

CITY OF CORAL GABLES
 LOCAL PLANNING AGENCY (LPA)/
 PLANNING AND ZONING BOARD MEETING
 VERBATIM TRANSCRIPT
 HYBRID FORMAT
 WEDNESDAY, MARCH 13, 2024, COMMENCING AT 6:06 P.M.

Board Members Present at Commission Chamber:

Eibi Aizenstat, Chairman
 Robert Behar
 Wayne "Chip" Withers
 Sue Kawalerski
 Felix Pardo
 Javier Salman
 Julio Grabiell

City Staff and Consultants:

Jennifer Garcia, Planning Official
 Arceli Redila, Zoning Administrator
 Craig Collier, Special Counsel
 Emilee Aguerrebere, Principal Planner

Also Participating:

Jorge Navarro, Esq., on behalf of Items E-1 through E-3
 Natacha Gonzalez
 Johny Eljach
 Edward Martos, Esq.
 Sara Conde
 David Fournier
 Christopher Neff
 Adriana Neff
 Alicia Bache-Wiig
 Arjan Honderd

recommendation.

Lobbyist Registration, pursuant to Resolution Number 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to provide comments virtually.

For those members of the public who are appearing on Zoom and wish to testify, you must be visible to the court reporter to be sworn in. Otherwise, if you speak, without been being sworn in, your comments may not have evidentiary value.

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

As Chair, I now officially call the meeting of the City of Coral Gables Planning and Zoning Board to order, on March 13, 2024. The time is 6:06.

Emilee, if you'd please call the roll.

THE SECRETARY: Julio Grabiell?

MR. GRABIELL: Here.

THE SECRETARY: Felix Pardo?

THEREUPON:

(The following proceedings were held.)

CHAIRMAN AIZENSTAT: Okay. Let's go ahead and get started, please. I'd like to ask everybody to please silence their cell phones and beepers. If you have any, put them on silence, please.

Good Evening. This Board is comprised of seven members. Four Members of the Board shall constitute a quorum, and the affirmative vote of four members shall be necessary for the adoption of any motion.

If only four Members of the Board are present, an applicant may request, and be entitled to, a continuance to the next regularly schedule meeting of the Board. If the matter is continued due to a lack of quorum, the Chairperson or Secretary of the Board, may set a Special Meeting to consider such matter.

In the event that four votes are not obtained, an applicant, except in the case of a Comprehensive Plan Amendment, may request a continuance or allow the application to proceed to the City Commission without a

MR. PARDO: Here.

THE SECRETARY: Chip Withers?

MR. WITHERS: I'm here.

THE SECRETARY: Robert Behar?

MR. BEHAR: Here.

THE SECRETARY; Sue Kawalerski?

MS. KAWALERSKI: Here.

THE SECRETARY: Javier Salman?

MR. SALMAN: Here.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Here.

Notice Regarding Ex Parte Communications, please be advised that this Board is a quasi-judicial board, which requires Board Members to disclose all ex parte communications and site visits. An ex parte communication is defined as any contact, communication, conversation, correspondence, memorandum or other written or verbal communication, that takes place outside a public hearing, between a member of the public and a member of a quasi-judicial board regarding matters to be heard by the Board.

If anyone made any contact with a Board Member regarding an issue before the Board, the

1 Board Member must state, on the record, the
 2 existence of the ex parte communication and the
 3 party who originated the communication.
 4 Also, if a Board Member conducted a site
 5 visit specifically related to the case before
 6 the Board, the Board Member must disclose such
 7 visit.
 8 In either case, the Board Member must
 9 state, on the record, whether the ex parte
 10 communication and/or site visit will affect the
 11 Board Member's ability to impartially consider
 12 the evidence to be presented regarding the
 13 matter. The Board Member shall also state that
 14 his or her decision shall be based on
 15 substantial competent evidence and testimony
 16 presented on the record today.
 17 Does any member of the Board have such
 18 communication or site visit to disclose at this
 19 time?
 20 MR. GRABIEL: No.
 21 MS. KAWALERSKI: No.
 22 CHAIRMAN AIZENSTAT: No?
 23 I did receive an e-mail last time. I went
 24 ahead -- when we had this item come up, and I
 25 went ahead and presented it to City Staff, for

1 the record.
 2 MR. COLLER: Right. That was previously
 3 established in the record that occurred on that
 4 date, and will be included in the record of
 5 this item.
 6 CHAIRMAN AIZENSTAT: Thank you.
 7 Swearing In, everyone who speaks this
 8 evening must complete the roster on the podium.
 9 We ask that you print clearly, so the official
 10 records of your name and address will be
 11 correct.
 12 Now, with the exception of attorneys, all
 13 persons, physically, in the City Commission
 14 Chambers, who will speak on agenda items before
 15 us this evening, please rise to be sworn in.
 16 So we have one person only that's going to
 17 be speaking tonight -- two people that will be
 18 speaking tonight? Again, everybody that will
 19 speaking tonight, please stand up, with the
 20 exception of attorneys, to be sworn in.
 21 (Thereupon, the participants were sworn.)
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 Zoom platform participants, I will ask any
 24 person wishing to speak on tonight's agenda
 25 item, to please open your chat and send a

1 direct message to Jill -- actually, to Emilee
 2 today. We don't have Jill with us today --
 3 stating you would like to speak before the
 4 Board and include your full name. Emilee will
 5 call you when it's your turn. I ask you to be
 6 concise, for the interest of time.
 7 Phone platform participants, after Zoom
 8 platform participants are done, I will ask
 9 phone platform participants to comment on
 10 tonight's agenda item. I also ask you to
 11 please be concise, for the interest of time.
 12 We have the approval of the minutes of
 13 February 20th, 2024. Has everybody had a
 14 chance to look at those?
 15 MR. GRABIEL: Yes.
 16 CHAIRMAN AIZENSTAT: Is there a motion?
 17 MR. SALMAN: I'll second.
 18 CHAIRMAN AIZENSTAT: Julio. Javier second.
 19 Any discussion? No?
 20 Call the roll, please.
 21 THE SECRETARY: Robert Behar?
 22 MR. BEHAR: Yes.
 23 THE SECRETARY: Sue Kawalerski?
 24 MS. KAWALERSKI: Yes.
 25 THE SECRETARY: Javier Salman?

1 MR. SALMAN: Yes.
 2 THE SECRETARY: Julio Grabiell?
 3 MR. GRABIEL: Yes.
 4 THE SECRETARY: Felix Pardo?
 5 MR. PARDO: Yes.
 6 THE SECRETARY: Chip Withers?
 7 MR. WITHERS: Yes.
 8 THE SECRETARY: Eibi Aizenstat?
 9 CHAIRMAN AIZENSTAT: Yes.
 10 The procedure that we'll use tonight,
 11 first, we'll have the identification of the
 12 agenda item by Mr. Collier. Then we'll have the
 13 presentation by the applicant or the
 14 applicant's agent, then presentation by Staff.
 15 I'll go ahead and open it for public comment,
 16 first in Chambers, then Zoom platform, and then
 17 the phone line platform. We'll then go ahead
 18 and close the public comment, have Board
 19 discussion, and a motion. Further discussion,
 20 and a second of a motion, if necessary, with
 21 Board's final comments and then a vote.
 22 MR. COLLER: Mr. Chairman, because they are
 23 three related items for this --
 24 CHAIRMAN AIZENSTAT: If I may -- Mr. Behar,
 25 do you want to say something?

1 MR. BEHAR: Mr. Chairman, I will have to
2 recuse myself. The project that you will see
3 tonight is one from our office. So I will --
4 at this time, will recuse myself, so you can
5 move on.

6 CHAIRMAN AIZENSTAT: Thank you very much.
7 Please let the record note that Mr. Behar has
8 recused himself and is leaving the Chambers.

9 MR. COLLER: Okay. So I'm going to be
10 reading in all three items. The hearing will
11 be for all three items. And then we'll vote
12 separately on each item.

13 Item E-1, an Ordinance of the City
14 Commission of Coral Gables, Florida amending
15 the Future Land Use Map of the City of Coral
16 Gables Comprehensive Plan pursuant to Zoning
17 Code Article 14, "Process," Section 14-213,
18 "Comprehensive Plan Text and Map Amendments,"
19 and Small Scale amendment procedures from
20 "Commercial Mid-Rise Intensity" to "Commercial
21 High-Rise Intensity" for Lots 1 through 9 and
22 Lots 39 through 42 and from "Single Family High
23 Density" to Commercial Low-Rise Intensity" for
24 Lots 17 through 21, Block 14, Coral Gables
25 Crafts Section (130 Almeria Avenue, 152 Almeria

9

1 proposed mixed-use project including live/work
2 units referred as "130 Almeria" on the property
3 legally described as Lots 1 through 9, 17
4 through 21, and 39 through 42, Block 14, Coral
5 Gables Section; including required conditions;
6 providing for a repealer provision,
7 severability clause, and an effective date.

8 Item E-1, E-2, and E-3, public hearing.

9 CHAIRMAN AIZENSTAT: Thank you.

10 Mr. Navarro, welcome.

11 MR. NAVARRO: Good evening, Mr. Chair,
12 Board Members. I want to thank you for the
13 opportunity to defer at the last meeting.
14 We're excited to be back.

15 For the record, Jorge Navarro, with offices
16 at 333 Southeast 2nd Avenue.

17 Let me grab -- I still don't know how to
18 use this.

19 Here, along with my colleague, Devon
20 Vickers and our clients and property owners.
21 We're here with, as well, our design
22 professionals from Behar Font, Carlos Lima, and
23 we're here this evening to present a new
24 project in your Downtown.

25 It's a very unique project, because it will

11

1 Avenue, 160 Almeria Avenue, and 2701 Ponce de
2 Leon Boulevard, and 103 Sevilla Avenue), Coral
3 Gables, Florida; including required conditions;
4 providing for a repealer provision,
5 severability clause, and an effective date.

6 Item E-2, an Ordinance of the City
7 Commission of Coral Gables, Florida making
8 Zoning District boundary changes pursuant to
9 Zoning Code Article 14, "Process," Section
10 14-212, "Zoning Code Text and Map Amendments,"
11 from "Mixed Use 2 District" to "Mixed Use 3
12 District" for Lots 1 through 9 and Lots 39
13 through 42 and from "Single-Family Residential
14 District" to "Mixed Use 1 District" for Lots 17
15 through 21, Block 14, Coral Gables Crafts
16 Section -- I've previously read the several
17 addresses, so I'm not going to repeat them --
18 Coral Gables, Florida; including required
19 conditions; providing for a repealer provision,
20 severability clause and an effective date.

21 Item E-3, a Resolution of the City
22 Commission of Coral Gables, Florida providing
23 (sic) a Mixed Use Site Plan and Encroachments
24 pursuant to Zoning Code Article 14, "Process"
25 Section 14-203, "Conditional Uses," for a

10

1 add the first recreational park in all of
2 Downtown, if you could believe that. Your
3 Downtown is a place where many people live and
4 work, but it's actually very limited in terms
5 of access to convenient and safe recreational
6 open and green spaces, and there's a big need
7 for these spaces.

8 It's also a project that has involved an
9 extensive amount of community outreach,
10 probably a project -- in my time, that it's
11 probably the most amount of community outreach
12 that I've been involved in, since I started
13 working in Coral Gables, particularly with the
14 single-family areas that are directly to the
15 east of this project. We've spent, since June
16 of last year, a significant amount of time
17 working with them.

18 We've had multiple neighborhood meetings.
19 We've had two publicly noticed meetings. From
20 those meetings, we identified specific
21 residents, that had specific concerns, and we
22 had three subsequent meetings, after that, with
23 the neighborhood, to discuss those concerns,
24 get their input, get their feedback, and ensure
25 that everyone was informed and involved.

12

1 We've also created a website to disseminate
2 information about the project. One of the
3 things that you'll see this evening is a park
4 plan, which we've been working closely with the
5 residents of this area that's immediately east
6 of us, and this park plan has changed
7 significantly over the last several months, as
8 well as our project, in response to the
9 feedback that we received.

10 And one of the things that I thought was
11 unique, which really has helped, is, we've
12 actually opened up, which you can see there, an
13 on-site office, where residents from the
14 community can actually come, make an
15 appointment, get information about the project.
16 We have all of the renderings up. And they can
17 provide feedback and ask any questions that you
18 have.

19 So I'd like to show you the area that we've
20 been focused on. You'll see our property is
21 comprised of three separate parcels. The one
22 that we are developing, with the residential
23 building that you'll see this evening, is
24 highlighted by the green star, and what we've
25 done is, we have covered a large area and

13

1 really focused on the closest and most affected
2 residential areas to our project, which are the
3 ones that will really benefit the most from
4 this project and the park that we are proposing
5 to provide.

6 So, as a result of this outreach, we've
7 been able to obtain 80 petitions as of today in
8 support of this project. You could see where
9 the petitions have come from. I'm also happy
10 to advise that, earlier today, we obtained the
11 support of Loneta Rowdi (phonetic), who is
12 probably the most proximate person to this
13 project, and who we have worked with for
14 months, who had concerns about our project, but
15 she sent a lovely letter in today in support of
16 the project. So I want to thank her. I know
17 she can't be here this evening, but we hope to
18 see her at Commission, and our thoughts are
19 with her and her family, but let me tell you a
20 little bit about where this project is in your
21 Downtown and where it's located.

22 So the property is comprised of three
23 separate parcels, that total almost an acre of
24 land, within the block that's located east of
25 Ponce, between your CBD and the Plaza project.

14

1 The sites are separated by an existing
2 commercial alley, which is highlighted in
3 yellow, that basically bifurcates these
4 parcels. And the first parcel is the one that
5 directly fronts onto Ponce, while the second
6 parcel is a mid block parcel, along Almeria,
7 that directly faces the CBD. And then the
8 third parcel is on the southeast corner of the
9 block, and that is the one that is the most
10 adjacent and proximate of the residential
11 areas, which are just on the other side of
12 Galiano Street, further south.

13 So our proposal -- you know, we've been
14 working on planning this land. It's not every
15 day that you get an acre in Downtown to work
16 on, and that's so uniquely situated. This is
17 the existing four-story Amtrust Bank building,
18 which I believe everyone's familiar with. It's
19 a building with a lot of charm. I think -- a
20 lot of people actually think it's a much older
21 building, but it was actually constructed in
22 the 1980s. And as part of our project, we're
23 proposing to maintain the Amtrust Building and
24 simply make interior renovations to it.

25 The second parcel, which is the mid block

15

1 parcel, is along Almeria. It faces the CBD,
2 and it is improved currently, today, with a
3 two-story retail building, an office building,
4 and it has a large surface parking lot, which
5 you can see to your right. This is the parcel
6 where we'll be constructing the new residential
7 building that we'll be presenting to you today
8 for your consideration.

9 The last parcel is on the southeast corner
10 of the block, along Galiano, and this has
11 historically been used, since the 1980s, as a
12 commercial parking lot. For some reason, it
13 has single-family zoning. The whole block is
14 mixed-use. It's kind out of character with the
15 area. But this is the parcel where we're going
16 to be building and paying for and constructing,
17 as part of our project, a new 12,500 square
18 foot park. So we're essentially taking the
19 existing parking lot that's there today, the
20 entirety of that parking lot, and converting it
21 into a park. And this park's going to have a
22 lot of landscaping, as you can see, new shade
23 trees, art installations, well lit walking
24 paths, seating areas, bicycle parking stations
25 and outdoor playground equipment, which is a

16

1 request that we received from may nearby
2 residents as part of our outreach.

3 Now, while this is only a concept plan,
4 some residents wanted to see a more kind of
5 walkable park, for activities, and a lot of
6 grandparents and families and parents in this
7 area have kids and they have nowhere to take
8 them here. I'll show you later why that's the
9 case. But we are fortunate enough, that this
10 property is so big, that we could actually
11 program it for both of these uses, and we've
12 started today go ahead and do that.

