible under the decision from the  
 8 court, I think it becomes an issue of  
 9 aesthetics, and the aesthetics is if it's  
 10 visible in the street, and so I can't -- I  
 11 won't agree with you because of that.  
 12 MR. BEHAR: Mr. Defender, do you think  
 13 you're getting enough?  
 14 MR. LEEN: I think -- Well, if I were to  
 15 defend this, and I would -- as you said, I  
 16 would defend this --  
 17 MS. KEON: You have no choice.  
 18 MR. LEEN: -- just like we defended the  
 19 prior one. I would -- I think I could make a  
 20 good argument to the Third District that if  
 21 it's away from the street, that if the truck is  
 22 pointed -- and I understand the reasoning of  
 23 why you may want to have it parked either way,  
 24 if you want to treat it like a personal  
 25 vehicle, but if the truck is parked so that the

1 bed is in the back, so it looks a lot like an  
 2 SUV from the street, and yes, maybe from the  
 3 side, it doesn't, but, you know, for the most  
 4 part, it looks like an SUV, and it's as far  
 5 back as possible from the road, and the bed is  
 6 empty, I think I could defend it. I do.  
 7 MS. KEON: I do, too, but what Javier  
 8 is not asking --  
 9 MR. LEEN: I think it's legal under the  
 10 current decision. I think I would be able to  
 11 defend it.  
 12 MS. KEON: But you're saying that it could  
 13 be parked in the driveway, like a person --  
 14 like a passenger vehicle, like your car?  
 15 MR. SALMAN: Yes, but very limited as to  
 16 the type of vehicle.  
 17 MS. KEON: Okay, but that's not what Craig  
 18 has said. Craig has said if you're going to  
 19 allow it, you have to maintain the same -- the  
 20 aesthetics that was upheld as in the law, and  
 21 that was that it wasn't visible from the  
 22 street, and so if you back it in --  
 23 MR. SALMAN: Again, anything -- Anything  
 24 that would fall outside that, the strict  
 25 limitation would have to then be put into a

1 more restrictive --  
 2 MR. LEEN: I'm just giving you my best  
 3 opinion as to what is the most defensible. I  
 4 do think the other would be defensible, too. I  
 5 think we would prevail, as long -- but --  
 6 MS. KEON: As long as it was off the public  
 7 purview.  
 8 MR. LEEN: I think once it comes onto the  
 9 street, then the court would have the question,  
 10 well, if it's aesthetics, but you have them all  
 11 over the streets, and it's more than a few,  
 12 it's affected the way that the City's looked,  
 13 and there's not as much of a reason for it.  
 14 Then, probably, you'd want to get more into the  
 15 issue of just commercial vehicles --  
 16 MS. KEON: Regulated.  
 17 MR. LEEN: -- that are used as commercial  
 18 vehicles, and not these ones that are designed  
 19 as commercial vehicles.  
 20 MS. KEON: And so there you can regulate.  
 21 MR. SALMAN: I disagree.  
 22 MR. FLANAGAN: And I'm in a qualm with  
 23 Javier, because I think the more --  
 24 MS. KEON: I would trust the lawyer.  
 25 MR. FLANAGAN: The more restrictions that

1 are being put on it, I think the more  
 2 defensible it is, because it's maintaining the  
 3 aesthetics. By having the cover on it, I'm  
 4 sure, helps Craig. By limiting the axles and  
 5 the numbers of wheels, I'm sure, helps Craig.  
 6 Yeah, sure, backing it in is going to help him,  
 7 partially. I'm not sure that backing it in is  
 8 going to make a big difference on the defense  
 9 side. I think it's --  
 10 MS. KEON: Yes, it is.  
 11 MR. FLANAGAN: -- what's in there, it's the  
 12 number of tires, it's how wide it is. But  
 13 backing it in, I could really care less. I  
 14 think you should be able to park it like you  
 15 park a passenger vehicle, but if Craig seems to  
 16 think that backing it in is going to make a  
 17 difference, I back my car in, anyway, so, I  
 18 mean, backing it in, who cares, but --  
 19 MR. LEEN: I don't want to send you through  
 20 my --  
 21 MR. FLANAGAN: -- I think the two axles --  
 22 MR. LEEN: I think it's defensible, either  
 23 way. I just think that -- I'm just giving you  
 24 each of the -- The more it's like an SUV, the  
 25 more defensible it is.

1 MR. FLANAGAN: Right. I understand that.  
 2 MR. LEEN: But it doesn't mean it's not  
 3 defensible. I want to make that clear. I  
 4 could defend this. I could defend it either  
 5 way, and I believe I would prevail --  
 6 MS. KEON: You can do anything.  
 7 MR. LEEN: -- for the City.  
 8 MR. SALMAN: He's a lawyer. They'll do  
 9 anything for money.  
 10 CHAIRMAN AIZENSTAT: Robert?  
 11 MR. BEHAR: No, I agree with Jeff and  
 12 Javier. I mean, the more that we can give  
 13 Craig to defend, the better we're going to be.  
 14 MR. GRABIEL: I have no problem. I don't  
 15 think we should limit how a person drives his  
 16 car into his garage or his carport or his  
 17 driveway. He should be able to drive it in,  
 18 heads in, or back it in, if he wants to, no  
 19 problem with that.  
 20 I think, if I go back to -- My concept is  
 21 that your original law was to avoid commercial  
 22 vehicles, and in today's pickup trucks, they  
 23 start becoming commercial vehicles when you  
 24 have the multiple wheels, so I think that we  
 25 should limit it to only two axles and four

1 wheels, and I don't have any problem with it  
 2 being parked in the driveway. I have no  
 3 problem whatsoever seeing a truck parked in the  
 4 driveway.  
 5 CHAIRMAN AIZENSTAT: From what you've  
 6 listened, Craig, is there something that you  
 7 can bring back to us, as opposed to Option A  
 8 and Option B, but something more specific?  
 9 MR. LEEN: Yes. I, as your attorney -- I  
 10 think the decision is made by Staff that this  
 11 is such a policy decision, and it's really the  
 12 Board, that the decision was made not to make a  
 13 recommendation, because we didn't want to --  
 14 CHAIRMAN AIZENSTAT: Which is correct, and  
 15 I agree with that.  
 16 MR. LEEN: I -- I, as your City Attorney,  
 17 could put together something based on my  
 18 understanding of what the Board has told me,  
 19 and bring it back. I could do that.  
 20 CHAIRMAN AIZENSTAT: Well, yourself with  
 21 the attorney that --  
 22 MR. LEEN: Yes, of course.  
 23 CHAIRMAN AIZENSTAT: -- presented it to us.  
 24 MR. LEEN: Yes.  
 25 MR. SALMAN: And Planning Staff.

