

1 uncertain.  
 2 Motion and a second. Any comment?  
 3 Hearing none, Jill, call the roll, please.  
 4 THE SECRETARY: Alberto Perez?  
 5 MR. PEREZ: Yes.  
 6 THE SECRETARY: Frank Rodriguez?  
 7 MR. RODRIGUEZ: Yes.  
 8 THE SECRETARY: Frank Rodriguez?  
 9 MR. RODRIGUEZ: Yes.  
 10 THE SECRETARY: Marshall Bellin?  
 11 MR. BELLIN: Yes.  
 12 THE SECRETARY: Julio Grabiel?  
 13 MR. GRABIEL: Yes.  
 14 THE SECRETARY: Maria Menendez?  
 15 MS. MENENDEZ: Yes.  
 16 THE SECRETARY: Jeff Flanagan?  
 17 CHAIRMAN FLANAGAN: Yes.  
 18 Thank you.  
 19 MR. WU: Mr. Chair, just for clarification  
 20 of the attorney, whether we need to withdraw  
 21 the recommendation for the Land Use?  
 22 MS. RUSSO: Yes. It was --  
 23 MR. WU: We have an official recommendation  
 24 of denial. Do we need to withdraw that?  
 25 MS. RUSSO: They did it. They already did.

1 CHAIRMAN FLANAGAN: That's why you ditched  
 2 us for however many months, Craig. You see --  
 3 MR. LEEN: No. I brought you the former  
 4 chief of Miami-Dade County Attorney's Office  
 5 for Land Use and Zoning.  
 6 CHAIRMAN FLANAGAN: And he's an excellent  
 7 stand in for you.  
 8 All right. Where is Albert?  
 9 All right. We'll get re-started.  
 10 Let me read the next item into the agenda.  
 11 It's Item Number 9. It's a Resolution of the  
 12 City Commission of Coral Gables, Florida  
 13 granting site plan approval pursuant to Zoning  
 14 Code Article 3, "Development Review," Division  
 15 4, "Conditional Uses," Section 3-402, "General  
 16 procedures for conditional uses," for an  
 17 Amendment to the Village of Merrick Park Site  
 18 Plan for the development project referred to as  
 19 "Merrick Park Hotel" on the property legally  
 20 described as Lots 12-22, Block 6, Industrial  
 21 Section, known as 4241 Aurora Street, Coral  
 22 Gables, Florida; including required conditions  
 23 and providing for an effective date.  
 24 Ramon.  
 25 MR. TRIAS: May I have the PowerPoint,

1 MR. COLLER: There was a motion for  
 2 re-consideration.  
 3 CHAIRMAN FLANAGAN: We already  
 4 re-considered it.  
 5 MR. COLLER: There was a motion for  
 6 re-consideration. The re-consideration was  
 7 approved, so there was no vote on that item.  
 8 MR. WU: Okay.  
 9 CHAIRMAN FLANAGAN: All right.  
 10 MS. MENENDEZ: Could we take a short break?  
 11 CHAIRMAN FLANAGAN: Sure. Five minutes.  
 12 (Short recess taken.)  
 13 CHAIRMAN FLANAGAN: Next item on the agenda  
 14 is Item Number 9.  
 15 MR. LEEN: Mr. Chair, I'm going to be  
 16 sitting in on this one, because I've been  
 17 involved with this particular proposed project  
 18 on behalf of the City, along with the City  
 19 Manager, so I know some of the underlying  
 20 business terms, as well. It just allows me to  
 21 -- you know, I have quite a bit of knowledge  
 22 about it, so that's why I'm here.  
 23 CHAIRMAN FLANAGAN: Okay. Thank you.  
 24 MR. LEEN: Also because I love this Board.  
 25 I've always enjoyed it, and I miss you.