13 These are the latest renderings, which,
14 obviously, are a work in progress, but we are
15 going to be continuing to work on these with
16 the community, and these incorporate all of the
17 comments that we've received either online or
18 in in-person meetings with neighbors. It's
19 going to have artwork, as you could see,
20 seating areas. This is more of the passive
21 walkable component of it, you know, with
22 walking and jogging trails.

23 Surprising, there's a lot of dog owners in
24 this neighborhood, but nobody really wanted to
25 see a dog park, but then, you know, obviously,

17

1 this is conceptual, but we want to activate
2 this with recreational equipment for kids,
3 playground equipment, and this is kind of --
4 we've worked off of the feedback that we've
5 gotten, to create this plan.

6 So how we've been able to achieve
7 delivering a large park in the heart of
8 Downtown, the fact is, we're able to achieve
9 that by only building on one of the three
10 sites, and this allows us to preserve the
11 existing Amtrust Building and to preserve the
12 entirety of Parcel 3, along Galiano, as an open
13 green space.

14 The mid block portion is better positioned
15 to accomodate the height, because it allows us
16 to transition the height away from the
17 residential uses on the east side of Galiano
18 Street, and place it within your Downtown and
19 Central Business District, your commercial
20 core.

21 In order to accomplish this, we're asking
22 to re-designate the mid block parcel -- it says
23 MX2, my apologies, it is actually MX3. It's
24 currently MX2, which allows 97 feet in height,
25 with Mediterranean bonuses, but we are asking

18

1 to rezone that to MX3, but we're going to be
2 capping the maximum height that could be built
3 on that parcel to a maximum of 141 feet, via a
4 covenant, that will run with the land, and bind
5 the future development of this property.

6 So I'm sure everybody's aware, because
7 you're all very knowledgable of the Code, but
8 the only difference between MX2 and MX3 is the
9 building height, which we're addressing via the
10 covenant. The density and FAR stays the same.
11 And as you can see, there's already a
12 significant amount of MX3 to our south. So
13 we're not moving the line any further than it
14 already is today.

15 We're also asking to re-zone the existing
16 commercial parking along Galiano to commercial
17 low-rise and MX1, to make it consistent with
18 its historical commercial uses, but also
19 consistent, as you could see, with the rest of
20 the block, which is also completely zoned MX1.
21 But rather than building on this parcel, in its
22 place is where we will create a free-standing
23 park, which is interesting, because most of the
24 parks that I've seen come before this Board are
25 part of a project. They're kind of an

19

1 ancillary use of that project. This is a
2 completely independent property, that will be
3 dedicated for the public for future use as a
4 public park, and we will be doing that via a
5 separate covenant, that will run with this
6 property, that will dedicate it for public park
7 purposes.

8 So, essentially, the request before you
9 allows us to do two things, One, it allows us
10 to shift the height from the ends of the block,
11 where it could have been built, to the middle
12 of the block, where it can be accommodated
13 better, because it's further from residential,
14 and in your commercial area, and, secondly, it
15 allows us to free up 30 percent of this
16 property. So 30 percent of this property is
17 not being built on, is not being developed,
18 it's simply being dedicated as a green space,
19 which will become the largest recreational park
20 in Downtown, and you'll see why that's
21 important later.

22 We've looked at the options to construct
23 this independently, and under this alternative,
24 and we believe that this is a much better
25 alternative than simply developing on all three

20

1 parcels and providing the minimum open space
2 that's traditionally required for your Downtown
3 development, which as you walk around Downtown,
4 you see it's primarily colonnades, hardscape
5 plazas and covered paseos. This would be
6 the -- per Code, with Med bonus design, you
7 would have, along Ponce, the two 97-foot
8 buildings, with the project in the middle, as
9 well, and, then, in the back, there will be
10 another development, as well, on that existing
11 commercial parking lot.

12 In lieu of this, this is the alternative
13 with we're proposing. We basically bookend the
14 site with buffers. We keep the existing office
15 building where it's at. And in the back, now
16 we have a new public park. As you can see, the
17 height of this building is very much in context
18 with what's around it, but what's important is
19 the public benefits that we can achieve by
20 this, which is, under this development, we're
21 doing 12 times -- 12 times the amount of open
22 air green space that would normally be
23 required, and we're doing 35 percent more total
24 open space than would be required. As you
25 know, under your Code, you could do -- up to 75

21

1 but we also have a separate access for service
2 and basement parking in the rear, along the
3 alley. One of the things that we want to do to
4 this alley is, we want to beautify it, make it
5 more walkable, make it more pedestrian
6 friendly. We want to incorporate pavers. And
7 the reason that's important is because we've
8 also incorporated a paseo on the east of the
9 building.

10 So you will essentially have two
11 connections from Downtown, through the alley,
12 along Almeria, one being the western portion of
13 this building, the other being the eastern,
14 where you could cross this block and also have
15 easy access to get to this park.

16 We've also -- interesting, the existing
17 Amtrust Building has no parking. So what we've
18 done is, we have created a basement parking
19 garage, that could be accessed through a
20 separate elevator, to provide parking for that
21 building, and what we have done is, we've
22 created a separate elevator that will allow
23 visitors and employees to conveniently and
24 safely park in one building and walk across to
25 the other.

23

1 percent of your open space can be covered with
2 arcades and paseos.

3 So I want to kind of go into the height a
4 little bit. This area of the CBD is,
5 essentially, an area where, immediately to our
6 north, west and south, if you can see in this
7 exhibit here, the buildings to our west and
8 directly to our north, they're already at 190
9 feet. So this is an area of the Downtown that
10 already has many larger and taller buildings
11 existing, and what we are proposing is a
12 building that would be 50 feet less than what
13 already exists there today. So this is not an
14 issue where our project is going to be the
15 tallest building in the area. We'll actually
16 be much, much shorter, than what's there today.

17 So to walk you through our project plans,
18 this is the overall site plan, including all
19 three parcels. You could see we have the
20 existing Amtrust Building to the west, the new
21 residential building in the middle, and, then,
22 on the other bookend, towards the east, we have
23 the larger open green space.

24 This is the ground floor plan. We have our
25 main vehicular access coming off of Almeria,

22

1 One thing I'd like to highlight is, the
2 ground floor, the way we've activated it
3 currently, is with ground floor live/work
4 units. We originally had retail planned along
5 our frontage, but as a result of the feedback
6 we received at our first neighborhood meeting,
7 we removed that and replaced it with live/work
8 units. There was a concern with retail patrons
9 coming in, perhaps, parking in the neighborhood
10 and creating additional traffic. So that is a
11 change that we've made to the plan. We've now
12 activated the ground floor along Almeria with
13 live/work.

14 So just to walk you through quickly, we
15 have, Floors 2, 3 and 4 are parking. And then
16 we get to the typical floor plans, on Floor 5,
17 for the 122 units that we're proposing. This
18 is a typical floor plan. These are Floors 5
19 through 13, and then we have a rooftop amenity
20 area, that has, you know, obviously, your pool,
21 your gym. It also has seven residential units
22 up there.

23 So one thing I do want to mention is, we
24 have received some feedback from some residents
25 regarding the architecture treatment on the

24

1 ground level. So these are updated renderings
2 that we've been working on, that we're
3 committed to doing. We have changed the ground
4 level design, and this is what we're currently
5 proposing, based on the feedback that we've
6 received. So I'll walk you through that.
7 That's a rendering of the building, and this is
8 a night rendering along Almeria.

9 So, one thing I wanted to address, before I
10 conclude, is the need for parks within your
11 Downtown, because I believe it's very important
12 to understanding this project and why this
13 project's important. While your Downtown is
14 very walkable and bike and pedestrian friendly,
15 it's unfortunately an area of the city that's
16 greatly underserved with public parks,
17 especially with recreational spaces. If you
18 could see here, the area in green, that's
19 highlighted with the green star, is the
20 location of the new public park. And the
21 closest parks that you have, in walking
22 distance to this area, other than Ponce Park,
23 which is mostly a passive park, that's
24 programed for event space, is San Sebastian
25 Park, which is not programed in any way, and

25

1 So, in 2021, the City went through an extensive
2 workshop and visioning sessions. They did an
3 extensive amount of research. And they updated
4 its parks master plan, with two goals. And if
5 you could see, these are two goals that they
6 had, and their second goal -- their two most
7 important goals, was the expansion and
8 development of parks and open spaces in
9 Downtown, which is exactly what this project
10 will do.

11 As part of the preparation of the master
12 plan, the City also did an inventory of the
13 existing park services throughout the City.
14 For instance, the central part of Coral Gables,
15 within the CBD, has only a handful of parks and
16 urban spaces, totaling just half an acre in the
17 entire CBD, which most of it -- I've looked at
18 these sites -- is mostly outdoor hardscaped
19 areas and plazas. Just to put in perspective
20 the impact of this park, the park that we're
21 delivering is essentially more than half of the
22 total park space that currently exists today
23 within your entire CBD.

24 And the reason it is so difficult to
25 deliver park space, your master plan outlines

27

1 Sarto Green, which primarily been, you know,
2 seating areas, landscaping and hardscaping, and
3 some hard, but these are all 20-minute walks
4 away, 15-minute walks away, depending on how
5 fast you walk. You'll probably get there
6 quicker than me.

7 But we met with many neighbors, as I
8 mentioned, and one of the echoing themes that
9 we've heard is, we need more recreational
10 opportunities in Downtown. People want parks.
11 And I think that's echoed by the 80 petition
12 from the immediately adjacent residential area,
13 that have said, please don't build on all three
14 sites, we would prefer for you guys to find a
15 way to deliver some park space.

16 If you could look here, if you see, most of
17 the parks in this area are essentially west of
18 Le Jeune. So you'd have to cross Le Jeune to
19 get there. There really is nothing walkable
20 for any of that single-family neighborhood to
21 be able to access for park space.

22 The need is not only documented from the
23 feedback we've gotten and what I've heard from
24 the neighbors I've spoken to, but it's also
25 documented in your City's parks master plan.

26

1 it specifically. The reason is that most of
2 the areas within here are privately owned, and
3 they're very expensive, so the City is unable
4 to acquire them, right. They're zoned for
5 commercial development. So the City is very
6 limited in the resources that it has in order
7 to deliver this much needed park space.

8 The application that we're presenting today
9 is just one of the few tools the City has in
10 order to deliver these open spaces, and that
11 is, working with owners, to find and create
12 design solutions, in locations where it's
13 appropriate, to free up valuable land for
14 development of park space. And I hope you
15 could see that that is what we have been
16 working very hard to try to accomplish here,
17 and I think it's really only by creating a
18 system of parks, such as this, that you could
19 even begin to address the need that Downtown
20 Coral Gables is facing, in terms of lack of
21 park space.

22 So I'm very proud to have been involved
23 with this project, and I want to -- very
24 fortunate to have spoken to so many people over
25 the last 10 months. Those discussions, I'm

28

1 sure, will continue. I know that we have not
2 appeased everyone. It's difficult to get full
3 consensus on anything, even, you know, where
4 you to want to go to dinner, but we feel that
5 we have worked very hard and explained this
6 project to a lot of people, and been able to
7 obtain a lot of support from those that are
8 most immediately adjacent to us.

9 And with that, I'd like to reserve a few
10 minutes for rebuttal, and I'm here to answer
11 any questions the Board may have.

12 CHAIRMAN AIZENSTAT: Thank you.

13 Let's go ahead and have Jennifer.

14 MS. GARCIA: Jennifer Garcia, Planning
15 Official. May I have the PowerPoint, please?

16 Good evening.

17 MR. GRABIEL: Hello.

18 MS. GARCIA: Perfect. Thank you.

19 So 130 Almeria, the mixed-use project that
20 we're reviewing today, has three requests; the
21 Comprehensive Plan and Map Amendment, the
22 Zoning Code Map Amendment, as well as the Mixed
23 Use Site Plan Encroachments.

24 So the location, as we described, is in the
25 middle of the Downtown area, and if you look at

29

1 of the three parcels, and the change of Zoning
2 on the north side, those two parcels would be
3 commercial high-rise intensity, and then the
4 new, I guess, future park, to be commercial
5 lower-rise intensity.

6 The Zoning Code Map Amendment, right now
7 the current Zoning is MX2, for those two
8 properties that are facing Almeria, and the
9 property that's facing south right now is
10 single-family residential. The proposed map
11 amendment would be to change the MX2 that's
12 facing Almeria to MX3 and the property that's
13 going to be the future park to be MX1 and that
14 would be consistent with the Comp Plan.

15 And the third request is for a mixed-use
16 site plan. As you know, the threshold in our
17 Zoning Code, whenever a mixed-use site plan is
18 greater than 20,000 square feet, it requires a
19 conditional use process, and that's why they're
20 here for you today. So the mixed-use site plan
21 consists of the use of the four-story office
22 building that's facing Ponce de Leon. That
23 will remain the same. And the new building
24 will have four live/work units, facing Almeria,
25 with actually an arcade on the front, a

31

1 the area, it's really that one block, between
2 the Central Business District, the CBD, and The
3 Plaza development. That whole kind of pinkish
4 area to the west, that's all kind of considered
5 part of Downtown. This is the last block
6 between the two larger, I guess, developments
7 in Downtown -- I'm sorry, the CBD and The
8 Plaza.

9 So, in the area, as the attorney has talked
10 about, the closest, I guess, immediate neighbor
11 to this development is The Plaza, which is at
12 190 feet point five. I guess the next taller
13 building in the area is the future Regency
14 Park, which you saw reviewed a few years ago,
15 which will be at 205 and a half feet, as well.
16 And then some neighboring properties to the
17 north, within the CBD.

18 So, the request is three, the Future Land
19 Use MAP Amendment, the Zoning Code Amendment,
20 as well as the Mixed-use Site Plan
21 Encroachments.

22 So the change for the land use is from the
23 existing, which is commercial medium-rise
24 intensity, as well as the single-family high
25 density of the property that's to the southwest

30

1 pedestrian paseo to link to the back where the
2 alley is, and the vehicular entrance and exist
3 to the parking structure below grade and above
4 grade will be on the very east side of the
5 building, loading and all of that back of house
6 uses will be on the back, where the alley is,
7 and the future park will be on the Galiano and
8 Sevilla corner.

9 The encroachment is to the southwest part
10 of the new building. It's a roof overhang,
11 that will be overhanging a little bit into the
12 alley.

13 And I should probably go back. This was a
14 request by the Board of Architects, actually,
15 not the encroachment itself, but to change the
16 forming and the massing of the building to be
17 more consistent with Mediterranean
18 architecture, and that required them to have
19 this roof overhang in this alley.

20 So the lot is just shy of one acre. It's
21 .99 acres. The open space that they're
22 requesting -- I'm sorry, that they're
23 proposing, for the mixed-use site plan, is 34
24 percent. The requirement is 10 percent. The
25 density is the same. It's 125 units an acre.

32

1 They're proposing to have 122 units. The FAR
2 is just shy of the maximum, at 3.46 FAR, and
3 the building height is 141 feet, if they are
4 allowed to change the Land Use and the Zoning.

5 So the project started with the DRC review,
6 which was back in October of 2022. They went
7 to the Board of Architects a few times, got
8 their approval last April. They've had a
9 couple of neighborhood meetings, last summer
10 and last fall, and here we are for the Planning
11 and Zoning Board.

12 They've sent letters to the property owners
13 within 1,500 feet, as required by Code, and
14 they've done that four times, for both,
15 neighborhood meetings, last month's Planning
16 and Zoning Board meeting, and this month's
17 Planning and Zoning Board meeting. Four times,
18 the property's been posted, four times the
19 website's been posted, as well, and newspaper
20 advertisement twice.

21 Staff determined that the application is
22 consistent with the Comp Plan, with the goals,
23 objectives and policies of the Comp Plan, as
24 far as mixed-use buildings and open space in
25 our Downtown.

33

1 in Chambers. Nobody has come in since then.
2 So let's go ahead and open it up for public
3 comment first, and if you wouldn't mind, please
4 call the first person up.