1 MR. LEEN: And I would be doing it based on  
 2 what I heard today, and I would be doing my  
 3 best effort to reflect what you told me.  
 4 CHAIRMAN AIZENSTAT: To me, that would be  
 5 the next step. I don't see us staying here  
 6 even longer in discussion, without having  
 7 something drafted in legal terms. I'm not an  
 8 attorney, so I couldn't tell you how to draft  
 9 it or anything, but from the public comment  
 10 that I've heard and from what the Board is  
 11 trying to determine to say, I think that would  
 12 be the logical step for you.  
 13 MR. LEEN: Mr. Chair, would it be possible  
 14 for me to get a motion, instructing me to do  
 15 that? That would -- and then I would, based on  
 16 that --  
 17 MR. BEHAR: I'll make a motion to instruct  
 18 the City Attorney to draft such an ordinance --  
 19 MR. SALMAN: Well, again, on the lines of,  
 20 ban with a very specific set of exceptions.  
 21 CHAIRMAN AIZENSTAT: Very specific.  
 22 MR. LEEN: Yes.  
 23 MR. BEHAR: I accept that amendment.  
 24 MR. SALMAN: And I'll second it.  
 25 MS. KEON: And this could be -- and you are

1 giving him direction that it could be parked in  
 2 a driveway, anywhere you want it to be; is that  
 3 right?  
 4 CHAIRMAN AIZENSTAT: Well, it's from a --  
 5 He's already heard all the discussion from  
 6 everybody.  
 7 MR. LEEN: And once I write it down, you  
 8 could always -- That would be easy for you to  
 9 change, based on a vote.  
 10 CHAIRMAN AIZENSTAT: We could be more  
 11 specific.  
 12 MR. LEEN: You could amend it. If you want  
 13 to give me further instruction on the front or  
 14 back, I would, of course, accept it. I will do  
 15 my best judgment otherwise, and then you could  
 16 just change it. I won't -- I would do whatever  
 17 you tell me.  
 18 MR. FLANAGAN: What about the guest --  
 19 (inaudible).  
 20 CHAIRMAN AIZENSTAT: Go ahead.  
 21 Actually, Jeff brings a good point about  
 22 discussing the guests.  
 23 MR. FLANAGAN: Yeah. I think there's --  
 24 well, I think there's two issues that we  
 25 haven't touched yet, that may help Craig.

1 We've got the guest permits for pickup trucks,  
 2 and then, I think -- as I read it, the required  
 3 parking permit for all trucks.  
 4 MR. BEHAR: That would go away.  
 5 MR. SALMAN: Go away.  
 6 MR. BEHAR: That goes away.  
 7 MS. KEON: It goes away.  
 8 CHAIRMAN AIZENSTAT: If you do it the way  
 9 we're saying, I agree with that.  
 10 MR. FLANAGAN: That goes away?  
 11 MR. BEHAR: Mr. Defender?  
 12 MR. LEEN: Which part?  
 13 MR. GRABIEL: The guests.  
 14 CHAIRMAN AIZENSTAT: The permits, the guest  
 15 permits.  
 16 MR. LEEN: If you do this -- Well, it's  
 17 possible -- One thing you may have to consider  
 18 would be, are you going to allow more than one  
 19 truck on a property? It is conceivable someone  
 20 will have a guest with a truck and they may  
 21 need a guest permit.  
 22 MS. KEON: You may have a truck -- There  
 23 are two trucks.  
 24 MR. LEEN: We might -- You might -- I think  
 25 it would largely deal with the issue, though,

1 what you're proposing. You may want to --  
 2 Maybe there should just be a line saying that  
 3 Staff can adopt regulations, or the Commission  
 4 can, to address, you know, limited  
 5 circumstances where there's a guest for a  
 6 limited period of time, something like that, or  
 7 you could -- but there's not -- it wouldn't  
 8 completely obviate at least the benefit of a  
 9 guest program, or the detriment of it.  
 10 CHAIRMAN AIZENSTAT: And I think the other  
 11 issue would be with the disabled permit, as to  
 12 the type of truck --  
 13 MR. LEEN: Based on what was said, I was  
 14 going to try to -- If you're going to allow a  
 15 limited exception that would conceivably apply  
 16 to everyone, I don't think it's necessary.  
 17 CHAIRMAN AIZENSTAT: Okay.  
 18 MS. KEON: I have a question. On Page 5,  
 19 Section 2903, that B and C. There's a  
 20 little -- There isn't real clarity for me in --  
 21 between B and C on the parking. One seems to  
 22 say they can -- that it's not permitted  
 23 overnight, and the other one says it can if  
 24 it's in a space, so could you --  
 25 MR. LEEN: Does the Board want to allow

1 commercial vehicles, I would ask for my  
 2 instructions, in commercial areas overnight?  
 3 Basically, that's what this allows.  
 4 CHAIRMAN AIZENSTAT: In a commercial area?  
 5 MR. LEEN: In a commercial -- in  
 6 nonresidential areas, like in Miracle Mile. If  
 7 someone parks their truck there overnight,  
 8 should they be ticketed?  
 9 MS. KEON: But what about like the vans and  
 10 the coaches and those things that bring players  
 11 to the City, I mean, like when there's teams to  
 12 the City? Those --  
 13 MR. GRABIEL: I thought we discussed that,  
 14 and they're allowed.  
 15 MS. KEON: No. They made an exception and  
 16 they asked us to look at that; isn't that  
 17 right?  
 18 MR. LEEN: I think we allow them to park.  
 19 As long as they park horizontally and they  
 20 don't go out into the street. They have to pay  
 21 for every parking spot.  
 22 MR. SALMAN: Parking meters, right.  
 23 MS. KEON: But that's --  
 24 CHAIRMAN AIZENSTAT: What happens after--  
 25 What happens after the time frame, when the