1 please?  
 2 Mr. Chairman, this is also a hotel, but  
 3 it's a very different hotel than the one we saw  
 4 before, in terms of design and in terms of the  
 5 process. Here what we're talking about is an  
 6 amendment to the Site Plan that was approved  
 7 for Merrick Park, the Village of Merrick Park,  
 8 some time ago, years ago, and this is becoming  
 9 part of that. And the reason that this is  
 10 becoming a part of that overall project is to  
 11 make sure that parking is used effectively.  
 12 And what happens is that this hotel, as you  
 13 will see, is a building that has no parking.  
 14 That has some design advantages, certainly  
 15 makes the building much more attractive from a  
 16 design point of view, and the parking is within  
 17 walking distance within Merrick Park. So there  
 18 was an excess of parking at the point when the  
 19 project was approved, and now this is -- makes  
 20 possible to infill this last parcel.  
 21 If you look at the overall existing  
 22 condition, that parcel right now is vacant, but  
 23 everything around it is pretty much developed.  
 24 So what happens is that the idea of having a  
 25 Mixed-Use District within the Industrial

1 District is becoming a reality one project at a  
 2 time.  
 3 There's no request to change the Zoning or  
 4 the Land Use. They stay the same. And what  
 5 happens is that simply we're talking about a  
 6 major amendment. And that's just a word.  
 7 That's just the process that requires  
 8 Commission approval, an amendment to the Site  
 9 Plan. That is the only process.  
 10 The project at the ground level, I think,  
 11 has much more activity than the previous  
 12 project that we saw. There's an arcade all  
 13 around the block. There is a restaurant,  
 14 there's a lobby, there's dining, et cetera, at  
 15 the ground level, so it's activated  
 16 significantly. And then there's one issue with  
 17 the building that is unusual, which is that the  
 18 building encroaches somewhat -- if we -- let me  
 19 see if I have a red line. Yes.  
 20 That is the property line, and if you see,  
 21 the frontage on Aurora, the pool -- the pool  
 22 deck on the second floor encroaches into the  
 23 right-of-way, and that also has a couple of  
 24 columns that are in the right-of-way below.  
 25 In addition to that, there's a canopy that

1 Planning and Zoning Director. This is a larger  
 2 Site Plan. It can be approved as part of that.  
 3 It would need to be approved by the Board of  
 4 Architects, but if they found --  
 5 MR. TRIAS: And it was.  
 6 MR. LEEN: And it was. So if you found  
 7 that it's aesthetically appropriate that way,  
 8 that can be approved as a condition of  
 9 approval.  
 10 MR. TRIAS: So that's it, in a nutshell.  
 11 I'm sure that the Applicant can explain the  
 12 project in more detail. But the time line of  
 13 the review, back in August of 2016, we had the  
 14 DRC meeting with all of the Staff. All of the  
 15 Staff was able to review the project and  
 16 provide comments. Then the Board of Architects  
 17 reviewed it in November of 2016. The  
 18 neighborhood meeting happened in April this  
 19 year. And now, today, we're here for the  
 20 Planning and Zoning meeting.  
 21 The notifications, there were letters that  
 22 were sent twice. We had three times posting of  
 23 the property, DRC, Board of Architects, and  
 24 this meeting tonight, the Planning and Zoning  
 25 meeting; three times we posted the project on

1 encroaches into the right-of-way. So from my  
 2 point of view, I think there's a big  
 3 distinction between having a canopy encroaching  
 4 into the right-of-way and having actually a  
 5 pool encroaching into the right-of-way. So  
 6 Staff is not recommending that the pool  
 7 encroach. That is the only disagreement, I  
 8 think, significant disagreement, that we have  
 9 with the way the project is designed.  
 10 Otherwise you will see that the project  
 11 meets the Mediterranean Design Level 2.  
 12 They've done a good job trying to incorporate  
 13 the aesthetic requirements of the Code,  
 14 including this decorative tower, that, again,  
 15 is a little bit taller than what's allowed in  
 16 terms of a decorative element.  
 17 As you know, in the Downtown, decorative  
 18 elements can be very tall; however, when one is  
 19 doing a project in the Industrial District,  
 20 there's only a 25-foot maximum. So they're  
 21 exceeding that slightly. I do believe that the  
 22 Commission has the authority to approve that  
 23 through the Site Plan Amendment upon the  
 24 recommendation of the Board of Architects.  
 25 MR. LEEN: Yes, and I concur with the