5 THE SECRETARY: Julio Grabiél.

6 CHAIRMAN AIZENSTAT: The gentleman sitting
7 back here?

8 THE SECRETARY: Oh.

9 MR. GRABIEL: I'm here.

10 THE SECRETARY: Okay. Sorry. Sorry.

11 Sue Kawalerski.

12 MR. COLLER: You're calling the roll.

13 MS. KAWALERSKI: Yeah, you're calling the
14 roll, I think.

15 THE SECRETARY: Oh, sorry. My apologies.

16 MS. KAWALERSKI: No worries.

17 THE SECRETARY: Natacha Gonzalez.

18 Sorry. Okay.

19 Johnny.

20 I have everybody listed online, like who's
21 in the waiting room. I've admitted them. Do
22 they have the right code?

23 CHAIRMAN AIZENSTAT: So we're going to
24 go -- so we're calling people in the Chambers.
25 Okay.

35

1 Staff recommends approval, with conditions.
2 Those conditions are outlined in your Staff
3 report, at the very end, but the highlights are
4 to not exceed the height of thirteen stories or
5 141 feet. The public park will be public and
6 open to the public, located at Sevilla and
7 Galiano. The street improvements would include
8 improvements to both sides of the 100 Block of
9 Almeria, with landscape bump-outs and
10 continuation of the bike lane on Galiano, to
11 continue for the three blocks south, as part of
12 The Plaza project, undergrounding of overhead
13 utility lines on the entire length of the
14 alley, as well as the Galiano, the north side
15 of Almeria, and then drainage improvements may
16 be required, as they go further through the
17 review process.

18 And that's all I have. Thank you.

19 CHAIRMAN AIZENSTAT: Thank you. Thank you
20 very much.

21 Emilee, how many people do we have in
22 Chambers that are signed up to speak?

23 THE SECRETARY: Signed up, we have six.
24 Has anybody not signed in?

25 CHAIRMAN AIZENSTAT: So we have six people

34

1 THE SECRETARY: Well, they're asking about
2 Zoom right now.

3 CHAIRMAN AIZENSTAT: If we can, the City
4 will go ahead and take care of it. I'd like to
5 just direct everything, if you don't mind, up
6 to the Chair and I'll direct.

7 THE SECRETARY: Okay. The next person is
8 Johnny, if you'd like to speak.

9 CHAIRMAN AIZENSTAT: Emilee, will you
10 contact or have somebody please contact Staff.

11 THE SECRETARY: I did. So IT came
12 downstairs, but I've admitted everybody who's
13 come into the waiting room. The ID number is,
14 I believe, 9513. I don't know if you'd like to
15 tell --

16 CHAIRMAN AIZENSTAT: Could you speak
17 clearly into the microphone and just give
18 everybody --

19 THE SECRETARY: That the Zoom link is 9513.
20 I've admitted everybody who's been in the
21 waiting room. You can find the link on the
22 agenda.

23 CHAIRMAN AIZENSTAT: Thank you.

24 So the first individual that's going to
25 speak, the name is?

36

1 THE SECRETARY: Johny.
2 CHAIRMAN AIZENSTAT: All right. If you
3 could please state your full name and address,
4 for the record.

5 MR. ELJACH: All right. Good evening,
6 everybody. My name is Johny Eljach, and I'm
7 living in 305 Fluvia Avenue, 33134, and my
8 phone number is (786) --

9 CHAIRMAN AIZENSTAT: You don't have to
10 state your phone number, just your name and
11 address, thank you.

12 MR. ELJACH: All right. Thank you.

13 And I'm here to support the project --
14 coming project, and included building a park,
15 and I think it's a good place for our
16 neighborhood.

17 I have a daughter, and he (sic) like to
18 walk and running, and spend a good time, and I
19 know a lot of people have families that like to
20 do that. And that's the reason because I'm
21 here. And I would like, please, approve the
22 project, 'cause I think it is going to be good
23 for our neighborhood. Thank you for listening.

24 CHAIRMAN AIZENSTAT: Thank you, sir.
25 The next person, please.

37

1 want it stated on the record, in the broadest
2 sense. I'll give you an example.

3 If you look at any of the photos in the
4 Staff report and in the application materials,
5 just about every one has a deep dark shadow
6 between the Gables Plaza project and this
7 proposed new project. We are in the middle of
8 that deep dark shadow, and the current Zoning
9 does not allow the project -- the current
10 Zoning on my client's site does not allow
11 sufficient development to work with that shadow
12 -- to work around that shadow, by moving up,
13 for example, et cetera. That's an example of a
14 practical issue.

15 It also comes down to a legal concern,
16 because as a legal matter, we think that the
17 proposed rezoning may not be consistent with
18 the Comprehensive Plan. The Comprehensive Plan
19 protects properties from things like excessive
20 shadow, the lack of light and air,
21 specifically, for example, Policy DES 1.1.1.5.
22 Also, on the legal front, you know, we're not
23 sure that the proper analysis has been done for
24 the Rezoning. Not all of the parcels that are
25 currently single-family are being re-zoned, as

39

1 THE SECRETARY: The next person Edward
2 Martos.

3 MR. MARTOS: If I may, I'd prefer to speak
4 at the end of the comments. Is that possible?

5 CHAIRMAN AIZENSTAT: I'd rather you just go
6 now, since your name has been called, please.

7 MR. MARTOS: Absolutely.

8 CHAIRMAN AIZENSTAT: Thank you.

9 MR. MARTOS: So I represent --

10 CHAIRMAN AIZENSTAT: Could you just state
11 your name and address, for the record, please?

12 MR. MARTOS: For the record, Edward Martos,
13 with offices at 2800 Ponce de Leon Boulevard.

14 I'm here, on behalf of a property owner
15 immediately south, and across the alley from
16 the proposed project, and that's TFFO, LLC. So
17 they're at 129 Sevilla and also two adjoining
18 lots.

19 Now, we've been working closely with the
20 applicant to come to some resolution to our
21 objections. We have several objections to the
22 proposal. Those objections are practical, and
23 also legal in nature. I won't get into all of
24 it, because we are working with the applicant,
25 and we hope to come to a resolution, but I do

38

1 they should be. And so there are serious
2 concerns. Again, that's just an example.

3 Our request is that you defer tonight. If
4 you decide not to defer, then request that any
5 recommendation that you make advancing this
6 item to the City Commission include a request
7 to the City Commission that the applicant
8 continue to work with my client to address what
9 amount to be very serious Zoning and practical
10 concerns that are affecting, you know, my
11 client, but also even neighboring properties to
12 the south of the project.

13 And that's it. I'm available, if you have
14 any questions. Thank you.

15 CHAIRMAN AIZENSTAT: Thank you, sir.

16 Next speaker, please.

17 THE SECRETARY: Natacha Gonzalez, when
18 you're ready.

19 MS. GONZALEZ: "Buenas noches."

20 MR. NAVARRO: I am just playing interpreter
21 for the evening.

22 CHAIRMAN AIZENSTAT: If I may just ask
23 that. Question, since we're a quasi-judicial
24 board and we don't have an official
25 interpreter, is this okay, for the record?

40

1 MR. COLLER: Since the attorney has a
2 responsibility to be candid with the Board, I
3 think we can accept, since we don't have a
4 designated interpreter, for him to interpret,
5 but since -- did she understand sufficient
6 English that she was able to be sworn in or do
7 you need to be sworn in?

8 MR. NAVARRO; Yeah, she did.

9 MR. COLLER: Okay.

10 CHAIRMAN AIZENSTAT: I just wanted to
11 clarify legally.

12 MS. NAVARRO: I think, from what I spoke to
13 her, she speaks English, but prefers Spanish.

14 CHAIRMAN AIZENSTAT: That's fine. If the
15 City Counsel is good with it, then we're good
16 with it.

17 MR. COLLER: Right.

18 CHAIRMAN AIZENSTAT: Go ahead, please.

19 MS. GONZALEZ: (Through the Interpreter)
20 Good evening, everyone. Natacha Gonzalez. 300
21 Fluvia Avenue, Coral Gables, Florida 33134.

22 The first time I started hearing about this
23 project, she started following it along and
24 paying close attention. What called her
25 attention the most was the ability to have a

41

1 the project is pretty much twice as high as
2 what's allowed without the -- without the Med
3 bonus. So I guess this is a sweetener. But at
4 the same time, he's giving a park, which he
5 wants re-zone from residential to MX1. You
6 know, it's a little curious.

7 He's saying that he's going to leave -- you
8 know, instead of doing two MX2 up to the limit,
9 97, he's just going to do that one in the
10 middle, but he's asking to change the property,
11 where the Amtrust Building is to MX3. Why is
12 he doing that? I don't know.

13 So, you know, I think it's a little fishy,
14 in my opinion. I think it's -- we're going in
15 a direction that no one in the neighborhood
16 wants us to go in. We're going towards more
17 Plaza, and, you know, this is something that
18 now we're fighting for every single plot of
19 land in our area. Everyone wants to go to the
20 height of The Plaza. It's a problem for us.

21 You know, that's all I'm going to say.
22 Thank you.

23 CHAIRMAN AIZENSTAT: Thank you, ma'am.

24 Next, please.

25 THE SECRETARY: Tere. Just Tere is listed.

43

1 park.

2 CHAIRMAN AIZENSTAT: If I can ask her just
3 to lower the microphone to her voice, it will
4 be easier for the court reporter. Thank you.

5 MS. GONZALEZ: (Through the Interpreter)
6 She's a person that walks a lot with her kids,
7 she has a lot of nieces and nephews, too, and
8 that's something that they do very often, is
9 walk around the neighborhood. So this is the
10 reason why she took time out of her day and
11 took tonight to come over here to speak in
12 support of the project, and ask that you
13 approve it.

14 CHAIRMAN AIZENSTAT: Did you say, thank
15 you?

16 MS. GONZALEZ: (Through the Interpreter)
17 Thank you.

18 CHAIRMAN AIZENSTAT: Thank you very much
19 for coming.

20 Next speaker, please.

21 THE SECRETARY: Next is Sara.

22 MS. CONDE: Hello. I'm Sara Conde. I'm at
23 228 Alesio Avenue.

24 So I know that -- well, it appears that the
25 developer is proposing a park, I guess, because

42

1 Next person, I believe, is Fabio (sic).
2 Fournier the last name.

3 MR. FOURNIER: Good evening, gentlemen,
4 Board Members. Once again, thank you for the
5 time. My name is David Fournier. My address
6 is 128 San Sebastian. I am the Chairman of the
7 Transportation Advisory Board.

8 Regarding this project, I'm asking the
9 Board to vote no. I met -- we did meet two
10 times with the developer.

11 CHAIRMAN AIZENSTAT: Can I just ask to
12 clarify a question? Are you talking on behalf
13 of the Board or yourself individually?

14 MR. FOURNIER: No, myself individually.

15 CHAIRMAN AIZENSTAT: Okay. Thank you. I
16 just wanted to clarify.

17 MR. FOURNIER: I understand.

18 I met a few times with the developer, and,
19 you know, like most of the developers, they are
20 really open to talk, but they never listen. We
21 met three times. The first time, we talked
22 about the project. We told them, from the
23 beginning, that it was massive, and the density
24 was too big. And the other two projects was
25 mainly about the park, okay.

44

1 So I just want you to understand the sort
2 of fact that -- where I'm going to. The south
3 side of the Downtown of Coral Gables is already
4 suffering with very heavy traffic. We're not
5 talking about rush hour, which really you start
6 at 5:00 p.m., but we're already having heavy
7 traffic at 3:00 p.m.

8 You cannot ease the congestion of the
9 traffic on University Drive. From the light of
10 Le Jeune, we have cars all of the way to the
11 intersection of Salzedo and even passing
12 Salzedo, waiting for the red light to become
13 green, which is major traffic to a driver who
14 wants to connect with University Drive.

15 The traffic on Ponce de Leon is very dense,
16 as well. Even cars, when you're driving on
17 Sevilla and you want to cross Ponce, you
18 cannot, because, from the red light of Almeria,
19 the line goes all of the way to the beginning
20 of the Ponce Park. These are only a few
21 examples of too dense traffic, which is only
22 500 feet of this project, and I remind you that
23 The Plaza is only at 25 percent of its capacity
24 as of today, 25, 30 percent.

25 The street of Almeria is only 16 feet wide

45

1 with two-ways traffic. This street cannot
2 absorb the density and the traffic of this
3 project that -- that this project will bring.
4 As of today, we already have traffic, and just
5 remember, when -- at the light -- when you're
6 at the light on Almeria and Ponce and you want
7 to make a right or you want to make a left, you
8 are going to stop the fluidity of the traffic,
9 because you have only one lane. So right at
10 this traffic -- right at this point, we have an
11 issue with the traffic.

12 Also, I want to remind you that we are
13 going to have also another project, which is
14 coming, on Salzedo, between Almeria and
15 Valencia. I believe it's the Codina project,
16 over 200 apartments. So this side of Salzedo
17 is going to -- it will be impacted by the
18 traffic.

19 And the Galiano Street, which before you
20 didn't have any traffic on this Galiano Street,
21 but now you can go, you can take Galiano
22 Street, and if you want to take -- if you have
23 the line, from Galiano, to make a right on
24 Miracle Mile, all of the way to what's called
25 -- you know, you have some restaurants. So you

46

1 have a line of like over 100 feet, 200 feet.
2 So this Galiano -- this part -- this area of
3 the City is getting impact very, very much.
4 And, then, if, on top of that, we are adding a
5 massive, with a big density of a project, it
6 would be too much. This area cannot absorb
7 this kind of traffic already.

8 And I want to finish by saying that this
9 project is very similar to the Ponce Park
10 Tower, which the Ponce Park Tower was denied
11 twice, and if I remember well, the architect of
12 this project, Mr. Behar, did vote, no, for
13 Ponce Park Tower, and this project is very
14 similar to Ponce Park Tower.

15 That's what I have to say. Thank you very
16 much.

17 CHAIRMAN AIZENSTAT: Thank you, sir.

18 Do we have one more?

19 THE SECRETARY: Tere, who was the previous --

20 CHAIRMAN AIZENSTAT: Is there anybody in
21 Chambers that wishes to speak, that has not
22 been called, that has signed up? No? So we
23 have called everybody that's in Chambers.

24 What do we have on Zoom?

25 THE SECRETARY: We have eight participants.

47

1 Currently one person has raised their hand. If
2 you are on Zoom, please raise your hand, so I
3 can allow you to speak next.

4 CHAIRMAN AIZENSTAT: Has anybody sent you a
5 message that they would like to speak?

6 THE SECRETARY: Yes, two people.

7 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
8 and start with the first person that sent you
9 the message, please, on Zoom.

10 THE SECRETARY: Christopher Neff.

11 MR. NEFF: Yes. Hi, how are you?

12 This is Christopher Neff, 40 Sevilla
13 Avenue, is my address.

14 CHAIRMAN AIZENSTAT: Mr. Neff, would you
15 like to be sworn in? If so, we'd have to have
16 your camera on. It's not necessary --

17 MR. NEFF: Sorry, but if I am sworn in,
18 then it's on record, is that the difference?

19 CHAIRMAN AIZENSTAT: Evidentiary, correct.

20 MS. NEFF: Okay. Yeah, I'm happy to turn
21 my camera on. That's fine. Hopefully the feed
22 stays. Can you see me?

23 CHAIRMAN AIZENSTAT: We certainly can.

24 Thank you.

25 (Thereupon, the participant was sworn.)

48

1 MR. NEFF: I do.

2 CHAIRMAN AIZENSTAT: Thank you.

3 If you could state your name, again, and
4 address, please.

5 MR. NEFF: Yes. My name is Christopher
6 Neff. My address is 40 Sevilla Avenue. And,
7 you know, I'd like to say that there's -- we've
8 been on this street now for about five years.
9 We have three young boys, nine, seven and four.
10 There are several kids on this block, both
11 grandkids and children.

12 It is not safe to play out front. There's
13 been some adjustments made in the front side
14 street. There's been some redirection of
15 traffic, to help avoid a little bit of the
16 traffic that comes through.

17 There's been some good points made, in
18 terms of, The Plaza is not at a hundred percent
19 capacity, and I do sort of agree with some of
20 the traffic considerations, but it could also
21 be handled -- I'm sorry, I just heard recording
22 stopped. So should I keep going?