1 meters are up, at 12:00?  
 2 MR. LEEN: I would defer to Code  
 3 Enforcement.  
 4 CHAIRMAN AIZENSTAT: Can the buses still  
 5 park there?  
 6 MR. LEEN: I would defer to Code  
 7 Enforcement. Do you -- Or perhaps --  
 8 Maybe I -- Why don't I look into that?  
 9 MS. KEON: Would you look into that?  
 10 MR. LEEN: I'll look into that.  
 11 MS. KEON: And bring all of that together,  
 12 because I think there's some nuances that are  
 13 conflicting.  
 14 MR. LEEN: But what is the general  
 15 consensus? Do you want to allow the trucks?  
 16 That's something I do have to address in what I  
 17 prepare for you. Commercial vehicles -- pardon  
 18 me, commercial areas, do you want to permit  
 19 trucks overnight, is important.  
 20 MS. KEON: Well, I think there's a  
 21 difference between a commercial vehicle that is  
 22 in clean and good order, as opposed to a  
 23 construction vehicle that you wouldn't want to  
 24 see parked on the street.  
 25 MR. LEEN: Or a pickup truck. You're

1 right. You're right. I don't mean to say --  
 2 MS. KEON: I mean, there's a difference in  
 3 what you -- you know, if somebody has their  
 4 flower truck and they were going to leave it on  
 5 the street in a commercial area or --  
 6 CHAIRMAN AIZENSTAT: Maybe to advertise  
 7 their business, for example.  
 8 MR. BEHAR: Yeah, see, I --  
 9 MS. KEON: But you have to be careful with  
 10 that, too. You need to look at that.  
 11 CHAIRMAN AIZENSTAT: To me, if -- I would  
 12 not be -- I would not want that commercial  
 13 vehicle parked overnight on Miracle Mile.  
 14 MR. BEHAR: On Miracle Mile, absolutely.  
 15 CHAIRMAN AIZENSTAT: But, by the same  
 16 token, I don't think I would mind that  
 17 commercial vehicle being in one of our parking  
 18 garages, that's parked there --  
 19 MR. LEEN: Based on what you -- How about  
 20 this? What if we just make what Number 2 says  
 21 apply to Number 1, so during the hours of the  
 22 parking meters, they can park there, but then  
 23 they can't.  
 24 MS. KEON: Right.  
 25 MR. LEEN: Commercially and residentially.

1 Does that meet what your intent is?  
 2 MS. KEON: Yes.  
 3 MR. BEHAR: Yes.  
 4 MR. LEEN: Okay.  
 5 CHAIRMAN AIZENSTAT: Yes. Do you need a  
 6 motion?  
 7 MR. LEEN: I would prefer a motion.  
 8 CHAIRMAN AIZENSTAT: So do you want to make  
 9 it?  
 10 MS. KEON: They moved, right?  
 11 Didn't you move it?  
 12 CHAIRMAN AIZENSTAT: We had a first --  
 13 MR. BEHAR: It was moved and seconded.  
 14 CHAIRMAN AIZENSTAT: We had a first and a  
 15 second. Are you clear on the motion?  
 16 MR. LEEN: Yes.  
 17 CHAIRMAN AIZENSTAT: Okay.  
 18 Any other discussion?  
 19 MR. SALMAN: Modification. I think that we  
 20 need -- a whole description of modification  
 21 needs to be looked at within that limitation.  
 22 MR. LEEN: I'm probably -- Based on what  
 23 you've said, I'm probably going to adhere more  
 24 to the wording of the current ordinance.  
 25 CHAIRMAN AIZENSTAT: Exactly.

1 MR. LEEN: So I would think that it  
 2 wouldn't -- we would not increase the amount of  
 3 vehicles because you're concerned about  
 4 liability --  
 5 CHAIRMAN AIZENSTAT: Correct.  
 6 MR. LEEN: -- and things like that, so I  
 7 don't think -- I think I have instruction on  
 8 that.  
 9 CHAIRMAN AIZENSTAT: The Board is very  
 10 concerned about upholding, you know, the case  
 11 law.  
 12 MR. LEEN: Yes. That will be my goal.  
 13 CHAIRMAN AIZENSTAT: Call the roll, please.  
 14 MS. MENENDEZ: Jeff Flanagan?  
 15 MR. FLANAGAN: Yes.  
 16 MS. MENENDEZ: Julio Grabiell?  
 17 MR. GRABIEL: Yes.  
 18 MS. MENENDEZ: Pat Keon?  
 19 MS. KEON: Yes.  
 20 MS. MENENDEZ: Vince Lago?  
 21 MR. LAGO: Yes.  
 22 MS. MENENDEZ: Javier Salman?  
 23 MR. SALMAN: Yes.  
 24 MS. MENENDEZ: Robert Behar?  
 25 MR. BEHAR: Yes.

1 MS. MENENDEZ: Eibi Aizenstat?  
 2 CHAIRMAN AIZENSTAT: Yes.  
 3 Just one second. Before we adjourn, Eric  
 4 wanted to --  
 5 MR. RIEL: Just for a point of clarity, so  
 6 everybody understands, we're going to come back  
 7 to the Board with provisions. And the second  
 8 thing I want to talk about, we don't have -- In  
 9 terms of, we canvassed all the Board Members  
 10 for the month of April. There's only one day  
 11 during the month where we have six members.  
 12 Otherwise, we only have three and four or five  
 13 members. And that day is April -- Tuesday,  
 14 April 24th. So we'd like to find out if we  
 15 could, rather than have a regular meeting on  
 16 the 11th, do it on April 24th, where we have  
 17 six members.  
 18 CHAIRMAN AIZENSTAT: Does anybody --  
 19 MR. LAGO: Is that April 11?  
 20 MR. RIEL: No.  
 21 CHAIRMAN AIZENSTAT: April 24th.  
 22 MR. RIEL: It's a Tuesday.  
 23 MR. LAGO: The 24th is fine with me.  
 24 MS. KEON: I won't be here.  
 25 CHAIRMAN AIZENSTAT: I'm sorry?

1 MR. LAGO: The 24th is fine with me. I  
2 thought you said the 11th, for some reason.  
3 CHAIRMAN AIZENSTAT: Pat is not going to be  
4 here.  
5 MS. KEON: I won't be here.  
6 MR. RIEL: Pat's the only one that  
7 indicated she will not be here.  
8 CHAIRMAN AIZENSTAT: Because you sent out  
9 the polls --  
10 MR. RIEL: Correct.  
11 CHAIRMAN AIZENSTAT: -- prior?  
12 MR. RIEL: Correct.  
13 CHAIRMAN AIZENSTAT: And everybody else  
14 indicated that they would be here. Okay, so --  
15 MR. LEEN: Mr. Chair, one other point of  
16 procedure. The ordinance, the City Code  
17 ordinance related to junked or dilapidated  
18 vehicles, do you want to hear that at that time  
19 or --  
20 MR. SALMAN: Yes, please.  
21 CHAIRMAN AIZENSTAT: Yes.  
22 MR. BEHAR: Yes.  
23 MR. LEEN: Okay, okay. Got it.  
24 CHAIRMAN AIZENSTAT: All right, any other  
25 comments, questions? Eric, are you okay?