1 the website, and there was one newspaper  
 2 advertisement.  
 3 Now, Staff recommends approval with  
 4 conditions, and there are some conditions that  
 5 I think are important, but we believe that the  
 6 standards of the Zoning Code were satisfied.  
 7 The main condition is that we do think that  
 8 the cantilever pool deck should be revised in  
 9 terms of design. Then we are also recommending  
 10 some traffic impact study discussion and some  
 11 enhancements of the streetscape connection  
 12 between the valet drop-off area and the parking  
 13 garage, which is existing, some opportunities  
 14 to enhance that, compliance with the Art in  
 15 Public Places, as all of these projects have to  
 16 do, and then there are some conditions that  
 17 deal with the transfer of ownership of the land  
 18 that I believe Craig is ready to -- the City  
 19 Attorney is ready to explain, if need be, in  
 20 some detail, and the satisfactory --  
 21 MR. LEEN: The main -- I'm sorry. The main  
 22 point is that the City would own the land  
 23 underneath.  
 24 MS. MENENDEZ: So they don't have it now?  
 25 That was going to be one of my questions.

1 MR. LEEN: No. That's being provided to  
 2 the City as part of the overall transaction.  
 3 MS. MENENDEZ: To join in with the other --  
 4 MR. LEEN: Yes. We're linking it together  
 5 through the Site Plan.  
 6 MS. MENENDEZ: Okay. That was one of my  
 7 questions. Good.  
 8 MR. TRIAS: So that's a technical issue  
 9 with ownership that the City Attorney has been  
 10 working on very diligently with the City  
 11 Manager, so I believe that has been resolved.  
 12 And, finally, we do have some typical -- or  
 13 recommendations that we have made typical,  
 14 which is to review traffic studies one year  
 15 after the Certificate of Occupancy is issued,  
 16 to make sure that the traffic actually reflects  
 17 the -- reality of the traffic reflects the  
 18 study, et cetera.  
 19 So thank you very much. That's the  
 20 presentation. And now the Applicant, I  
 21 believe, has a presentation also.  
 22 MS. MENENDEZ: Same group?  
 23 MS. RUSSO: Same group.  
 24 Good evening once again, Mr. Chairman,  
 25 Members of the Board. For the record, Laura

1 Russo, with offices at 2655 LeJeune Road. I am  
 2 here this evening representing Hersha  
 3 Hospitality Trust. I have the president of  
 4 Hersha Hospitality, Neil Shah, Robert Hazard,  
 5 who is also Senior Vice-President of  
 6 Acquisitions and Construction with Hersha  
 7 Hospitality, Don Wolfe of NBWW, Juan Espinosa  
 8 of David Plummer and Associates, Leo Carballo  
 9 of Witkin, Hults Design, landscape architect,  
 10 and Joe Goldstein and Ines Marrero, who are  
 11 from Holland & Knight, representing General  
 12 Growth Properties, that is the entity, under a  
 13 different name, that owns the subject property.  
 14 So it would be deeded to the City. There  
 15 would be a lease that would parallel or mirror  
 16 some of the existing lease that is with the  
 17 remaining property of the Village of Merrick  
 18 Park, and so the request here this evening is  
 19 to add this parcel into the Village of Merrick  
 20 Park Site Plan.  
 21 And so before, I'm going to ask Neil Shah  
 22 to tell you a little bit about it, and a little  
 23 bit about his company and what he envisions  
 24 happening here, but the request is to amend the  
 25 Village of Merrick Park Site Plan, that was

1 passed many years ago, some of us remember when  
 2 this all occurred.  
 3 It is permission to encroach into the  
 4 right-of-way with one portion of the building.  
 5 I think it's approximately 100 feet for 10  
 6 feet, which is to allow for an adequate pool  
 7 deck, and you'll see that during the  
 8 presentation, and the balance is 12 feet, and  
 9 that is a portion that is a canopy of metal and  
 10 glass, which is to provide cover for the valet.  
 11 This will be a valet only hotel. There will be  
 12 no self parking.  
 13 And so now I'm just going to ask Mr. Neil  
 14 Shah to tell you a little bit about his company  
 15 and about what he envisions here for this  
 16 project.  
 17 MR. SHAH: Thank you.  
 18 MS. RUSSO: You're welcome.  
 19 MR. SHAH: Thank you, Laura, and thank you  
 20 ladies and gentlemen for your time here today.  
 21 I know it's getting a little late, so I'm going  
 22 to move relatively quickly through some of my  
 23 remarks. Donald is going to walk us through  
 24 the plans in detail.  
 25 THE SECRETARY: Sir, were you here when we