23 CHAIRMAN AIZENSTAT: Just one moment. We
24 have a technical difficulty.

25 MR. NEFF: No worries. Thank you, sir.

49

1 CHAIRMAN AIZENSTAT: Thank you, sir.

2 MR. NEFF: No problem.

3 CHAIRMAN AIZENSTAT: It's just, the meeting
4 needs to be recorded and the recording has
5 stopped, for some reason.

6 MR. NEFF: Time limit.

7 CHAIRMAN AIZENSTAT: You could show us your
8 backyard.

9 MR. NEFF: I was outside grilling and I
10 didn't know I was going to get called to go on
11 camera, but I'm happy to do that.

12 Shall I continue, sorry, or should I --

13 CHAIRMAN AIZENSTAT: No. If you'd just
14 wait one second. It will be taken care of.

15 MR. NEFF: No problem.

16 CHAIRMAN AIZENSTAT: Okay. Could we put
17 him back on or do we have to wait? Here you
18 go. Please, continue, and I apologize on
19 behalf of the City.

20 MR. NEFF: No, it's totally fine. I work
21 in tech. I get it. It happens.

22 So, my point is, I do believe, you know,
23 it's very hard for our kids to play upfront.
24 We feel, obviously, safe with them playing in
25 this yard, but we do not feel safe with them

50

1 playing out-front, and I know others on this
2 block share our concern.

3 I do believe that this park would be great
4 for our block. It would be great for the kids.
5 It would be great for all of those that want to
6 walk the area, and there's way more people,
7 sort of walking the area, and enjoying this
8 street, since The Plaza has been created. So I
9 do think there are legitimate concerns about
10 traffic, and I do think those could be
11 rectified in other ways, but I do believe --
12 you know, I would like to support this, and I
13 think that the park could do a lot for this
14 area, for those individuals that live on
15 Sevilla and the surrounding streets. So thank
16 you.

17 CHAIRMAN AIZENSTAT: Thank you for your
18 time. Thank you, sir.

19 The next person, please, on Zoom.

20 THE SECRETARY: The next person is Adriana.
21 Adriana. Adriana.

22 CHAIRMAN AIZENSTAT: Is your computer on?

23 THE SECRETARY: Adriana. My computer is
24 having technical difficulties.

25 MS. NEFF: Hi.

51

1 THE SECRETARY: Adriana, hi.

2 MS. NEFF: Yes, hi. My name is Adriana
3 Neff, and I'm at 40 Sevilla, as well. I'm
4 Christopher's wife.

5 CHAIRMAN AIZENSTAT: How are you? You
6 stated your address already so thank you.

7 MS. NEFF: 40 Sevilla, yes, Adriana Neff.

8 CHAIRMAN AIZENSTAT: We're going to swear
9 you in, if you please. Raise your right hand.
10 (Thereupon, the participant was sworn.)

11 MS. NEFF: Yes.

12 CHAIRMAN AIZENSTAT: Continue, please.

13 MS. NEFF: So, just to piggy back off of
14 what my husband is saying, but from a mother's
15 point of view, I'm constantly walking around
16 with the kids. The closest park to us right
17 now is Ponce Circle Park, which I have to cross
18 the street, with three little ones, you know,
19 on scooters or bikes, through Ponce, which
20 is -- through Ponce, which is a heavy
21 trafficked street now that The Plaza is open
22 and there's like more stuff going on. So
23 that's always a concern for me.

24 I know, on our block specifically, there
25 are eight children that are residents, that

52

1 none of them can play outside. I don't know
2 what other kids there are, in neighborhood,
3 like the streets next to us, because the kids
4 never get to play outside, so it's kind of
5 dishearteningly that, you know, our childhood
6 is different than theirs, where we got to play
7 outside until the street lights came on and
8 they don't have that, especially in such a
9 beautiful City.

10 So we bring them a lot to the Youth Center,
11 which is the closest park to us, and Douglas
12 Park, which is not part of our City. So I do
13 like the idea of having that park near us,
14 where we can actually meet the community, meet
15 the friends, meet the neighbors -- meet the
16 neighbors, and feel more like a community and
17 not like everyone just kind of living their own
18 separate -- in their own separate space.
19 That's all I've got.

20 CHAIRMAN AIZENSTAT: Thank you.

21 Next person, please.

22 THE SECRETARY: If CGTV can see who else
23 has their hand raised. I'm trying to enter the
24 Zoom.

25 CHAIRMAN AIZENSTAT: Emilee, is the system

53

1 I can certainly say that we've seen the
2 evolution of this Crafts Section throughout
3 almost the last 20 years certainly be in
4 concert with George Merrick's original master
5 plan of having a live/work district.

6 When we purchased the property in the mid
7 2000s, I don't know if anyone remembers, but
8 the adjacent commercial properties were
9 essentially concrete jungles, and what's come
10 online since, which is, you know, The Plaza and
11 a couple of other office towers, you know, has
12 brought incredible amenities to especially the
13 ground plane of the area. You know, it's
14 become walkable, it's become green, and it's
15 really elevated the lifestyle.

16 Before, for example, The Plaza came online,
17 I can tell you that our area was a blythe area,
18 that those properties were essentially
19 abandoned, and there was no life there for a
20 couple of years. So the crime was certainly,
21 you know, an issue. But we can -- I can
22 confirm, that since that happened, since the
23 project came online, everything has changed.

24 We do believe that this development of 130
25 Almeria is just a continuation of developing,

55

1 down for you?

2 THE SECRETARY: Yes. My computer had
3 shutdown. I'm trying to enter the room again,
4 so they can --

5 CHAIRMAN AIZENSTAT: Okay. Thank you.
6 Thank you, everybody, for your patience.

7 There we go.

8 Hi, could you please state your name and
9 address, for the record?

10 MS. BACHE-WIIG: Yes. Alicia Bache-Wiig.
11 The address is 730 Carmona Avenue, and I'm a
12 property owner of 3036 Coconut Grove Drive.

13 CHAIRMAN AIZENSTAT: Could you please raise
14 your right hand to be sworn in?

15 (Thereupon, the participant was sworn.)

16 MS. BACHE-WIIG: I do.

17 CHAIRMAN AIZENSTAT: Thank you. Please,
18 proceed.

19 MS. BACHE-WIIG: Thank you.

20 Good evening to the Planning and Zoning
21 Board Members. We purchased our property back
22 in 2005, and back then, it's almost 20 years
23 ago, we thought that it was very attractive to
24 live close to Downtown Coral Gables and have a
25 walkable lifestyle, if you will.

54

1 you know, responsibly, bringing continued
2 amenities to the neighborhood, and is really in
3 keeping with, you know, the garden city vision
4 of George Merrick. This park is responsible
5 development. It will bring, you know, the
6 green space that this neighborhood needs. Its
7 adjacency will be, you know, enjoyed by the
8 young families and everybody, from, you know,
9 all ages, to walk and to continue the
10 connection to Downtown Coral Gables.

11 So we are in support of the 130 Almeria
12 development. Thank you.

13 CHAIRMAN AIZENSTAT: Thank you.

14 Next person please.

15 THE SECRETARY: Arjan.

16 CHAIRMAN AIZENSTAT: Do we have the
17 individual there?

18 THE SECRETARY: It's showing here. Arjan.

19 CHAIRMAN AIZENSTAT: Is the gentleman still
20 there?

21 THE SECRETARY: Arjan, can you please
22 unmute your computer?

23 CHAIRMAN AIZENSTAT: Can you ask him to
24 send you a message if they're still there,
25 please?

56

1 THE SECRETARY: Yes.
2 This is the last person, who has their hand
3 raised.

4 Arjan, do you wish to speak? If you can,
5 would you be able to unmute yourself?

6 CHAIRMAN AIZENSTAT: Are they able to text
7 you, to make sure they are there?

8 THE SECRETARY: Yes. I chatted with them.

9 CHAIRMAN AIZENSTAT: Okay.

10 THE SECRETARY: I mean, he seems -- it
11 looks like he's frozen.

12 CHAIRMAN AIZENSTAT: That's the last person
13 that you have on Zoom; is that correct?

14 THE SECRETARY: Correct.

15 CHAIRMAN AIZENSTAT: Do you have anybody on
16 the phone platform at all?

17 THE SECRETARY: No, I do not.

18 CHAIRMAN AIZENSTAT: Okay.

19 THE SECRETARY: It seems like he got out of
20 the Zoom room. Maybe he's trying to log back
21 in.

22 CHAIRMAN AIZENSTAT: Maybe he's trying
23 to --

24 THE SECRETARY: I've allowed everybody into
25 the waiting room. I'm allowing him in again.

57

1 now, I don't think it really fits in with what
2 they're building right now. If you compare it
3 to The Plaza, and what basically Morris is
4 proposing for his building, it's very generic,
5 I think. It doesn't really stand out. It
6 doesn't have very nice features, architectural
7 features. And so I think it just doesn't fit
8 in neighborhood.

9 The other thing is, of course, we get
10 another, I think, 160 units of apartments.
11 Apartments mean renters. Nothing wrong with
12 renters, but we already have a lot of renters
13 living in The Plaza right now. They are not as
14 involved in the community as homeowners. They
15 come and go. Most of them, they come from
16 Brickell. They live there for a year. They
17 check it out and then they move on again. So
18 the community feel is slowly disappearing from
19 the neighborhood, which is really too bad, I
20 think, you know. It's something we miss.

21 And then there's another thing, and that's
22 the traffic. I walk my dogs a lot, especially
23 around The Plaza. I think the traffic
24 situation is getting worse by the day. Just
25 crossing streets -- it's just becoming

59

1 CHAIRMAN AIZENSTAT: Jennifer, do we have
2 somebody from IT that can -- okay. Thank you.

3 We're going to have somebody come up here
4 from IT and just take a look and make sure
5 everybody can get in, that's waiting to get in.

6 THE SECRETARY: Arjan, would you like to
7 speak? You're unmuted.

8 MR. HONDERD: Okay. It's working now, I guess.

9 CHAIRMAN AIZENSTAT: Yes. Could you please
10 state your name and address, for the record?

11 MR. HONDERD: Yeah, sure.

12 Good evening. My name is Arjan Honderd.
13 I'm a resident of 3100 Galiano Court.

14 CHAIRMAN AIZENSTAT: Could you please raise
15 your right hand to be sworn in?

16 (Thereupon, the participant was sworn.)

17 MR. HONDERD: Yes.

18 CHAIRMAN AIZENSTAT: Please continue.

19 MR. HONDERD: Yeah. Good evening.

20 Yeah, I just want to say a couple of things
21 about this new project that they're starting in
22 our neighborhood again. We're just recovering
23 from The Plaza, which is a very nice project,
24 we think.

25 The project that's being proposed right

58

1 dangerous. First of all, this is Miami, so
2 people don't follow the rules too well
3 regarding traffic. And, then, second of all,
4 it's very confusing, what's happening around
5 The Plaza, and I think that the new project is
6 just going to add to the traffic situation
7 we're having right now.

8 Then I would like to say another thing
9 about the park, which really bothers me. About
10 three months ago, there was a lady coming by --
11 there were two ladies coming by in a car, and I
12 was out in my front yard, and the lady got out
13 of the car and she said, "Hey, can I ask you a
14 question?"

15 I said, "Yeah. Sure."

16 She said, "Listen, what do you prefer more,
17 a park or more high-rise and more buildings?"

18 I said, "Well, a park, of course."

19 She says, "Oh, do you mind signing this
20 letter then?"

21 I'm like, "Yeah, sure, I'll sign a letter
22 for a park."

23 So she gives me the letter, and I start
24 reading the letter. There was no mention of a
25 park whatsoever in there. It just says, I

60

1 support the project they're proposing right
2 now.

3 Well, I do not support it, so I did not
4 sign the letter. I've talked to many neighbors
5 of mine and I asked, "Hey, did you sign the
6 letter?"

7 And they're like, "Yeah. Yeah. Yeah. We
8 want to have a park."

9 I said, "Well, do you know you signed that
10 you were in support of the project?"

11 And they're like, "Woah, I don't know. Is
12 that so?"

13 I said, "Yeah. Did you read the letter?"

14 Well, mostly nobody read the letter, what's
15 in there. They just signed for it, because
16 they thought it was for a park. That's not
17 really a good way of -- you know, of gaining
18 trust from your new neighbors. I think that's
19 a very tricky way of doing business. It's -- I
20 wouldn't call it a scam or something, but it
21 just doesn't sit well, you know. If you want
22 to be part of the neighborhood, just say what
23 you want and be clear and don't come with
24 tricky ways of getting people's signatures.

25 So, yeah, I'm against the project, and

61

1 talking to you about, that is the area that's
2 in most proximity to our project.

3 Some of the other residents, and we
4 understand there's general concerns in Coral
5 Gables, I'm a Coral Gables resident, as well,
6 and I drive -- I live and work in Coral Gables.
7 I also work in Downtown, and I understand what
8 traffic is, but this is your Downtown. It's
9 the largest employment hub that you have in the
10 City. You have new businesses opening up here,
11 which is fantastic for the area. You have a
12 lot of offices and big corporations coming
13 down, great for employment, economic increase
14 in Miracle Mile, especially, which I think now
15 has really come back after COVID.

16 But one of the things that's missing in
17 this area and we've always talked about it, is
18 residential, and this application, while we are
19 talking about residential, really, this
20 application is about height and where to put
21 it. That's essentially what our request is.
22 Do we want to allow more height on this parcel
23 in exchange for an open space? So a 12,500
24 square foot open space, in exchange for 44 feet
25 in height, and I'd like to just show an

63

1 that's it. Thank you very much for your time.

2 CHAIRMAN AIZENSTAT: Thank you, sir.

3 Anybody else that we have on Zoom?

4 THE SECRETARY: Nobody else had their
5 raised hand. If anybody else on Zoom wishes to
6 speak, please raise your hand.

7 CHAIRMAN AIZENSTAT: Or ask them to send
8 you a direct message, please.

9 THE SECRETARY: Or send a direct message,
10 please.

11 No one else.

12 CHAIRMAN AIZENSTAT: Nobody has --

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Nobody at all?

15 THE SECRETARY: No.

16 CHAIRMAN AIZENSTAT: Okay. Then, at this
17 point, I'm going to go ahead and close it for
18 public comment.

19 Mr. Navarro.

20 MR. NAVARRO: Thank you, Board Members. I
21 think you heard tonight from many that live
22 very close to this project, Mr. and Mrs. Neff,
23 as well as a few others that came out of their
24 busy day to join us, and Ms. Bache-Wiig, as
25 well, who are from that neighborhood I was

62

1 exhibit -- if I can, if I get access to this.
2 I'll put it up once it goes up.

3 But I wanted to just go through the height
4 again, because I want to show you kind of where
5 this building is and what's around it. I mean,
6 essentially, I think you heard from, there's a
7 lot of families with kids in this area, and --
8 we could develop on all three parcels. What is
9 the benefit to that? What's the benefit to the
10 community?

11 You know, I also want to clarify some of
12 the way that our outreach was documented there.
13 I mean, this has been literally since June of
14 last year, ten months, of talking and speaking
15 to people as much as possible and sending
16 mailers out and having individual meetings, and
17 when you explain this project to someone, we
18 could build on all three, would you prefer to
19 have a 12,500 square park, in exchange for 44
20 feet of height in the middle of a block, that
21 we could build it next door, and we're
22 essentially just picking it up and moving it,
23 people that live in that area are like, yes, I
24 would like that.

25 You heard from some other residents here,

64

1 which had the same general concerns that I
2 would have, if I was in Coral Gables, right,
3 you know, as a resident, but they live in areas
4 that are on the other side of University Drive
5 that are served by parks. Everybody should
6 have fair access to parks. So I just wanted to
7 kind of -- this application is about height and
8 open space, and if you look at where we have
9 proposed this project, this is not near -- you
10 know, this is in your Downtown, in your
11 commercial area.