1 MR. RIEL: No, I just want to make sure  
2 that -- We might have the truck ordinance that  
3 evening. We have other agenda items. I just  
4 want to make sure that the 24th, April 24th,  
5 will be a regular agenda, as well, so --  
6 CHAIRMAN AIZENSTAT: Let me ask, Eric --  
7 Let me ask you a question. We've already taken  
8 input from the public, and we've closed it.  
9 MR. LEEN: Yes.  
10 CHAIRMAN AIZENSTAT: So to come in on the  
11 24th --  
12 MR. LEEN: Are you continuing the matter?  
13 CHAIRMAN AIZENSTAT: Do we do a continuance  
14 of what we had thus --  
15 MR. LEEN: Yes. If you continue the  
16 matter, I believe you could just go right to  
17 debate.  
18 CHAIRMAN AIZENSTAT: Can we do that, or no,  
19 because we're changing --  
20 MR. LEEN: Do you have any thoughts on  
21 that?  
22 MS. TREVARTHEN: They could continue the  
23 matter. I would just note, I'm not going to be  
24 able to be here on the 24th, just for your  
25 benefit.

1 MR. LEEN: Okay.  
2 So, yes, so you could continue, and we  
3 would just go right to debate.  
4 CHAIRMAN AIZENSTAT: Do we need to amend  
5 our motion to continue?  
6 MR. LEEN: You could -- What was the prior  
7 motion?  
8 MR. SALMAN: Just give you direction.  
9 CHAIRMAN AIZENSTAT: Just give you direction.  
10 MR. LEEN: Oh, the direction, I have. No,  
11 then now, instead of -- before you adjourn, I  
12 would do another motion to continue the matter  
13 to the next meeting, and then I would --  
14 CHAIRMAN AIZENSTAT: To a date certain?  
15 MR. SALMAN: So moved.  
16 MR. LEEN: To a date certain.  
17 MR. BEHAR: Second.  
18 CHAIRMAN AIZENSTAT: And the date certain  
19 is April 24th --  
20 MR. RIEL: April 24th. Tuesday, April  
21 24th.  
22 CHAIRMAN AIZENSTAT: -- at 6:00 p.m., in  
23 Commission Chambers.  
24 MR. RIEL: Correct.  
25 CHAIRMAN AIZENSTAT: We have a first, we

1 have a second. Any discussion?  
2 Call the roll, please.  
3 MS. MENENDEZ: Julio Grabiell?  
4 MR. GRABIEL: Yes.  
5 MS. MENENDEZ: Pat Keon?  
6 MS. KEON: Yes.  
7 MS. MENENDEZ: Vince Lago?  
8 MR. LAGO: Yes.  
9 MS. MENENDEZ: Javier Salman?  
10 MR. SALMAN: Yes.  
11 MS. MENENDEZ: Robert Behar?  
12 MR. BEHAR: Yes.  
13 MS. MENENDEZ: Jeff Flanagan?  
14 MR. FLANAGAN: Yes.  
15 MS. MENENDEZ: Eibi Aizenstat?  
16 CHAIRMAN AIZENSTAT: Yes.  
17 Okay, we're adjourned, and thank you very  
18 much to the public for coming.  
19 MR. SALMAN: Thank you for coming.  
20 (Thereupon, the meeting was adjourned at  
21 9:23 p.m.)  
22  
23  
24  
25

CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomat  
Reporter, Florida Professional Reporter, and a Notary  
Public for the State of Florida at Large, do hereby  
certify that I was authorized to and did  
stenographically report the foregoing proceedings and  
that the transcript is a true and complete record of my  
stenographic notes.

I further certify that all public speakers were  
duly sworn by me.

DATED this 30th day of March, 2012.

SIGNED COPY ON FILE

JOAN L. BAILEY, RDR, FPR

Notary Commission Number EE 083192.

My Notary Commission expires 6/14/15.

# Attendance Sign-In Sheet – March 26, 2012

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone
1.	Sally Morris	Leonardo	
2.	ENRIQUE D. LOPEZ	1312 SOROLA, C.C., FL	3053679617
3.	Paula Butala	7401 S.W. 82nd St Miami, FL	
4.	CARLOS J. GARCIA	1441 Robbia Ave C.G. FL. 33146	305-498-6337
5.	Rafael Contreras	435 CATALONIA AV	305-2637538
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# Attendance Sign-In Sheet – March 26, 2012

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone
1.	ROBERT WILLIFORD	1226 CORDOBA ST	305 796 8440
2.	JOHN LIAPPAS	429 SANSONINO AVE	305 302-8567
3.	Dorothy Thomson	2600 Camden St #3	305-443-5444
4.	John M Thomson	2600 Camden St, #3	305-443-5444
5.	Judy Spero King	5901 Leonardo St	305-775-4389
6.	Jim & Marie HARLEY	732 Aledo Ave	305 448-8587
7.	Cesar Perez-Alben	820 Obispo Ave	305-926-6005
8.	Shirley Cavari	1521 Lugo Ave	305 667 0064
9.	Ralph & Nereida Santa-Cruz	6215 Dolphin Dr	305-235-2671
10.	STEVEN GLINES	536 HARCOES RD	305 668 9820
11.	LOWELL KUVIN	17 E. FLAGLER ST #223 <sup>Miami</sup> <sub>Fla</sub> 33131	305-358-6800
12.	KEN SWINDAL	1413 Ortega Ave	305 776 2233
13.	Maria Pantoya	720 Zamora Ave 33134	305 335-3357
14.	LOUIS FERRERO	6510 MITCHELL DR	305-251-0958
15.			
16.			
17.			



# Attendance Sign-In Sheet – March 26, 2012

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone
1.	Ani Victoriano	510 CATALONIA AVE	305-798-3421
2.	MARYLIN SANCHEZ	429 SANSOVINO AVE	786-426-2986
3.	Wm J HARTNETT	4950 CAMPUS BLVD	305 666 5303
4.	Juan C. Flores	150 W. FLAGLER #1901 Miami FL	305-347-5406
5.	D.R. BLACK	620 DESTACADA.	305 668-1711
6.	MARC TOUZE	95 S PROSPECT DRIVE	305 666-0874
7.	Dr Tom Householder	6411 Marilyn Drive	786-455-0789
8.			
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17.			