1 were swearing in everybody?  
 2 MR. SHAH: No.  
 3 MR. LEEN: Then he should be sworn.  
 4 (Thereupon, Neil Shah was sworn.)  
 5 MR. SHAH: I do swear.  
 6 MR. LEEN: Could you also state your name  
 7 and address.  
 8 MR. SHAH: Yes. Neil Shah, 4020 Kiaora  
 9 Street, Miami, Florida.  
 10 Again, I'm going to go relatively quickly  
 11 through the presentation, but I wanted to take  
 12 a few moments to explain to you our vision for  
 13 the project, and give you a little bit of  
 14 context and background about our company,  
 15 Hersha Hospitality.  
 16 Let me just get the clicker. Thank you.  
 17 We are very excited to be a part of this  
 18 community and to build what we believe is an  
 19 absolutely beautiful luxury boutique hotel for  
 20 and of Coral Gables.  
 21 Our company, Hersha Hospitality Trust, is a  
 22 publicly traded real estate investment trust,  
 23 traded on the New York Stock Exchange, but our  
 24 company got its start nearly 30 years ago as a  
 25 family business. Hersha is my mother's name.

1 My brother and I today run the business on  
 2 behalf of our shareholders and our ladies and  
 3 gentlemen that serve our guests, and our  
 4 properties, which have a significant impact on  
 5 the communities that they do business in.

6 So we're very proud to have made the  
 7 transition from a family business to a larger  
 8 company. Today we have a two-and-a-half  
 9 billion dollar portfolio in -- I'm sorry, this  
 10 is -- across the United States, with six major  
 11 markets that we work in. We focus on six major  
 12 markets, and then within those markets, we have  
 13 a range of assets and hotels.

14 Here's our map of properties, and I think  
 15 what's very important here, there's a lot of  
 16 hotels here, but you'll notice that it is just  
 17 six markets. And we've decided, as a company,  
 18 and our strategy across the last 15 to 20 years  
 19 of our business has been to focus on a handful  
 20 of markets that we know very, very well. For  
 21 the case of the markets in New York,  
 22 Washington, Boston, and Philadelphia, they were  
 23 markets that we've lived in -- lived and worked  
 24 in for many years and have become big parts of  
 25 the community. We just started growing in

1 A-plus locations in neighborhoods that are  
 2 destination in their own form, we try to do  
 3 more independent hotels, and across the last  
 4 five to seven years, we've developed a  
 5 portfolio of leading independent hotels, and  
 6 these are true boutique hotels. And we have  
 7 them ranging from beachfront locations in  
 8 California, to major urban markets like New  
 9 York City and Washington, D.C. and Boston and  
 10 alike.

11 Our plan for Coral Gables and for Merrick  
 12 Park is to develop a luxury independent  
 13 boutique hotel, much like some of our others.  
 14 This is the Rittenhouse Hotel in Philadelphia,  
 15 a five star hotel, only 118 rooms, A-plus  
 16 location in the best part of the City,  
 17 walkable, truly an urban landscape, and built a  
 18 beautiful European style hotel for that market,  
 19 because that's what the community was looking  
 20 for, that's what made sense for the  
 21 neighborhood.

22 Tribeca, we're in the landmark district of  
 23 Tribeca. Tribeca is a neighborhood much like  
 24 Coral Gables or like Santa Monica, where there  
 25 is a great heritage and history of smart

1 Miami and California and the West Coast in the  
 2 last year -- or in the last five years, and  
 3 we've recently made -- I've recently made Miami  
 4 my home, moving here about a year,  
 5 year-and-a-half ago, to work on this project,  
 6 as well as growing our platform here.

7 In Miami, we also own hotels -- own and  
 8 operate hotels in Miami Beach. We own the  
 9 Cadillac on Miami Beach, the Blue Moon, the  
 10 Winter Haven. And here in Miami, we also -- in  
 11 Coconut Grove, the Ritz-Carlton Hotel and the  
 12 Residence Inn by Marriott that we heard a  
 13 little bit about in the last presentation.