12 Pardon my clicking.

13 This is the first option. This is the
14 second option. You know, the same number of
15 units, same everything. It's just a different
16 design. And in terms of relation to the height
17 in the area, and please pardon me for having to
18 go through each slide, this is basically our
19 context. I mean, look at the buildings around
20 us. We are literally, you know, 50 feet
21 smaller than what's around us. This is not an
22 area where we're coming in and putting the
23 height. You have MX3 to our south. We're in
24 the heart of your Downtown. And we think, you
25 know, in comparing both of them, this is really

65

1 people that showed up at your meetings, their
2 names, their contact info, their comments. I
3 never received those, okay. I never received
4 any comments from the meeting. I don't know
5 who showed up at the meetings that you had.
6 Now you're saying you have 80 people that
7 signed a petition, okay, and I'd like to know
8 what the question was that you asked and how
9 you posed it to the people, because I'm hearing
10 a very disturbing thing from a resident.

11 MR. NAVARRO: That is one resident,
12 correct, but --

13 MS. KAWALERSKI: Well, I know, but it's a
14 resident.

15 MR. NAVARRO: But everybody could say what
16 they want to say, and they're on Zoom and you
17 can't ask them otherwise, unfortunately, right,
18 but I can tell you that I've been at all five
19 of our meetings.

20 The first meeting was packed, a lot of
21 people. I could tell you that a lot of people
22 were not very happy, because when you say, "I
23 want go to MX2 to MX3," when you're next to The
24 Plaza, that's MX3 and 190 and provided very
25 little public open space to anybody there,

67

1 a project that delivers a great public benefit,
2 and has been thoughtfully designed, and we hope
3 to have your support, as well.

4 I'm here to answer any questions. I'm sure
5 the Board will have them. So, as needed, I'll
6 be in the audience.

7 CHAIRMAN AIZENSTAT: Thank you very much.

8 MR. NAVARRO: Of course.

9 CHAIRMAN AIZENSTAT: Sue. I'd like for you
10 to start.

11 MS. KAWALERSKI: Thank you.

12 Hi, Mr. Navarro.

13 MR. NAVARRO: Hi.

14 MS. KAWALERSKI: You know, it was very
15 interesting to hear the public comments
16 tonight, because, even before the public
17 comments, I said, are we here to approve a park
18 or are we here to approve a massive project?
19 And what followed was -- were comments from
20 this audience, but let me ask you something
21 specific. You said you had 80 people signing a
22 petition.

23 MR. NAVARRO: Uh-huh.

24 MS. KAWALERSKI: And I asked Jennifer
25 earlier, via e-mail today, for all of the

66

1 except for hardscapes for restaurants, which
2 they have some great restaurants, but that
3 meeting was packed, and I can tell you that a
4 lot of people left that meeting not happy.

5 And what we did was, we sent mail notice
6 back out again, and had a second meeting, and
7 we continued this process, explaining the
8 project -- the same way I've explained it to
9 you today, that is exactly how we've said it.
10 This park is not a massive development, because
11 this building is not at the max that it could
12 be, but it is about a park, because either you
13 could have a site that's fully constructed,
14 with arcades and concrete jungles, like you've
15 heard some of the residents say, or you could
16 have a project that says, look, instead of
17 that, I'm going to take 30 percent of my
18 property and I'm going to make it into a public
19 park and I'm only going to build on this, and
20 while other rezonings -- rezonings have a bad
21 name, but not every rezoning is the same. It's
22 location, location, location, and what is the
23 exchange for the rezoning.

24 In this case, we're saying, we want to go
25 higher, not to the max. We want to be able to

68

1 provide more height, in order to provide a
2 park, and that's exactly how we explained it.
3 It's true, do you want a taller building -- do
4 you want a taller building with a park or two
5 sort of tall buildings, but no park?

6 MS. KAWALERSKI: Mr. Navarro, I understand.
7 I mean, you had a presentation and I appreciate
8 it. But it's like horse trading, and it seems
9 like, in this horse trade, we're getting the
10 nag and you're getting the stallion, because
11 you're asking to blow through every single law
12 that we currently have regarding development.
13 You want to blow through the Comp Plan, you
14 want to blow through the Zoning Code, Land Use
15 Designation, for a park. So you want to
16 violate our laws to give people a park, that's
17 much needed. I agree with that.

18 MR. NAVARRO: How else would you do it?
19 The Zoning laws are not to be violated. The
20 Zoning laws, the Comp Plan, is like the
21 Constitution. It changes over time.

22 MS. KAWALERSKI: That is not correct, sir.
23 That is not a living document.

24 MS. NAVARRO: And as demands --

25 MS. KAWALERSKI: That is a living document.

1 consideration. The Comp Plan, just so you
2 know, just one quick thing, has to be updated
3 every seven years. They're called --

4 MS. KAWALERSKI: Excuse me one second. I'm
5 sorry.

6 Jennifer, when was the last time that the
7 Crafts section was up-zoned, what year?

8 MS. GARCIA: Up any small scale amendment?
9 I guess the last time it was approved was
10 probably 2021.

11 MS. KAWALERSKI: Okay. So we're talking
12 about, three years ago, that entire section --
13 the whole Zoning Code changed for that section.
14 It was upzoned three years ago. And now you're
15 coming in and you want to blow past what we
16 just rezoned three years ago.

17 MS. GARCIA: I just want to clarify
18 something. No, that was a small scale
19 amendment. So what I'm talking about was the
20 area north of University, west of Salzedo and
21 south of Catalonia. That was originally
22 single-family high density, actually, and that
23 was changed to MX1.

24 MS. KAWALERSKI: Okay. Let me ask you
25 this, when was this property bought?

1 That is a static document, okay. You can
2 interpret it any way you want, but I don't want
3 to talk about the Constitution. I'm just
4 saying, this is horse trading going awry.

5 THE REPORTER: You both can't speak at the
6 same time.

7 MS. KAWALERSKI: I understand.

8 This is horse trading one awry. We're
9 seeing more projects coming in with, oh,
10 there's a project over here, but it's really a
11 park, and what you did today was a presentation
12 about us considering a park.

13 MR. NAVARRO: Yes, because the rezoning is,
14 we are freeing up -- it's very simple. You
15 have lot coverage and open space requirements
16 in your Code. You have height. You have
17 people that want parks. How are we going to
18 achieve that? Okay. If I'm in an MX low-rise
19 area and I'm going up a bunch feet, like people
20 do, and I'm giving you a sliver of a park,
21 that's a different story.

22 Here, we're saying, we have three
23 development parcels. We're asking to rezone
24 one and essentially building less on both.
25 This is something that we're presenting for

1 Mr. Navarro, when was the property bought?

2 MR. NAVARRO: Last year.

3 MS. KAWALERSKI: Last year?

4 MR. NAVARRO: Yeah.

5 MS. KAWALERSKI: Okay. And you knew -- I'm
6 assuming the owner knew what this was zoned for
7 last year.

8 MR. NAVARRO: Correct.

9 MS. KAWALERSKI: So what was the intention
10 of buying it, if you weren't going to build
11 what was allowed?

12 MR. NAVARRO: So, as this Board has
13 encouraged and as I've been told to engage with
14 the community, which I think is important, we
15 started off with a completely different
16 project. However, once we started speaking
17 with residents, their preference was not to
18 touch the Galiano lot. They wanted a buffer
19 there. They already have The Plaza next door.
20 Rather than us doing something with that
21 property, we were like, okay, let's think of
22 something else, and that's how we got to this
23 point.

24 And just to clarify, from a legal
25 perspective, because I want to put this on the

1 record, we're not blowing by any Zoning Codes
2 or Comp Plan Amendments. Your Code has
3 specific enumerated criteria that allows this
4 Board to decide whether it is appropriate,
5 under a case by case basis, in compliance with
6 that criteria, in order to rezone or not.

7 So people, even like if I buy a house, I'd
8 like to do an expansion in my house, I think
9 it's small, I have the right to apply for a
10 variance. If I meet the criteria, it's up to
11 the Board. These are property rights. We come
12 in. The idea is try to make projects better,
13 and that's what we thought we were trying to do
14 here.

15 MS. KAWALERSKI: And you're absolutely
16 right, it's up to this Board to decide whether
17 this is appropriate or not.

18 MR. NAVARRO: Correct. Yes.

19 MS. KAWALERSKI: You know what,
20 Mr. Navarro, you had me at the slide. You had
21 me at the slide that showed two buildings that
22 are actually in Code, 97 feet. You had me
23 there.

24 MR. NAVARRO: Yeah.

25 MS. KAWALERSKI: And then you showed the

1 MR. NAVARRO: If I was being disrespectful
2 in any way, I completely apologize. That was
3 not my intent at all. If you thought that way,
4 I apologize.

5 MS. KAWALERSKI: I understand. I
6 understand. And thank you, Mr. Pardo.

7 There are a couple of other things here. I
8 mean, there are minor things that I had in
9 here, until I saw that depiction, and now I've
10 had the purview of seeing this, but when you
11 showed that thing, it's massive, it's twice
12 as -- I think one of the residents said, it's
13 twice as large as what's currently allowed, if
14 you're talking about 70 to 141 feet. I think
15 Ms. Conde said that, and it is. You're asking
16 for double what you're allowed right now.

17 I mean, this Board -- it's up to this Board
18 to decide, I understand that, but you're asking
19 for double of what's allowed and you're posing
20 it as a park. It's not a park. I'm sorry. I
21 mean, the City has an obligation to its
22 residents to provide parks. That's not your
23 obligation, okay. What you're trying to do is
24 to appease residents who don't have that kind
25 of park situation Downtown, but what's the

1 next slide, and I said, oh, my God, that is
2 massive. The massiveness of that building that
3 you showed on that slide, past the 97-foot
4 buildings that you showed, was incredulous, and
5 to say that every other building around us is
6 higher, well, maybe those were mistakes.

7 MS. NAVARRO: No, they're in accordance --
8 it's Downtown.

9 MS. KAWALERSKI: You're out of the CBD in
10 this project, are you not, correct?

11 MR. NAVARRO: Right across the street,
12 correct, but we're still in Downtown.

13 MS. KAWALERSKI: But across the street does
14 not mean you're in the CBD. You're not in the
15 CBD; is that correct?

16 MR. COLLIER: Guys, we can't do this like
17 this. One person has to speak at a time. And
18 would you mind speaking into the microphone
19 please so we can hear?

20 MR. PARDO: I'm sitting right next to Sue,
21 who's a Board Member, and I can't hear her
22 entire thought, because Counsel keeps
23 interrupting. This is not a Court of Law. If
24 you could please be more respectful and let
25 her --

1 cost? The cost is double the size of what
2 you're allowed.

3 That's all I have to say.

4 CHAIRMAN AIZENSTAT: Thank you.

5 MR. NAVARRO: If I could just respond to
6 one comment about this?

7 CHAIRMAN AIZENSTAT: Yes.

8 MR. NAVARRO: I just want to clarify that
9 the existing Zoning, and Mr. Pardo is shaking
10 his head, is 70 feet by right, as we call it,
11 which if you're over 20,000 feet, nothing's by
12 right, but with Mediterranean Bonus it goes up
13 to 97, and the gap that we are asking is 97 and
14 144.

15 CHAIRMAN AIZENSTAT: 141.

16 MR. NAVARRO: 141, sorry, 44 feet of
17 height. I just want to clarify, it's not
18 necessarily double, even though it depends on
19 how you -- with bonus or without bonus, and
20 that's all.

21 CHAIRMAN AIZENSTAT: Thank you.

22 Chip.

23 MR. WITHERS: Are you willing to donate the
24 park to the City?

25 MR. NAVARRO: So that is something that we

1 have definitely talked about. I think we're
 2 still going through the -- through the legal --
 3 MR. WITHERS: So is it a yes or no?
 4 MR. NAVARRO: We are getting a yes. Yes.
 5 I've been -- I've been asked to work on that,
 6 and that is the goal. What we have right now
 7 is a covenant, but to the intent is to dedicate
 8 it.

9 This property, like I was saying, is
 10 different, because normally -- and I've done
 11 park projects before. I know you know that.
 12 But I've done them. This is completely
 13 independent, so it's a much easier transaction,
 14 to just say, take these platted lots. They're
 15 not connected to us in any way.

16 MR. WITHERS: And if you do that, and this
 17 does go through, I suggest you name the park,
 18 and part of your agreement is that the name
 19 stays with the park. So the City can't, in the
 20 future, name -- just speaking from experience.

21 MR. GRABIEL: Chip Withers Park.

22 MR. NAVARRO: I was going to name it after
 23 myself.

24 MR. WITHERS: Okay. Number Two, on the
 25 showroom -- I know it as Bott (phonetic)

77

1 Showroom. On the Amtrust, Bank of Coral
 2 Gables, whatever it was, why not just leave it
 3 at the current Zoning?

4 MR. NAVARRO: So I think it was one of
 5 those things that -- so we'd be happy to remove
 6 that, if that's the condition of the Board to
 7 remove that. It was almost like just kind of
 8 like rounding off the piece, right, colors on a
 9 map. There really is no practical reason to
 10 rezone that, at all, other than just to have
 11 the map kind of go around.

12 When this project is built, right, whatever
 13 can be built on the Amtrust, is being built on
 14 this site and the other site, as well, so there
 15 would be nothing left to build, but we would be
 16 a hundred percent voluntarily excluding the
 17 Amtrust Building from the rezoning, because,
 18 practically, there is no additional --

19 MR. WITHERS: Right. I guess, the Central
 20 Business District goes down the middle of
 21 Almeria, right?

22 MS. GARCIA: Yes. That's the border of it.

23 MR. WITHERS: So if the Central Business
 24 District line was on the other side of Almeria,
 25 what would they be allowed to do?

78

1 MS. GARCIA: I mean, it has the same
 2 Zoning, the same Land Use.

3 MR. WITHERS: I'm sorry?

4 MS. GARCIA: It has the same Zoning and the
 5 same Land Use.

6 MR. NAVARRO: But it does have TDRs and a
 7 limited density.

8 MS. GARCIA: True, yes, but as far as the
 9 building height, it doesn't really affect it.

10 MR. WITHERS: It really doesn't affect it?
 11 So what is the argument for being in the
 12 Central Business District or not being in the
 13 Central Business District?

14 MS. GARCIA: Generally, the Central
 15 Business District has more high-rise and
 16 mid-rise than outside of the CBD, but there is
 17 plenty of high-rise south of the CBD line.

18 MR. WITHERS: Okay. I'm sorry, run that by
 19 me again.

20 MS. GARCIA: So, generally, the CBD has
 21 most the building height, because they have a
 22 lot of high-rise and some mid-rise zoning,
 23 except, obviously, for Miracle Mile, which is
 24 low. So I think that's kind of the
 25 justification, that if they're next to the CBD,

79

1 the CBD is thought to have higher, taller
 2 buildings, but, of course, as we know, there
 3 are many properties that are south of the
 4 boundary of the CBD that also have high-rise.

5 MR. WITHERS: What about the covenant to go
 6 MX3, but restrict the height to 141 feet, how
 7 did we resolve that? Is that with a deed to
 8 the title? Is that how that's done, City
 9 Attorney or how is that --

10 MS. GARCIA: Through a covenant.

11 MR. COLLIER: There's a covenant that's
 12 proffered -- well, we're doing a Comp Plan
 13 covenant and we're doing -- there's two
 14 covenants involved. One is a covenant that
 15 relates to the Comprehensive Plan. So any
 16 modification of a covenant that's part of the
 17 Comprehensive Plan has to go through a
 18 Comprehensive Plan Amendment. So that's
 19 Covenant One.

20 The second covenant is a Zoning covenant,
 21 which is restricting the height, based on the
 22 rezoning request.

23 MR. WITHERS: And how is that removed, if
 24 it wants to be removed? What's the process to
 25 have that removed in the future?

80

1 MR. COLLER: Apparently, I have heard that
2 they're going to provide in the covenant a
3 supermajority, that it requires four-fifth vote
4 of the City Commission to modify the covenant.
5 So that's what they're providing for. Any
6 covenant is subject to modification. That's
7 the limitations on a covenant, but it requires
8 the approval of the City Commission.