# Attendance Sign-In Sheet – March 26, 2012

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone
1.	WILLIAM RIVENTARK	1616 WALLA ST. OF 1114	105 876-6703
2.	WAYMIZ SIESSER	1310 GEWON ST, FL 33134	786-295-8571
3.	LARRY HORTON	6004 LEONARDO ST	305 742-6744
4.	JOSEPH KING	5901 LEONARDO ST	305-299-4841
5.	AURELIO A. REY	521 SAN JUAN DR.	305-725-3273
6.	Michael Raley	1032 Catalonia Ave Coral Gables	305-448-8019
7.	Elizabeth Carpenter	6420 Mahi Dr. Coral Gables	305-720-7000
8.	ENRIQUE A. SANCHEZ	526 CATALONIA	786 972-1564
9.	EVG Gordon	1020 Andorra Avenue	305 665-1927
10.	JAMES PACE	713 TIBIDABO AVE	305-666-8684
11.	JANET MARTINEZ	713 TIBIDABO AVE	305-666-8884
12.	NICOLAS STANKOV	426 MADEIRA AVE	786 319-2372
13.			
14.			
15.			
16.			
17.			

# Attendance Sign-In Sheet – March 26, 2012

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone
1.	MARIA C. CAUZ	1447 Miller Rd, Coral Gables	305-323-2154
2.	RONACK CANIZARES	4100 PALMARITO St Coral Gables	305-965-7524
3.	Jim Hartnett	510 Marmore Ave Coral Gables	305-667-5733
4.	Paradize Aghar	one herald Plaza	305-32-3609
5.	Victoria Bricant	1118 Ferdinand St., Coral Gables	786-413-9026
6.	Michael A. Abbott	1303 Ferdinand St. Coral Gables FL	(305) 527 5394
7.	Robert & Betty Cannon	3018 Coconut Grove Dr.	(305) 442-4078
8.	JAMES H SINARA	14625 SAILFISH DR	305-772-2233
9.	Axel R. Font	813 Lisbon St.	305-476-8320
10.	SAM B. CARICO	1521 Ave Lugo	305-667-0064
11.	BRIAN PELZMA		305-666-0999
12.	Joe Lancaster	5335 Orduna Dr.	305 218 4076
13.			
14.			
15.			
16.			
17.			



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# /

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** RONALD CANIZARES

**Address:** 4100 PALMARITO ST CORAL GABLES

**Telephone:** (305) 965-7520

**Email:** ruv4sailin @ YAHOO.COM

**Signature:** Ronald Canizares **Date:** 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 2

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Ani Victoriano

**Address:** 510 Catalonia Ave

**Telephone:** 305: 798-3421

**Email:** VICAN12@AOL.COM @

**Signature:** [Signature] **Date:** 3-26-12

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 3

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** WILLIAM RIVENS BARK

**Address:** 2616 NORLAND ST. JIMMY

**Telephone:** 305 876-6707

**Email:** WR53@COMCAST.NET

**Signature:** [Handwritten Signature] **Date:** 26 MAR 12

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 4

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** WAYNIE SIESSTONS

**Address:** 1310 GENOVA CT

**Telephone:** 786-295-8511

**Email:** \_\_\_\_\_ @ \_\_\_\_\_

**Signature:** [Handwritten Signature] **Date:** 3-26-2012

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 5

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: ROBERT WILLIFORD

Address: 1226 CORDOVA ST

Telephone: 305 796 8440

Email: ISLAND242@ATT.NET @

Robert Williford  
 Signature Date

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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of  
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# 6

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: JIM HARTNETT

Address: 510 MARMORE AVE Coral Gables

Telephone: 305 667 5733

Email: hartnettj@BellSouth.net @

James D Hartnett  
 Signature Date March 26 2012

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	<b>City of Coral Gables, Florida</b> <b>Request to address the Planning and Zoning Board</b>	Order of Receipt
		# 7
<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles	
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.	

Please Print

Speakers Name: LARRY HORTON

Address: 6604 LEONARDO ST

Telephone: 305 742 6744

Email \_\_\_\_\_ @ \_\_\_\_\_

Sesyn \_\_\_\_\_ 3/26/2012

Signature \_\_\_\_\_ Date \_\_\_\_\_

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.

	<b>City of Coral Gables, Florida</b> <b>Request to address the Planning and Zoning Board</b>	Order of Receipt
		# 8
<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles	
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.	

Please Print

Speakers Name: Dorothy Thomson

Address: 2600 Carden St #3 CG 33134

Telephone: 305 443-5444

Email Mayordr@aol.com @ \_\_\_\_\_

Dorothy Thomson \_\_\_\_\_ 3-26-12

Signature \_\_\_\_\_ Date \_\_\_\_\_

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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of  
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# 9

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: WILLIAM HARTWETT

Address: 4950 CAMPO SANO CT

Telephone: 305 666 5303

Email WILLIAMJHARTWETT@BELL SOUTHWEST@

*[Signature]*

*3/26/2012*

Signature

Date

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 10

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: Victoria Briant

Address: 1118 Ferdinand St., Coral Gables, FL 33134

Telephone: 786-413-9026

Email vbriant @ aol.com

*Victoria E. Briant*

*3/26/12*

Signature

Date

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# //

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: Michael Abbott

Address: 1303 Ferdinand street Coral Gables, FL

Telephone: (305) 527-5394

Email Kyhwm@yahoo.com @ \_\_\_\_\_

Signature \_\_\_\_\_ Date 3/26/12

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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# 12

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

Speakers Name: WACK THOMSON

Address: 2600 CARDENA ST

Telephone: 305 443 5444

Email Thomson1@aol.com @ aol.com

Signature \_\_\_\_\_ Date 3-26-12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.

	<b>City of Coral Gables, Florida</b> <b>Request to address the Planning and Zoning Board</b>	Order of Receipt
		# 13
<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles	
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.	

Please Print

Speakers Name: JOSEPH KING

Address: 5901 LEONARDO STREET, CORAL GABLES FL

Telephone: 305 - 299 - 4841

Email \_\_\_\_\_ @ \_\_\_\_\_

Signature  Date 3/26/2012

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.