14 When we focus on markets, by focusing only  
 15 on six markets, we try to be local in those  
 16 markets and to understand where business is  
 17 going and where and what communities can  
 18 support that particular market. And so we'll  
 19 operate at the three star level, the four star  
 20 level, the five star level, depending on the  
 21 property, and we'll work with all of the major  
 22 brands. We have a lot of hotels with Hilton.  
 23 We have a lot of hotels with Marriott,  
 24 Intercontinental Hotels, Ritz-Carlton, high end  
 25 hotels, but increasingly, when we can find

1 development and truly kind of authentic  
 2 localized contextualized development, and we  
 3 built this in a landmark district. It was a  
 4 new construction hotel, but when we took over  
 5 the project, it was going to be a 65-room  
 6 budget hotel. The City obviously wasn't going  
 7 to take that. We bought it from the developer,  
 8 turned it into a 43-room independent boutique  
 9 hotel, which is what the community wanted, and  
 10 truly what the business community could create  
 11 the most value from. It took us five years to  
 12 do the project, but it was well worth it.

13 In Santa Barbara, this is the hotel Milo,  
 14 on the water in Santa Barbara.

15 The Sanctuary Beach Resort. This is on  
 16 fourteen acres on the sand in Northern  
 17 California. Not only is there a lot of  
 18 development issues in these kinds of waterfront  
 19 locations in California, but it's also we're  
 20 surrounded by natural preserve land, so it was  
 21 a project we did hand-in-hand with  
 22 environmentalists in the community and the  
 23 neighborhood.

24 This is the Parrot Key Resort just down in  
 25 Key West.

1 Again, for Coral Gables, we really felt  
 2 that this location and this market was  
 3 something that was going to be something that  
 4 could be a great hotel for years and years, and  
 5 we felt like it could be a landmark for the  
 6 whole south side of Miami, let alone for Coral  
 7 Gables, and we tried to assemble a team that  
 8 would help us do what we've done in other  
 9 markets, which was truly to be local. We were  
 10 in this area. We had the privilege of working  
 11 with NBBW (sic) for the first time. We'd heard  
 12 about NBBW for years. They're one of the best  
 13 hotel architects in the country, hotels and  
 14 resorts, but they also had great history in  
 15 Coral Gables, and they lived here, they worked  
 16 here, and most importantly -- or additionally  
 17 important was, they've had a history with this  
 18 project in Merrick Park. When Merrick Park was  
 19 originally developed, they were part of  
 20 exploring a hotel project here.

21 And so we've been very happy to have the  
 22 NBBW team with us on this project. We see a  
 23 lot of their hotel -- this is a little slow --  
 24 a lot of the hotels that they've done all over.

25 We brought in -- on the design team, we did

1 this team.

2 You'll see in some of the plans that Don  
 3 will share with you, it's really truly a  
 4 Mediterranean revival building from the  
 5 outside, but also from the inside. And it's a  
 6 real mix between, you know, Mediterranean  
 7 revival and then some Brazilian modern. So  
 8 something that brings the modern elements, but  
 9 still locally derived from natural woods,  
 10 natural stones.

11 And our public art component, and this is  
 12 something that's very important to us as a  
 13 company everywhere we go, but obviously in  
 14 Coral Gables it's all very important to all of  
 15 you, we'll be working with Michele Oka Doner  
 16 for our public art project. You all may know  
 17 Michele. She's from Miami, a long-time  
 18 resident. Today she's spending more of her  
 19 time in New York City, where her studio is in  
 20 Soho, but she's done a lot of work here in  
 21 Miami, as well as in New York and all over the  
 22 world. We're really excited to work with her.  
 23 And we won't go too much into detail there, but  
 24 it's really a lot of the iron work that we're  
 25 going to bring to the floor, to the building

1 use a team from outside of this area. We're  
 2 working with AvroKo. AvroKo is an interior  
 3 design company based in New York City. They do  
 4 hotels. They do a lot of restaurants.

5 I'm not a big fan of this drama slides,  
 6 but -- but you can see, very beautiful work.  
 7 Why we chose them, a lot of designers today,  
 8 particularly hotel designers, they have their  
 9 own kind of perspective or point of view that  
 10 they try to fill in every project that they do,  
 11 and that's it's a Philippe Starck design or  
 12 it's a Richard Meier look at a particular  
 13 project.