9 And I just want to add something about
10 petitions, because -- the law in Florida is
11 that Zoning is not plebiscite. So the fact
12 that you have petitions is really not evidence
13 whether to approve or not approve of an
14 application. It's really the evidence that's
15 presented at the hearing from witnesses. So
16 while the petitions might be interesting,
17 they're not really considered substantial
18 competent evidence.

19 I just want to advise the Board of that,
20 because I know, from time to time, we do get
21 petitions, but the real decision has to be
22 based on the evidence that's presented to the
23 Board.

24 MR. WITHERS: Then one last question.
25 Approximately where the -- I guess it would be

81

1 on the northeast corner, that's not your
2 property -- that's not your property, the
3 northeast corner of that lot just to the east
4 of you --

5 MS. GARCIA: The white office building.

6 CHAIRMAN AIZENSTAT: Are you talking about
7 Lot Number 3?

8 MR. NAVARRO: No, the northeast is not our
9 property.

10 MR. WITHERS: Right. What is it -- how
11 many lots is that? Is that to the middle of
12 the block, to the --

13 MR. NAVARRO: I believe that is either five
14 or six lots.

15 MR. WITHERS: So it's 125 feet, 150 feet,
16 somewhere in there.

17 MR. NAVARRO: Yeah, around there.

18 MR. WITHERS: That's all I have. Thanks,
19 Eibi.

20 CHAIRMAN AIZENSTAT: Thank you.

21 Felix.

22 MR. PARDO: Well, I've got more questions
23 than I can think of, so I'll try to condense
24 them.

25 CHAIRMAN AIZENSTAT: Please.

82

1 MR. PARDO: So, first of all, Staff --
2 CHAIRMAN AIZENSTAT: Felix, could you speak
3 into the microphone?

4 MR. PARDO: Sorry. Is this on?

5 CHAIRMAN AIZENSTAT: Yes.

6 MR. PARDO: Okay. So the Comprehensive
7 Land Use Plan is the ceiling, it is not the
8 Zoning restrictions; therefore, the Zoning
9 Code. That is just the way it is legally. If
10 not, we would not have the Zoning Code.

11 I found it interesting that we have three
12 separate parcels, that are not united in any
13 way, shape or form. They don't connect
14 anywhere. They're completely separate. That
15 has not been brought up in the Staff report,
16 but there is calculation in the Staff report
17 that says that there's a total of .99 acres.
18 That is a little misleading by Staff, because
19 it's not a continuous -- contiguous parcel.

20 Recently, another application came before
21 us, and there was an alley vacation. They
22 owned both sides of -- the property, on both
23 sides, but they were desperately trying to get
24 that alley vacation to be able, then, to have
25 enough square footage to go higher. Therefore,

83

1 I have another problem with the Staff report,
2 and that is, that was not clearly stated.

3 Now, just because I may have done one or
4 two project in my career, doesn't mean that
5 everyone that sits on this Board would know
6 that, but I think Staff is supposed to give us
7 all of the information, so we make sure that we
8 have a clear understanding, both, for the
9 applicant, and also for the residents, for us
10 to make the best response and proposal to
11 either approve or deny any application.

12 Now, Chip showed a little bit of his age by
13 referring to the Almeria project, in other
14 words, the Amtrust Bank, which was previously
15 designed as the Bank of Coral Gables. In 1983,
16 there was a two-story building there, which was
17 the Bott (phonetic) Showroom. That's why he
18 referred to it as the Showroom, again, showing
19 his age, and that showroom was the builder of
20 George Merrick, and it was designed by Phineas
21 Paist. It was designed 100 years ago, and built
22 in 1924.

23 In 1983, unfortunately, because they used
24 salt and train sand, there was no reinforcing
25 steel in it, and when the Bank of Coral Gables,

84

1 that was just going to do a remodeling, they
 2 had to stop construction, and the structural
 3 engineer deemed it uninhabitable, and could not
 4 be used, and it was torn down, with the
 5 condition that the style of architecture would
 6 encompass this historic building that was built
 7 in 1924, and it was done, and that's what you
 8 have there now. It's bigger, but it definitely
 9 has the taste and the flavor. And, in fact,
 10 that particular building, then, inspired the
 11 Mediterranean bonuses. No other building in
 12 the City did that, because this was commercial.

13 Back then, we already had the Bank of Tokyo
 14 building and other brutalist buildings in the
 15 Downtown area, that were commercial buildings,
 16 and we also had glass boxes, and people were
 17 getting sick and tired of that, because we were
 18 losing the identity in the CBD area. In other
 19 words, the CBD area, which terminated on the
 20 north side of Almeria, this particular street.

21 What I look at, in the Staff
 22 recommendation, is that there's no mention that
 23 the applicant obtained from our previous
 24 Historic Director a letter stating that there
 25 was no value to that property and that it was

1 The community feel that one of the residents
 2 testified that is being lost by these small
 3 parks that are now dotting the City and dotting
 4 developments, in order to get more height, is
 5 an absurdity. I find this concerning, that
 6 Staff recommended that there was an approval
 7 met and that -- the actual word was, that the
 8 applicant was consistent with the Land Use Plan
 9 in every single category.

10 My personal opinion is that I think that
 11 Staff has a disconnect with the Comprehensive
 12 Land Use Plan, has a disconnect with the
 13 existing Zoning plan, and that the change of
 14 Land Use, is, Number One, inappropriate; Number
 15 Two, being manipulated, and Number Three,
 16 inconsistent. A change of Land Use is one
 17 thing, but when you also then apply the Zoning
 18 Code, the minimum square footage of lots and
 19 the frontage -- minimum frontage requirements,
 20 is a direct formula of the height that will be
 21 allowed.

22 Currently, with the M2 Zoning on the
 23 property that has a total area of 15,000 square
 24 feet, the applicant said that they would be
 25 allowed 97 feet. That is the Amtrust Building.

1 not considered historic, in his opinion -- he's
 2 no longer with the City -- and, also, that it
 3 never went to the Historic Board because of
 4 that particular letter that's there. That
 5 letter gives the applicant the ability of
 6 tearing that building down and building
 7 anything that is allowed to be built on that
 8 particular parcel.

9 The other thing that is disturbing on this,
 10 which was not delineated by Staff, is that
 11 there is an alley that runs behind, both, the
 12 properties that face Almeria and the properties
 13 that face the south side. That's for emergency
 14 vehicles, for trash collection, and, also, some
 15 of those people are grandfathered in, to be
 16 able to use it as an approach to park and come
 17 in from the back, without having necessarily a
 18 cut in the sidewalk in the front. That is
 19 not -- it was not clearly shown anywhere in the
 20 Staff recommendation, the Staff report or in
 21 our packages.

22 The small right-of-way of Almeria is very
 23 different than the right-of-way that we have on
 24 Ponce. Ponce is completely choked at this
 25 particular point from The Plaza development.

1 In looking at the MX2, they do not have, on
 2 that parcel, the square footage that they would
 3 need to get to that height. In fact, on the
 4 152 building, that building, the Amtrust
 5 Building only has 4,466 square feet. So, when
 6 you go to your Zoning Code, you're only allowed
 7 45 feet, with Med 1 bonuses, five stories, 63
 8 feet, and with Level 2 Mediterranean bonuses,
 9 you're allowed six stories, 77 feet, not 97
 10 feet, based on the lot size, which is part of
 11 your Code, and Staff should have said that.
 12 Staff did not say that. How many people on
 13 this Board went through the time to try to
 14 understand and verify this?

15 I need to also say that, when I looked at
 16 this particular application, I think that they
 17 have it right in building in the center part,
 18 where they currently have their continuous --
 19 contiguous 15,000 square feet, with an M2 --
 20 15,000 square feet, with MX2, would allow them
 21 for eight stories, 97 feet, not on the bank
 22 property, not on the single-family home
 23 property. And by the way, the single-family
 24 home property is governed by Zoning, it's not
 25 covered by the Land use. The Comprehensive

1 Land Use is one thing, but right now that's
2 zoned as a single-family, two-story maximum,
3 35-foot high, single-family residence, with one
4 occupant.

5 I am very concerned that we need to get
6 better information, to make better decisions,
7 and, again, it's only fair to the applicant, to
8 the residents and to these Board Members.

9 That's all, Mr. Chairman.

10 CHAIRMAN AIZENSTAT: Thank you, sir.

11 MR. WITHERS: Can I ask -- so can you walk
12 me through the square footage of these pieces,
13 now that you've calculated them?

14 MR. PARDO: They were in the Staff report.

15 MR. WITHERS: It's 48,000 feet, right?

16 MR. PARDO: Right. They were in the Staff
17 report, on Page 11, and under Site Information,
18 under Lots, in your package, 2701 Ponce, 8,368;
19 Almeria 2,200 -- I'm sorry, 160 Almeria, 2,933,
20 152 Almeria 4,466; 130 Almeria 15,000 even, 103
21 Sevilla, which is the park, 12,500 square feet.
22 When you add all of those up, they give you
23 that, which is .99 square feet.

24 MR. NAVARRO: If I could just clarify that,
25 because --

89

1 maximum 97 feet today.

2 MR. PARDO: In MX2, you have a 2,500 square
3 foot and a 10,000 square foot. I'm looking at
4 your most current Code.

5 MS. GARCIA: I thought you said it was
6 15,000, the middle parcel.

7 MR. PARDO: There is no middle one. The
8 middle one is an MX3. You're correct, in MX3.
9 They have right now MX2.

10 MR. NAVARRO: Yeah. I think -- so the way
11 that it was calculated -- and by the way, I
12 want to thank you for your history of the
13 Amtrust Building. I was always trying to
14 figure out why that building looks so different
15 than every single you see --

16 MR. WITHERS: It was a furniture company at
17 one time.

18 MR. PARDO: It was the showroom --

19 MR. NAVARRO: I was trying to figure it
20 out, actually, but thank you.

21 So the way that it was done, it was in the
22 aggregate, since both of these parcels are
23 owned, and they treat the alley as basically
24 contiguous. You could combine them, with a
25 covenant in lieu of unity of title and

91

1 MR. PARDO: One moment.

2 MR. NAVARRO; When you're done.

3 MR. PARDO: Just one moment, Mr. Navarro.

4 MR. WITHERS: Okay. So, then, the actual
5 parcel on Almeria, what you're saying is,
6 19,000 --

7 MR. PARDO: There's no 19,000, Chip.

8 MR. WITHERS: I mean, I'm adding them
9 together. I'm trying to add it together in my
10 head here, because I come up with more -- I
11 come up with eight -- almost over 18,000 square
12 feet of that parcel, that residential parcel.

13 MR. PARDO: And, again, the residential
14 parcel, you know, we've said that, with the M2,
15 you'd be able to go to the 97 feet, with the
16 two bonuses, and, then, that would give you 97
17 feet, eight stories.

18 MR. WITHERS: Right. Okay.

19 MS. GARCIA: So, just to clarify, in MX2,
20 which I think is the question, right, there is
21 not 20,000 square foot column, just the 10,000
22 square foot column. So they would, I guess, in
23 theory, combine both, the property that's
24 facing Ponce and the property that they're
25 developing. He has to be able to reach the

90

1 aggregate the lot area to reach the height.

2 MR. PARDO: Mr. Chairman, can I respond to
3 the applicant, because Chip is actually -- it's
4 Chip's point here.

5 CHAIRMAN AIZENSTAT: Of course.

6 MR. WITHERS: Yeah, go ahead.

7 MR. PARDO: All right.

8 MR. WITHERS: I know what you're going to
9 say, though.

10 MR. PARDO: Yeah. I mean, in my opinion,
11 great project. All of the people that own
12 property there have the right -- the
13 unencumbered right to be able to use that
14 alley. As an example, recently, if you say I
15 want you to abandon half of the alley, 'cause I
16 own both sides continuously, on both sides, but
17 then you have to be able to provide emergency
18 service, garbage service, et cetera, such as
19 what Mr. Codina is doing across from the post
20 office today, where we provided the ability, as
21 the escape lane, giving them the ability to
22 still use that as if it was still the private
23 alley.

24 MR. NAVARRO: Yeah. I think we've done
25 that before for other projects, where we've

92

1 vacated and then go over, but in this -- that's
2 when you're building over the alley. All I was
3 saying was, the covenant in lieu -- and your
4 City Attorney is here, but the covenant in lieu
5 from a Zoning perspective allows abutting
6 parcels, which could be on the other side of a
7 right-of-way -- so when you add them together,
8 not closing the right-of-way, you keep the
9 road, you lay a covenant in lieu over the two,
10 it aggregates the lot sizes, which is how --

11 MR. PARDO: I just want to correct you on
12 something before you continue, Counselor, and
13 that is that the covenant in lieu of unity of
14 title is not -- it's a Miami-Dade County
15 document, which was developed by Stanley Price,
16 a very fine Land Use attorney, when he was an
17 Assistant County Attorney for Miami-Dade
18 County.

19 And the point is that it's not a connection
20 that you have physically right now. Right now
21 what you have is, you are -- you are reaching
22 beyond any contiguous park, and if these were
23 parcels that were platted, that were
24 contiguous, then you can execute simply a unity
25 of title and that becomes the one parcel where

93

1 it as really contiguous. It's a legal fiction,
2 that has been created, where they're combining
3 the two properties together, but it's not
4 contiguous because there's an alley.

5 From a legal point of view, because he's
6 using a covenant in lieu of unity of title to
7 combine the two properties, that's how he's
8 accomplishing it, but physically, when you look
9 at it, you don't see it that way.

10 MR. PARDO: No, Mr. Attorney, and, you
11 know --

12 MR. COLLIER: That's all right.

13 MR. PARDO: I'm not smart enough to be an
14 attorney, but I will tell you something,
15 though, that remote parking is very specific in
16 our Zoning Code, and it gives you distances,
17 and it tells you where you can and where you
18 cannot use it. With remote parking, they can
19 do that all day. But as far as the contiguous,
20 they would have to replat. They can't replat
21 over an alley and have it contiguous.

22 And keep in mind that we had an application
23 recently, that came here, that really ran into
24 -- they stubbed their toe.

25 MR. COLLIER: What is the Zoning Code's

95

1 your main building is going, and that's fine,
2 but the problem here is that there is a mystery
3 of how you get to the mixed-use component,
4 unless you do exactly what you're doing today,
5 because you're using the bank building as a
6 component of your mixed-use use, which is fine,
7 except it's not contiguous and there has been
8 no abandonment of the alley.

9 MR. NAVARRO: So the only thing I wanted to
10 clarify, because I've done covenants in lieu in
11 the City and the County, so what the covenant
12 in lieu does -- and if I'm explaining something
13 -- it's just to clarify, the covenant in lieu
14 holds a property for Zoning purposes. That's
15 it. It's an administrative document. We work
16 with the City. I've used it to do parking
17 across the street on similar properties, right,
18 where you have surplus parking that you have to
19 have for that use.

20 All it does, it allows you to aggregate the
21 lots areas for development purposes. That's
22 what the covenant in lieu does and you have
23 your City Attorney here.

24 MR. COLLIER: Well, I think I understand
25 both points. Your point is that you don't see

94

1 definition of contiguous, Jennifer?

2 MS. GARCIA: So I want to go back to the
3 very first question. So, in Section 14-205.3,
4 Subsection E, there's a little carve out in
5 this section of the Code that talks about unity
6 of title and the restricted covenant in lieu
7 thereof. So it talks about, if you dedicate a
8 public park space, that's within a thousand
9 feet of a development parcel, and the park
10 itself has to be at least 5,000 square feet,
11 that you can have -- let me find the actual
12 wording of it -- they can have an alley --
13 sorry, I just had it there -- they could have
14 an alley that splits the parcels, basically.

15 MR. PARDO: That's not applicable.

16 MR. NAVARRO: I've actually worked on that
17 language. So that language is intended for a
18 situation such as this.

19 MR. PARDO: I think the Planning
20 Director -- I think that she has to clarify
21 what she just said, as far as half of the alley
22 for what? What happens to the people that
23 are -- the office building that's immediately
24 behind the park? They get to use half of the
25 alley, half of a fire truck, half of a garbage

96

1 truck?