	<b>City of Coral Gables, Florida</b> <b>Request to address the Planning and Zoning Board</b>	Order of Receipt
		# 14
<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles	
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.	

Please Print

Speakers Name: Judy Spero King

Address: 5901 Leonardo St.

Telephone: 305 775 4389

Email spero1@aol.com @ \_\_\_\_\_

Signature  Date 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 15

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Betty Canova

**Address:** 3018 Coconut Grove Dr.

**Telephone:** 305 442-4078

**Email** RobBetCAN @ Aol.com

**Signature** Betty Canova **Date** 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 16

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** AURELIO A. REY

**Address:** 5121 SAN JUAN DRIVE

**Telephone:** (305) 725-3273

**Email** arearch @ gmail.com

**Signature** [Signature] **Date** 03/26/2012

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 17

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** James H Harley

**Address:** 732 Aledo Ave

**Telephone:** 305-448-8587

**Email:** None @

**Signature:** James Harley **Date:** 3-26-12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
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# 18

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Micheal Raley

**Address:** 1032 Catalonia Ave

**Telephone:** 305-448-8019

**Email:** mraleey@bhsaffairs.com @

**Signature:** [Signature] **Date:** 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 – 9:00 p.m.

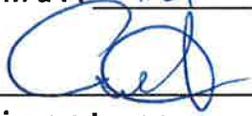
Please Print

**Speakers Name:** ENRIQUE A. SANCHEZ

**Address:** 526 CATA LO HIA

**Telephone:** 786-972-1564

**Email:** PREPINGSMEALS@YANOR.COM @

**Signature:**  **Date:** 3-26-12

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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of  
Receipt

# 19

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 – 9:00 p.m.

Please Print

**Speakers Name:** Axel Font

**Address:** 813 Lisbon St.

**Telephone:** (305) 476-8320 / (c) (305) 505-1207

**Email:** \_\_\_\_\_ @ \_\_\_\_\_

**Signature:**  **Date:** 03/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 20

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Shirley CARICO

**Address:** 1521 Lugo Ave

**Telephone:** 305 667 0064

**Email:** polcamos @ yahoo.com

**Signature:** Shirley N. Carico **Date:** 5/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 21

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Eva Gordon

**Address:** 1020 Andora Avenue

**Telephone:** (305) 665-1927

**Email:** \_\_\_\_\_ @ \_\_\_\_\_

**Signature:** Eva Gordon **Date:** 3/26/2012

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 22

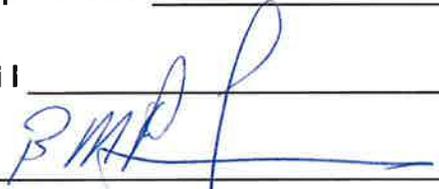
<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** BRIAN PELZMAN

**Address:** P.O. BOX 431677

**Telephone:** 305-666-0999

**Email**  @ 3/26/12

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

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**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

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Receipt

# /

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** NICOLAS STANKOV

**Address:** 426 MADKIRA AVE

**Telephone:** 786 319 2372

**Email** NICOLASSTANKOV @ Hotmail.com

**Signature**  **Date** 3/26/2012

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 23

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** STEPHEN GLINES

**Address:** 536 DANES ROAD

**Telephone:** 305 668 9820

**Email:** STEPHENGLINES@YNHOO.COM

**Signature:** [Handwritten Signature]

**Date:** 3/27/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

# 24

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** LOWELL KUVIN

**Address:** 17 E. FLABLER ST #223 MIAMI FL 33131

**Telephone:** 305-358-6800

**Email:** LOWELL@KUVINLAW.COM

**Signature:** [Handwritten Signature]

**Date:** 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

#25

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** ENRIQUE J. LOPEZ 33134  
**Address:** 1312 SOROLLA AVENUE C. GABLES, FL  
**Telephone:** 305 567 9617  
**Email:** ALL GROUP BUSINESS.NET @  
**Signature:** *[Handwritten Signature]* **Date:** 3/26/2012

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
Receipt

#26

<b>Subject:</b>	Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles
<b>City Public Hearing Location</b>	Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, FL 33134 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Paula Butala  
**Address:** 7401 S.W. 82nd St. Apt 305S, Miami, FL  
**Telephone:** 313-702-0380  
**Email:** pbutala @ comcast.net  
**Signature:** *[Handwritten Signature]* **Date:** 3-26-12

Pursuant to Article I, Section 24 of the Florida Constitution, all information contained herein is a public record.



**City of Coral Gables, Florida**  
**Request to address the Planning and Zoning Board**

Order  
of  
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# 27

**Subject:** Presentation of Potential Zoning Code Text Amendments related to trucks and abandoned/junk motor vehicles

**City Public Hearing Location:** Commission Chambers, City Hall  
 405 Biltmore Way, Coral Gables, FL 33134  
 Monday, March 26, 2012, 6:00 - 9:00 p.m.