2 MS. GARCIA: No. What I'm saying is that,
3 the building site itself does not have to be
4 contiguous. It doesn't have to be abutting
5 each other. You can have a covenant to create
6 a building site of separated parcels, that can
7 be separated by an alley or a right-of-way, or
8 in this case --

9 MR. PARDO: If that's the case -- I mean,
10 I've never seen this, Mr. Attorney. I've never
11 seen this in the City of Coral Gables. But I
12 do find that, if we go down this slippery
13 slope, I think we're going to have a real
14 problem in the future, because now people could
15 go into any block and hopscotch platted lots,
16 going around anywhere, with an alley, and I
17 think -- you know, not only do I think that the
18 Planning Director is wrong, I think that this
19 is something that there has to be a very
20 careful legal opinion on that, and that is --
21 and if the legal opinion sides with that, I
22 think that the Ordinance has to be changed and
23 clarified.

24 MR. COLLIER: Okay.

25 MS. GARCIA: So I can read the sentence

97

1 a park within 500 feet, for you to hopscotch
2 around the different platted parcels in the
3 block.

4 MS. GARCIA: That's exactly what it's
5 saying. That's the way it was approved.

6 MR. PARDO: Well, I learned something new
7 today, and I'm very happy about that, but I've
8 got to tell you something, I have a real
9 problem with the way that this was laid out.
10 It's not laid out properly, and I think that's
11 quite the reach, to be able to say that now you
12 could have every other parcel, if you wanted
13 to, and not have them contiguous.

14 MS. GARCIA: As long as there's a park
15 provided. That's what the Code says.

16 MR. PARDO: When was that Ordinance
17 written?

18 MS. GARCIA: I believe -- let me go down
19 here -- August 24 of 2022, Ordinance 2022-45.

20 MR. COLLIER: So the other thing that I was
21 looking for was the definition of what abutting
22 is, because we've had this a couple of times.

23 MS. GARCIA: Yeah. Abutting means share a
24 property line or across an alley.

25 MR. COLLIER: Or separated by an alley?

99

1 itself under Subsection E. It is a general
2 requirement in Subsection A. Subsection A is
3 talking about the covenant in lieu of unity of
4 title, it says, the general requirement in
5 Subsection A that parcels be contiguous and
6 abutting for development located in Mixed-Use
7 Districts, shall not apply when a noncontiguous
8 or non-abutting parcel is dedicated for public
9 park space and satisfies all of the following.

10 As I said, all of the following includes,
11 within a thousand feet, a minimum square feet
12 of 5,000 square feet, and can't receive TDRs.
13 It has a bunch of little, you know,
14 requirements.

15 MR. PARDO: Ms. Garcia, I understand that,
16 because it is the same verbiage that was used
17 specifically for remote parking, and it even
18 has distances and everything else. So what
19 it's doing is, it's accommodating that
20 particular thing. In this particular case,
21 it's accommodating the park, but it's not --
22 it's not accommodating the aggregate use of,
23 for example, the bank parcel and the other
24 parcel, because the park is not there. It
25 doesn't now allow you, because you're donating

98

1 MS. GARCIA: Correct.

2 MR. COLLIER: So, abutting parcel, under the
3 definition under the County's -- oh, the
4 City -- excuse me, City's Zoning Code means a
5 parcel -- means parcels of land which share a
6 property line or are separated by an alley. So
7 you could have two parcels, separated by an
8 alley, and under the definition, that's
9 considered abutting.

10 I know that this other more recent
11 provision was, I think, designed to incentivize
12 park donations, and because it's a relatively
13 recent Code, it might have been -- because I
14 recall this, and it does provide an incentive,
15 which I think does apply in this case, as I
16 understand it.

17 MR. PARDO: Mr. Attorney, you just said
18 that a previous project that came before this
19 Board, that was denied by this Board.

20 MR. COLLIER: I did?

21 MR. PARDO: Oh, no. What I'm saying is,
22 what you're just saying right now is that the
23 alley vacation, on that particular parcel, can
24 be ignored.

25 MS. GARCIA: No. It's different,

100

1 because --

2 MR. PARDO: I think someone is going to be
3 answering for this.

4 MR. COLLER: I think they needed the alley
5 vacation in order to determine --

6 MS. GARCIA: Build over it, yes.

7 MR. COLLER: To build over it, but they're
8 not building over this alley.

9 MR. GARCIA: Correct.

10 MR. COLLER: But when they build over that
11 alley, they needed to vacate that alley.

12 MR. PARDO: No, but they were having a
13 square footage -- I'm sorry, they were hav9ing
14 a square footage issue to be able to go
15 vertical. You just gave them the green light
16 to be able to go vertical without vacating the
17 alley.

18 MR. COLLER: They might have needed that.
19 As I recall, I thought they needed the alley
20 for this square footage of the alley.

21 MS. GARCIA: I think it was a linear quare
22 footage based on the street.

23 CHAIRMAN AIZENSTAT: Excuse me one second.
24 What I'd like to do is concentrate on this
25 project, because if not we're going to go down

101

1 commercial buildings are not necessarily right
2 in the Downtown area. We need to maximize the
3 amount of residential in the Downtown area, and
4 we can hear from the residents, that parks are
5 desperately needed. It is the fault of the
6 City that we have not provided more parks in
7 the CBD area. We are at fault, and there's
8 something that we should do about it, and this
9 is an opportunity to do something about it.

10 I understand the three parcels. I
11 understand that they're contiguous because of
12 the alley. I am accepting that premise. The
13 height doesn't bother me, because you're next
14 to The Plaza, which is much taller, and you
15 have other buildings in the CBD which are
16 taller than this, anyways.

17 So, to me, it's a good project and there's
18 no reason why we shouldn't approve it.

19 CHAIRMAN AIZENSTAT: Thank you.

20 Javier.

21 MR. SALMAN: Jennifer, I've got a couple of
22 questions.

23 Among the comments that we got from the
24 residents was, One, about traffic. Was there a
25 traffic study required for this project at the

103

1 a rabbit hole --

2 MR. COLLER: Good idea. My apologies.

3 CHAIRMAN AIZENSTAT: -- and not go through
4 another project.

5 MR. WITHERS: So did we come to the
6 conclusion that they can count the square
7 footage on the other side of the alley, where
8 the corner of Almeria and Ponce is, as part of
9 the overall --

10 MS. GARCIA: Yes. It's abutting.

11 MR. WITHERS: -- the square footage, in
12 order to calculate -- okay.

13 CHAIRMAN AIZENSTAT: Thank you.

14 I'd like to do now is ask Julio. Julio.

15 MR. GRABIEL: Thank you.

16 It's a tough site and a tough project, and
17 it's at the edge of the Downtown area. It's
18 not part of the CBD, but you have The Plaza on
19 the south. As far as I'm concerned, the CBD
20 ends at The Plaza, because that amount of
21 square footage just basically moved the
22 geometric center of Downtown south, fronting
23 the park.

24 The City needs as much residential as we
25 possibly can in the Downtown area. More

102

1 DRC?

2 MS. GARCIA: There was not. They did not
3 meet the threshold of more than 50 additional
4 trips during the peak time.

5 MR. SALMAN: Okay. I just want to make
6 sure, because that's a pretty low threshold, 50
7 additional trips.

8 MS. GARCIA: Tell Publix that.

9 MR. SALMAN: And the fact that it's
10 live/work is, by definition, a reduction in the
11 amount of actual contribution to roadway
12 traffic, because the people who live and work
13 in the same building are not getting in their
14 car to get to work. I know it sounds stupid,
15 but I figured it's good we just say that.

16 Having resolved the issue of continuity of
17 the site through our discussion, I see that
18 this is a project that we're basically
19 increasing the Zoning for the housing, in order
20 to create enough chips, on this side, that when
21 we turn it into a park, we can move it on to
22 this site, to be able to build a park there.

23 If we look at these three sites as three
24 piles of chips -- I like to make really dumb
25 analogies, but it's one that helps my limited

104

1 brain work -- we've got so many chips on Ponce,
2 with an existing building, which the owner has
3 proffered that he's going to keep. So we're
4 going to take those extra chips and put them
5 over here.

6 And then we're going to increase the Zoning
7 here, to increase our chips, to be able to do
8 this, to be able to account for the fact that
9 the Zoning for the housing is limited, and
10 we're going to have a little bit more chips,
11 but we're going to give that land to the City,
12 and we're going to put all of our chips in the
13 middle, as away from the main drag as possible,
14 to limit the impact.

15 It's still below the height of The Plaza.
16 It is at or below many of the projects in and
17 around it that have already been -- and some of
18 these building are old. They have been built
19 in the '90s and 2000s, and it's under those.

20 So I think -- and I agree with my fellow
21 Board Member Grabiell, that when we approved The
22 Plaza in its latest form, the center of gravity
23 of the CBD has been moved, and it's created
24 that gap in Almeria, in the CBD, this is
25 partially going to be filled by this project.

105

1 think.

2 MR. SALMAN: Okay. So that's what we're
3 looking at doing.

4 And the applicant has proffered that he's
5 going to give the City of Coral Gables the deed
6 for that property.

7 MS. GARCIA: Is that official?

8 MR. NAVARRO: That's official.

9 MR. SALMAN: All right, in lieu of our
10 approval. That's the caveat. That's the
11 trade.

12 UNIDENTIFIED MALE SPEAKER: That's the
13 chips.

14 MR. NAVARRO: Yeah.

15 MR. SALMAN: So, therefore, if that is the
16 case, that the City of Coral Gables is going to
17 gain 12,500 square feet of free park, in
18 Downtown, for the development of this project,
19 in the middle of the block, I don't see why I
20 wouldn't approve it.

21 MR. NAVARRO: That's our commitment, is to
22 give this park to the City.

23 MR. SALMAN: All right. But it's with
24 those conditions.

25 MR. NAVARRO; Yes.

107

1 The only real ask here is an indirect, from
2 the Board of Architects -- stop me if I'm wrong
3 in anything -- because of the overhang issue,
4 which is the nine -- ten stories up above.

5 MS. GARCIA: Correct.

6 MR. SALMAN: So it's not going to limit
7 traffic or anything. It's just a shading
8 issue, and it's only at noon, when the sun is
9 directly overhead. That's the only place
10 that's going to actually create any shade
11 outside of its footprint. Because it's on the
12 north side of the street, it's not really
13 shading anything on the south. So the impact,
14 from that point of view, is limited.

15 Now, the next developer, when he comes to
16 the south side of that block and wants to
17 assemble that property and then build it up,
18 I'm sure we're going to hear from Mr. Navarro's
19 owners about the shading and the loss of
20 visibility, but that's part and parcel of
21 development in every city I've ever worked in
22 before in my life.

23 So am I understanding this project
24 correctly?

25 MS. GARCIA: That pretty much sums it up, I

106

1 MR. SALMAN: That condition that we added
2 -- actually, Chip added. Credit where credit
3 is due.

4 MR. NAVARRO: We're actually deeding it to
5 the residents of the area. It's going to be
6 for their use.

7 MR. COLLIER: From a technical point of
8 view, it's a voluntary proffer from the
9 applicant to give it to the City. It's not
10 actually something that we're able to
11 condition, but it's something that he's
12 voluntarily proffering.

13 MR. SALMAN: But it's a condition he just
14 agreed to in public at this meeting.

15 MR. COLLIER: He agreed -- actually, he
16 didn't agree to it. He volunteered --

17 MR. NAVARRO; Voluntarily proffered.

18 MR. COLLIER: -- the park.

19 MR. SALMAN: And he then asked his client
20 and his client said yes.

21 MR. COLLIER: Yes. Absolutely. It's all
22 good.

23 MR. SALMAN: That looks like an agreement
24 to me. Why don't we just call things what they
25 are instead of getting into the complexities?

108

1 MR. COLLER: Well, because there's some
2 legal mumbo jumbo.

3 MR. SALMAN: Understood, but I like to make
4 it simple, for the people, but, anyway, that's
5 sit.

6 CHAIRMAN AIZENSTAT: Thank you.

7 I've got a couple of questions, if I may.

8 Jennifer, there's been mention about the
9 property where the park is, that it's
10 single-family high density. I understand that
11 across the street, where the single-family
12 homes are, that's single-family, across the
13 street, Galiano.

14 And I've sat on the Board many, many times
15 through Zoning Re-writes, when we did it with
16 Charlie Seaman (phonetic), and the last Zoning
17 Re-write. Actually, Javier sat with me on the
18 Board during the re-write.

19 MS. GARCIA: Just to clarify, it's a Land
20 Use designation, not the Zoning.

21 CHAIRMAN AIZENSTAT: Understood. Why is
22 this property zoned single-family where it is?
23 It doesn't -- to me, it doesn't make sense at
24 all that this property is single-family. Why
25 is it that way, just this specific parcel, in

109

1 The intent of it was really to create detached
2 townhouses or patio homes.

3 That, obviously, wasn't really ever built.
4 The Zoning, unfortunately, didn't allow that,
5 because the Zoning had single-family detached
6 housing, and that wan't really revised.

7 CHAIRMAN AIZENSTAT: But just this one
8 property, just 12,000 square foot. I'm not
9 talking about the other side of Galiano. I'm
10 only talking about this 12,000 square foot. To
11 me, it stands out.

12 MS. GARCIA: And the fifty feet to the east
13 not owned by them, also used as a surface
14 parking lot.

15 CHAIRMAN AIZENSTAT: I mean, it stands out
16 like a sore thumb, like it shouldn't even be
17 Zoned that, to be honest be you.

18 The other question that I have is for
19 Mr. Navarro. You've gone through the Board of
20 Architects.

21 MR. NAVARRO: Yes.

22 CHAIRMAN AIZENSTAT: And from what I saw in
23 your presentation, you went through three
24 times --

25 MR. NAVARRO: Went to the Board three

111

1 that block or in that area?

2 MS. GARCIA: So, actually, if you look back
3 to what was propped earlier, the Crafts Section
4 area -- not the Crafts Section, but the area
5 that is west of Salzedo, south of Catalonia,
6 north of University, those three blocks, that
7 actually used to be single-family high density,
8 as well, and now it's changed to commercial
9 low-rise land use.

10 CHAIRMAN AIZENSTAT: Right. I understand
11 that area. But this one property or one
12 parcel, the 12,000 square foot, doesn't sit in
13 that area. In other words, it's not adjacent.
14 I mean, is this something that has been looked
15 over?

16 MS. GARCIA: Yeah. So, actually, the
17 properties to the east of it, that whole block
18 of Sevilla, are also single-family high
19 density, as well. So the rest of this block,
20 looking through the past maps, it used to go
21 all of the way kind of almost touching the
22 properties that are facing Ponce de Leon. It
23 looked like it came up around the late 1980s.
24 Before it was called residential high density,
25 now it's called single-family high density.

110

1 times. Yes.

2 CHAIRMAN AIZENSTAT: -- in 2023.

3 And when you go through the Board of
4 Architects with this project, do you see the
5 entire Board or do you see, let's say, a group
6 of three and so forth?

7 MR. NAVARRO: No. For this particular
8 project, a project of this size, we get the
9 full Board for the Board of Architects.

10 CHAIRMAN AIZENSTAT: Okay. So you --

11 MR. NAVARRO: We went on three separate
12 occasions before the full Board, and we
13 obtained the approval on our third try. They
14 obviously had comments, throughout each phase,
15 which we addressed and we were able to properly
16 address them at the conclusion.

17 CHAIRMAN AIZENSTAT: Okay. And you also
18 talked about the fact that you've changed the
19 bottom floor from commercial to work/live. Can
20 you just give me an explanation of why you
21 decided to do that?

22 MR. NAVARRO: Sure. So, you know,
23 obviously, in the Downtown area, we wanted to
24 have retail. As part of some of our workshops,
25 there was concern with, obviously, the amount

112

1 of commercial that's in The Plaza, retail
2 people during the day coming in and out. So
3 the idea was to create a more tranquil
4 environment, with live/work, still have your
5 architect, attorney, professionals that could
6 have a small office there, right, now, post
7 COVID, as many people do, and also live there.
8 So it's a much more low traffic generator, and
9 that's why we changed it. It was really in
10 response to the resident comments.