Please Print

**Speakers Name:** Carlos J Garcia

**Address:** 1441 Robbia Ave

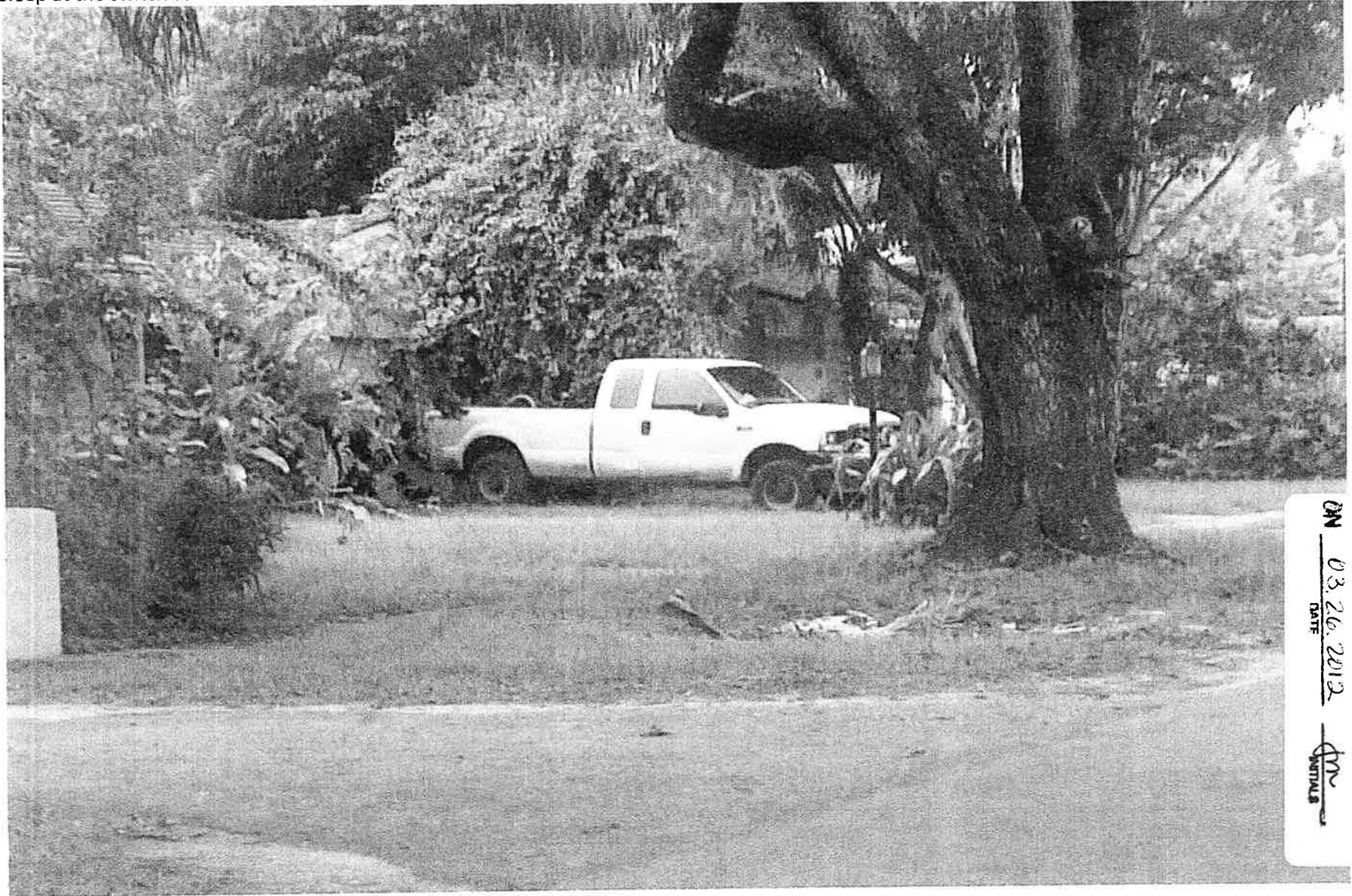
**Telephone:** 305-498-6337

**Email:** cgarcia@miami-airport.com

**Signature:** Carlos J Garcia **Date:** 3/26/12

Pursuant to Article I, Section 24 of the Florida Constitution,  
 all information contained herein is a public record.

I have had to endure this during the past several years as the ordinance was being challenged by undesirable and tasteless elements in our City. After a long, hard-fought and costly battle, we prevailed. Now the new officials see it as an issue to do away with the ban pickup trucks. Shameless, to say the least. What international city has pickup trucks? Where is the majority being represented? Where is code enforcement? Sleep at the switch as usual.



ENTERED AS EXHIBIT Gonzalo Lopez AT  
by ANNEK  
THE PLANNING AND ZONING BOARD  
ON 03.26.2012  
DATE dm  
INITIALS

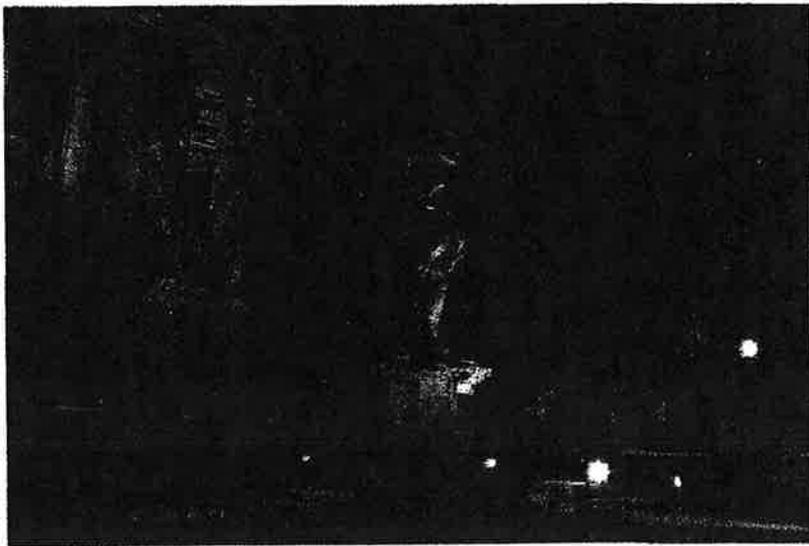
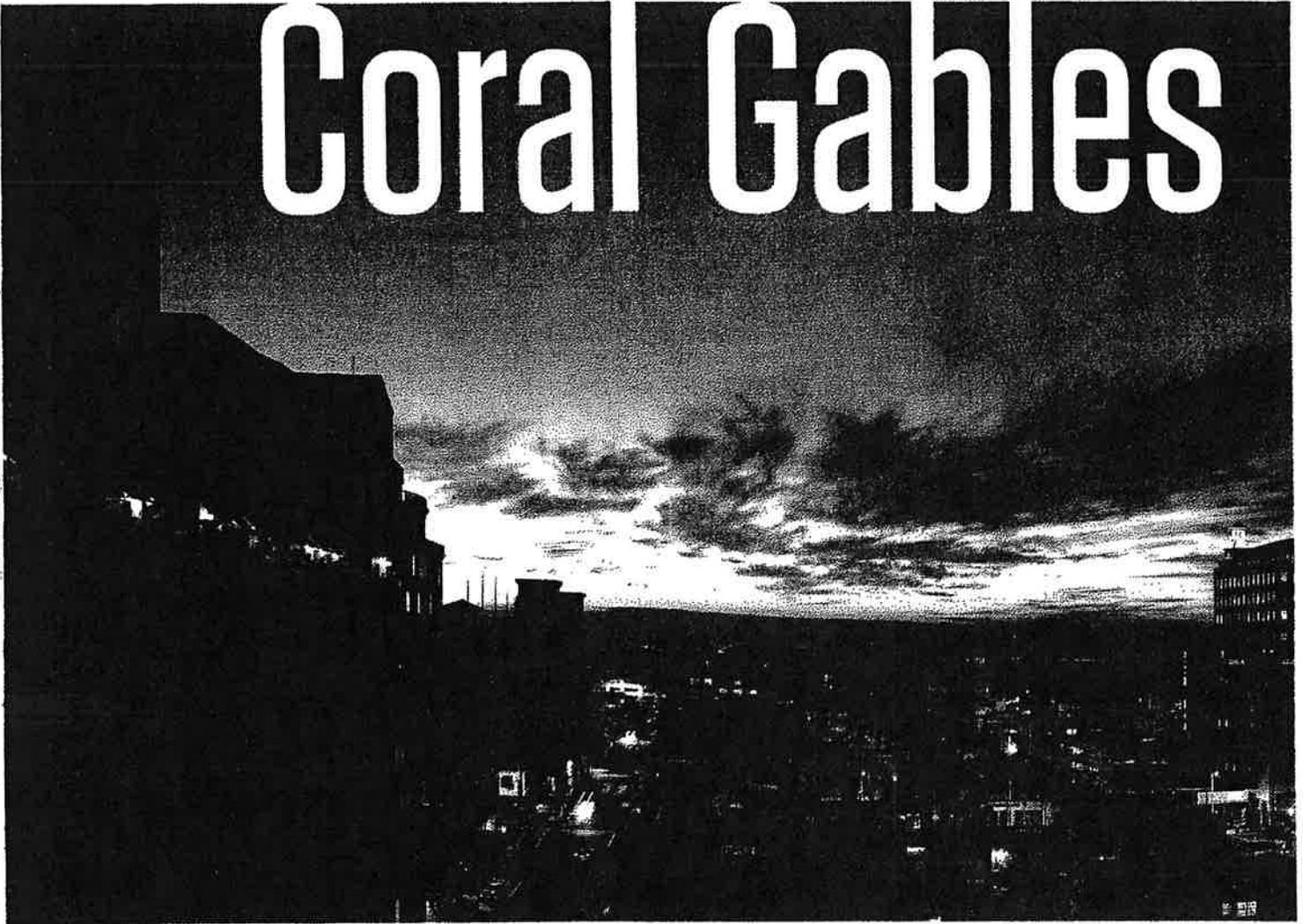
A nice Ford F-150 at 1248 Sorolla Avenue in the City Beautiful. A testament to Quality of Life as seen by those elected officials who support doing away with the ban on pickup trucks. This picture taken on September 12, 2011 at 6:45PM.

The other side of the nice F-150 that has been an icon at 1248 Sorolla Avenue while the ordinance was being challenged. Even after the victory and grace periods, the administration has fallen short in enforcement. Unacceptable and intolerable in our City.



If any of those elected officials wish to have this motorized beauty in front of your homes, please advise so that a group of us can buy a handful of them and park them in the swale areas of your homes. I am sure they may look equally attractive. No excuses for the obvious void in leadership at the elected level and the concentrated effort to attempt to do away with the ban. Buying a few of them to park in strategic homes of elected and appointed officials may not such a bad idea after all as it may allow all of you to witness the real impact first hand. I have for too long and will not tolerate it any longer. Enough is enough. Enough of the activism turned pacifism. Enough of mediocre leadership. Time to represent the majority, not the tasteless and classless minority that knew the rules when they moved in. Show leadership at least once.

# Coral Gables



Statue of Coral Gables founder George Merrick outside City Hall

**F**ounded in the 1920s as one of the nation's first planned communities, Coral Gables still hews close to original developer George Merrick's vision of a clean, tree-lined, carefully zoned town dominated visually by coral colors, sidewalks and barrel-tile roofs. The Board of Architects, established at the city's birth, holds a tight rein on development. In 1973, the city became one of the first in the state to adopt a historic preservation ordinance, and in 1994 it was the first in the state to adopt ad valorem tax exemption legislation for historic preservation. A Mediterranean architectural ordinance adopted in 1986 gives incentives to builders who construct or renovate in the city's predominant style.

Architectural rules to maintain the city's historic look and adhere to Merrick's vision



mean that street signs are not allowed in most of the original city limits. Instead, street names are written in black letters on white stone markers in the ground, making navigation challenging for non-locals. The city is bordered by five entrances.

The city government is known for its tough stance on zoning, architecture and general



Traditional street signs aren't allowed in most of the original city limits.

beautification rules. One ordinance bans the parking of pickup trucks on driveways overnight, and garbage and recycling are collected from the sides of homes.

The upscale enclave's style, quality of life, and proximity to Miami International Airport (5 miles away) have made it a favorite of executives. The median single-family home price is more than \$631,000, far above the statewide average of \$138,000. Average household income is \$133,255, more than double the countywide average.

The Gables' is also an important regional business hub. Despite housing less than 2% of Miami-Dade County's population, the city boasts fully 15% of its office space and is home to 155 multinational companies, including Odebrecht, Mercantil Commerce Bank, Chevron Texaco Caribbean/Latin

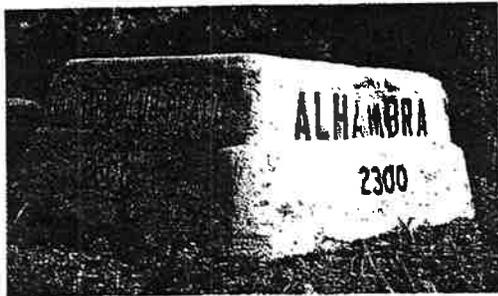
America and American Airlines' Latin American and Caribbean headquarters.

Anchoring it all is Miracle Mile, Merrick's original downtown main street, with recently constructed condos and apartments joining a cluster of upscale restaurants, retail shops and office buildings. The real estate bust hit Coral Gables like everywhere else, but land and home prices have fallen much less than in other areas, and developers are still eager to build, even when it means taking on the city's notoriously stringent codes.

The city's biggest challenge going forward may be the fact that neighboring areas are assembling the kind of amenities that once were concentrated only in Coral Gables. Downtown Miami and the city's Brickell area are evolving into true live/work/play centers, with high-end office space within

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America and American Airlines' Latin American and Caribbean headquarters.

Anchoring it all is Miracle Mile, Merrick's original downtown main street, with recently constructed condos and apartments joining a cluster of upscale restaurants, retail shops and office buildings. The real estate bust hit Coral Gables like everywhere else, but land and home prices have fallen much less than in other areas, and developers are still eager to build, even when it means taking on the city's notoriously stringent codes.

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