11 I think both of you would prefer to have
12 retail, but --

13 CHAIRMAN AIZENSTAT: Also, you spoke about
14 maintaining what is the Amtrust Building. So
15 now we're not going to look at that as an MX3.

16 MR. NAVARRO: Correct. Yes. As part --
17 if this item were to move forward with a
18 positive recommendation, we would voluntarily
19 proffer to have a condition that would remove
20 the Amtrust Building from the MX3 request,
21 because that building is not going any taller
22 or changing in any way than what it is today.

23 CHAIRMAN AIZENSTAT: Okay. I've listened
24 to the testimony of all of the speakers that
25 have spoken tonight. To me, what caught me the

113

1 Recreation Board, and the fact that people that
2 live there will have, as I said before, an
3 active park, means a great deal to me.

4 And I understand that I have a fellow Board
5 Member that is questioning, as far as how you
6 get to your square footage and so forth, but I
7 have to take at face value what the Planning
8 Department says and what our legal Staff, on
9 the dais says, to make that determination.
10 Obviously, it's something that I think the City
11 is going to have to work with you, to clarify
12 it, but, to me, the fact that you're 141 feet,
13 that you're not adding on the corner, and
14 you're not -- you're giving that park, and
15 you're between -- in the CBD, it's 197 feet,
16 and, then, to the south, it's a PAD that's 200
17 feet, and you're at 141 feet, I share what
18 Javier has said about that, and, also, Julio,
19 it's really a fit. If you tell me that you're
20 doing this project somewhere else, you know,
21 I'd have concerns. Those are really my
22 comments.

23 Everybody having a comment, does anybody
24 want to make a motion on this? We would need
25 three separate motions?

115

1 most was the people that lived adjacent to this
2 property, whether it's right across the street
3 from Galliano or directly there, not other
4 residents from Coral Gables. Those residents
5 were all emphatic about a park and how that
6 would change their quality of life, and if I
7 recall, in the last meeting we had or if it was
8 the Publix meeting, maybe, even, there was a
9 discussion about who should own the park,
10 whether it should be the developer or it should
11 be the City. I feel that the City should own
12 the park. That's my feeling. And the fact, to
13 me, that you are working with the City for them
14 to have the park, I like.

15 The fact that it's an active park, meaning
16 you're going to have equipment and so forth for
17 the children that live in the area, is a bonus.
18 You know, you're not just creating a dog park.
19 I have -- I love dog parks --

20 MR. NAVARRO: I have a dog, as well.

21 CHAIRMAN AIZENSTAT: -- but the fact that
22 it's not just somebody can come and sit in the
23 shade or in a bench and read a book, the fact
24 that it's actually an active park.

25 I mean, I was a long time in the Parks and

114

1 MR. COLLIER: You know, we have three -- we
2 need a motion on E-1, which is the Comp Plan
3 amendment.

4 CHAIRMAN AIZENSTAT: Okay. Would anybody
5 like to make a motion on the E-1, the Comp Plan
6 Amendment?

7 MR. GRABIEL: I move.

8 CHAIRMAN AIZENSTAT: We have a motion by
9 Julio.

10 MR. SALMAN: I'll second it.

11 CHAIRMAN AIZENSTAT: We have a second by
12 Javier.

13 MR. COLLIER: That's in accordance with
14 Department recommendations.

15 CHAIRMAN AIZENSTAT: In accordance with the
16 recommendations? Yes?

17 MR. SALMAN: Yes.

18 CHAIRMAN AIZENSTAT: We have a first. We
19 have a second.

20 MS. KAWALERSKI: Can I comment?

21 CHAIRMAN AIZENSTAT: Yes.

22 MS. KAWALERSKI: Yes. I want to put on the
23 record, that we have three Members of this
24 Board that arbitrarily and subjectively are
25 moving the CBD boundary. That's what this vote

116

1 is about. I want to put that on the record.

2 CHAIRMAN AIZENSTAT: I would disagree with
3 you, but that is your choice.

4 MR. PARDO: Mr. Chairman?

5 CHAIRMAN AIZENSTAT: Yes.

6 MR. PARDO: There, again, is something
7 disturbing in the things that we were given.
8 Can Staff please put up Page 9, which is --
9 directly will affect this change of the
10 Comprehensive Land Use Plan? We were given, in
11 Staff's recommendation -- in Staff's packet,
12 rather, an aerial photograph that has no shadow
13 to the north. No shadow, because the building
14 had been raised and nothing had been built yet.

15 But in the applicant, to their credit, in
16 their aerial photograph, which is Page 9 of 134
17 pages of the their application, it shows
18 clearly that more than half of the block is
19 completely in shade, and the reason that that's
20 important, during this motion, which we can
21 discuss, is because there you could see that
22 additional height and how it affects the park
23 that's being proposed and everything else, and
24 that's why I am requesting that it be put up
25 there, because Page 9-134 has a shadow that was

117

1 motion? Is that part of the motion, the
2 conditions --

3 MR. COLLER: Well, it's really -- we can do
4 it as part of the motion, an acceptance of the
5 proffered covenant under E-1, which limits the
6 height of the building for E-1 and E-2, the
7 acceptance of that proffered covenant.

8 MR. NAVARRO: And, also, I was going to
9 say, the removal on E-1 of the request for
10 commercial high-rise on the Ponce parcel.

11 MR. COLLER: I thought that was on the
12 rezoning.

13 MR. NAVARRO: It's on both.

14 MR. COLLER: It's on both. So it's also an
15 approval of a request to withdraw -- so, in
16 E-1, what are we withdrawing, the change in the
17 Comp Plan for which parcel?

18 MR. NAVARRO: For 2701 Ponce, I think would
19 be easier.

20 MR. COLLER: 2701 Ponce.

21 CHAIRMAN AIZENSTAT: Which is labeled
22 Parcel 1.

23 MR. NAVARRO; Yeah, Parcel 1.

24 MR. COLLER: So it's withdrawal of the
25 request of Parcel 1.

119

1 not in Staff's report, which I found very
2 disturbing.

3 CHAIRMAN AIZENSTAT: I understand, but we
4 all did get to take a look at the applicant's
5 report.

6 MR. PARDO: No, but Mr. Chairman, right
7 now, we're discussing a motion to approve
8 additional height based on something. Much has
9 been said about the shadow. Nothing has been
10 shown up there, where the public can see it.

11 This packet may be available to the public,
12 if they're savvy enough to see the difference
13 between the actual condition that's there or
14 not. I really think it's a disservice --

15 CHAIRMAN AIZENSTAT: Jennifer, did you show
16 that in your presentation? Or can you just put
17 it up please?

18 MR. PARDO: It's Page 9 of the applicant's
19 report.

20 MR. WITHERS: While they're looking for
21 that, for the sake of time, when is the capture
22 of the proffering of the park and the
23 proffering of keep it MX2? When is that?

24 MR. COLLER: When do they do the covenant?

25 MR. WITHERS: No. When is that part of the

118

1 MR. NAVARRO: Yeah, on Items E-1, and, I
2 think E-2.

3 MR. COLLER: And Item E-2, okay.

4 CHAIRMAN AIZENSTAT: And that is okay with
5 you?

6 MR. GRABIEL: Yes.

7 MR. COLLER: But we've only got a motion on
8 E-1, so we're getting ahead of ourselves, but
9 we'll be ready.

10 CHAIRMAN AIZENSTAT: Okay. Do we have up
11 there what Mr. Pardo asked for?

12 That's it.

13 MR. PARDO: In fact, that's not even the
14 one that's in the applicant's report.

15 MR. SALMAN: But that's the shadow from The
16 Plaza.

17 CHAIRMAN AIZENSTAT: That's the Plaza.

18 MR. PARDO: No. No. No. This is what we
19 have in our report, that goes all of the way to
20 the park. They just Googled something there,
21 which at four o'clock is a little different.

22 MR. SALMAN: And that shadow is going to
23 move during the day.

24 MR. PARDO: Exactly.

25 MR. SALMAN: It's going to move during the

120

1 day. Suppose you have a day of sun in the
2 park --

3 CHAIRMAN AIZENSTAT: Any shadow is going to
4 keep moving. He's right.

5 MR. PARDO: I understand that, but what I'm
6 saying is, you know, you're accepting the
7 height. There's been much said that, you know,
8 the shadow is not a problem. When you get to
9 this height, that park is completely in shadow,
10 completely in shadow. This is midway. It was
11 in our packet. I'm just trying to see, you
12 know, if they could just simply put what was on
13 the Applicant's submittal, since Staff didn't
14 give us the right information to look at in
15 their component. It's in the applicant's. And
16 this is not the first time that this has
17 happened with aerial photographs.

18 I mean, for God sake, this is something
19 that we just need to have the evidence to be
20 able to discuss it.

21 CHAIRMAN AIZENSTAT: Emilee, please.

22 THE SECRETARY: This is Page 9 of the
23 Applicant's submittal.

24 CHAIRMAN AIZENSTAT: If you could put it up
25 on the screen, please.

121

1 This is probably in the morning.

2 CHAIRMAN AIZENSTAT: That was in your
3 presentation?

4 MS. GARCIA: Yes.

5 CHAIRMAN AIZENSTAT: Okay. Correct.

6 MR. COLLIER: So just to clear the motion,
7 the motion is for approval in accordance with
8 the Department's recommendation, withdrawal
9 parcel one from the -- is it identified in the
10 title as Parcel 1?

11 MR. SALMAN: I don't think so.

12 MR. COLLIER: Yeah. I'm going to say, 2701
13 Ponce de Leon Avenue. That's specifically the
14 address. And acceptance of the proffered
15 covenant. That's the motion.

16 CHAIRMAN AIZENSTAT: That's the motion,
17 with a second.

18 Emilee, will you call the roll please?

19 THE SECRETARY: Julio Grabiell?

20 MR. GRABIEL: Yes.

21 THE SECRETARY: Felix Pardo?

22 MR. PARDO: No.

23 THE SECRETARY: Chip Withers?

24 MR. WITHERS: Yes.

25 THE SECRETARY; Sue Kawalerski?

123

1 MR. PARDO: That looks a little
2 overwhelming to me.

3 CHAIRMAN AIZENSTAT: Isn't it in their
4 project information sheet, that we got?

5 MR. PARDO: No, sir. Can you put up the
6 one that Staff put up in there --

7 MR. WITHERS: Where is that shadow from?

8 MR. PARDO: From The Plaza.

9 THE SECRETARY: This is Staff's
10 presentation. This is what's in our Staff
11 report, and this is the applicant's.

12 MR. PARDO: Yeah, there's no shadow --

13 MS. GARCIA: And, then, could you bring up
14 the PowerPoint that I had earlier? It's one of
15 the first slide.

16 MR. PARDO: It's the shadow.

17 CHAIRMAN AIZENSTAT: But wasn't that a
18 mass? Weren't you showing the projects there?

19 MR. PARDO: The project was --
20 (Unintelligible).

21 CHAIRMAN AIZENSTAT: Okay. We have a
22 motion. We have a second. Are we able to get
23 that up?

24 MS. GARCIA: Yeah. So the location map
25 shows the shadow. Now it's on the west side.

122

1 MS. KAWALERSKI: No.

2 THE SECRETARY: Javier Salman?

3 MR. SALMAN: Yes.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Yes.

6 Moving on to E-2, please.

7 MR. COLLIER: Okay. E-2, again, is the
8 withdrawal of the 2701 Ponce de Leon Boulevard
9 request, acceptance of the proffered covenant.
10 Oh, and I guess, it's the acceptance of the
11 proffered covenant that if the City is willing
12 to accept it, the acceptance of the ownership
13 of the park.

14 MR. NAVARRO: Yeah. I think what we're
15 going to do is, and I defer to you legally on
16 this, but we will be modifying that covenant
17 that's we're voluntarily proffering as part of
18 this process to provide for the dedication of
19 the park to the City.

20 MR. COLLIER: So it will be part of the
21 Zoning covenant.

22 CHAIRMAN AIZENSTAT: And may I suggest,
23 named park, as Mr. Withers has asked.

24 MR. WITHERS: I was being -- if you want
25 to --

124

1 MR. GRABIEL: Chip's Park.
 2 CHAIRMAN AIZENSTAT: Withers' Park.
 3 MR. COLLER: It's going to be Withers' Park.
 4 MR. WITHERS: No. No. No.
 5 CHAIRMAN AIZENSTAT: No, but as --
 6 MR. WITHERS: I think you should have the
 7 neighbors do a contest to name it.
 8 CHAIRMAN AIZENSTAT: All right. Do we have
 9 a motion on E-2?
 10 MR. SALMAN: So moved.
 11 MR. GRABIEL: Second.
 12 CHAIRMAN AIZENSTAT: Javier. Julio makes a
 13 second.
 14 Any discussion on it? No?
 15 Call the roll, please.
 16 THE SECRETARY: Sue Kawalerski?
 17 MS. KAWALERSKI: No.
 18 THE SECRETARY: Felix Pardo?
 19 MR. PARDO: No.
 20 THE SECRETARY: Javier Salman?
 21 MR. SALMAN: Yes.
 22 THE SECRETARY: Chip Withers?
 23 MR. WITHERS: Yes.
 24 THE SECRETARY: Julio Grabiél?
 25 MR. GRABIEL: Yes.

125

1 THE SECRETARY: Eibi Aizenstat?
 2 CHAIRMAN AIZENSTAT: Yes.
 3 And E-3, please.
 4 MR. COLLER: E-3 is the mixed-use site
 5 plan.
 6 CHAIRMAN AIZENSTAT: Yes.
 7 MR. GRABIEL: Do we need to amend it?
 8 MR. COLLER: No, I don't think we need to
 9 amend --
 10 CHAIRMAN AIZENSTAT: It's the site plan.
 11 MR. COLLER: We just need the Site Plan.
 12 There's already conditions on -- for that
 13 approval, 'cause it's a Conditional Use.
 14 CHAIRMAN AIZENSTAT: Correct.
 15 Is there a motion for E-3?
 16 MR. GRABIEL: I do. I move.
 17 MR. COLLER: That would be in accordance
 18 with the Departmental recommendations.
 19 CHAIRMAN AIZENSTAT: With Staff
 20 recommendations.
 21 Is there a second?
 22 MR. WITHERS: I'll second it.
 23 CHAIRMAN AIZENSTAT: Mr. Withers seconds.
 24 Any discussion? No?
 25 Call the roll, please.

126

1 THE SECRETARY: Chip Withers?
 2 MR. WITHERS: Yes.
 3 THE SECRETARY: Javier Salman?
 4 MR. SALMAN: Yes.
 5 THE SECRETARY: Felix Pardo?
 6 MR. PARDO: No.
 7 THE SECRETARY: Sue Kawalerski?
 8 MS. KAWALERSKI: No.
 9 THE SECRETARY: Julio Grabiél?
 10 MR. GRABIEL: Yes.
 11 THE SECRETARY: Eibi Aizenstat?
 12 CHAIRMAN AIZENSTAT: Yes.
 13 Thank you.
 14 MR. NAVARRO: Thank you so much. I
 15 appreciate it.
 16 CHAIRMAN AIZENSTAT: I Just want to point
 17 out, the next meeting date is April -- what is
 18 it? I'm looking for it.
 19 MR. PARDO: Has it changed?
 20 CHAIRMAN AIZENSTAT: No. Just want to --
 21 April 10th is the next meeting date. Is that
 22 correct, Jennifer?
 23 MS. GARCIA: Yes.
 24 CHAIRMAN AIZENSTAT: It hasn't changed,
 25 right, it's what's on the agenda?

127

1 Thank you very much everybody for coming.
 2 Is there a motion to adjourn?
 3 MR. GRABIEL: I move.
 4 CHAIRMAN AIZENSTAT: Julio moves.
 5 MR. SALMAN: I second.
 6 CHAIRMAN AIZENSTAT: We have a second. All
 7 in favor say aye.
 8 (The Board Members voted aye.)
 9 (Thereupon, the meeting was concluded at 8:30
 10 p.m.)

128

C E R T I F I C A T E

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court 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.

DATED this 25th day of March, 2024.



-----NIEVES SANCHEZ-----