14 In here, that wasn't what we were looking  
 15 for. This was about Merrick Park. It was  
 16 about Coral Gables. And we felt that the brand  
 17 and the design was something that should be  
 18 locally and authentically derived. And AvroKo  
 19 is great at that. They aim to have their  
 20 projects drip with beauty, but beauty that is  
 21 relevant and local.

22 But in the area, they've worked on like the  
 23 1 Hotel, for example, the sustainable new hotel  
 24 in Miami Beach. They've done some great  
 25 restaurants. And we're glad to have them on

1 inside, as well as on the doors.

2 And if I -- click, click, click.

3 And, finally, just before I turn it over to  
 4 Don, just some basics on the project, with 135  
 5 rooms, luxury boutique hotel, going to have a  
 6 restaurant and bar on the ground floor, on the  
 7 Altara side of the street, so it will really  
 8 activate that corner, as well as the Altara  
 9 Street. We are planning for it to be an  
 10 upscale, kind of high end restaurant. It will  
 11 be breakfast, lunch and dinner.

12 One thing that doesn't appear on this page  
 13 is that this will be a LEED certified hotel.  
 14 We approach sustainability as a company  
 15 throughout our organization. It goes on each  
 16 building that we do, whether it's required or  
 17 not, we do -- we've built LEED for new  
 18 construction before, but we're always --  
 19 whether we're going to be able to get the  
 20 certification like on a retrofit or not, we'll  
 21 take the steps that are important and right for  
 22 a project, because we're long-term owners, so  
 23 we can pay for it, if it's going to make sense,  
 24 over time.

25 So, for example, we have the Residence Inn

1 in Coconut Grove. We brought an existing  
 2 hotel. When we did the renovation, we added  
 3 solar panels throughout the roof. There was no  
 4 extra credit, but it was the right thing to do  
 5 for the asset when you were spending the  
 6 time on it.

7 Sustainability for us, at Hersha, we've  
 8 been named by NAREIT, which is the public hotel  
 9 investors kind of organization, for three of  
 10 out of the last five years. We've been the  
 11 Leader in the Light award. The Leader in the  
 12 Light award is the most sustainable hotel  
 13 company in the space, in the public space, and  
 14 we do it in three ways.

15 Our stool is also three legged, but our  
 16 sustainability stool is based on community,  
 17 because community is where it all starts, and  
 18 it's creating sustainable communities around  
 19 where we do business, it's the environment, and  
 20 then it's financial sustainability. And so  
 21 we're always looking for ways for energy  
 22 management to help us pay for the extra cost  
 23 that we're going to put in for something to  
 24 make it more sustainable longer term or for the  
 25 work that we're going to do in the community.

1 So that's why we haven't listed LEED  
 2 certified, but it's inherent in everything we  
 3 do and how we approach development generally.

4 I'm going to transition to Donald, and then  
 5 I will be here for questions.

6 MR. WOLFE: Thank you. Thank you.  
 7 Don Wolfe, 3408 Toledo Street, Coral  
 8 Gables. I'm extremely excited to be working  
 9 with Hersha Hospitality, Neil and Rob, on this  
 10 project.

11 As you can see, the location is really  
 12 suitable for a high-end luxury boutique hotel,  
 13 especially in the Mediterranean revival style,  
 14 you know, similar to the Biltmore and some of  
 15 the fantastic historic projects in Coral  
 16 Gables.

17 The project is located between Altara and  
 18 San Lorenzo -- I've got the pointer here --  
 19 directly connecting the Shops at Merrick Park  
 20 to Altara a via the loggia, which I'll get into  
 21 a little bit.

22 A closer view. North is to the left. The  
 23 seven-story tower was situated on the east  
 24 side of the podium to allow for sunlight to  
 25 become part of the pool experience. As I'll

1 get into a little bit further on in the  
 2 project, I just want to make a point, at this  
 3 time, that, you know, for this luxury boutique  
 4 brand, the pool experience and everything we're  
 5 doing up here is an extremely important aspect  
 6 of this project.

7 As I mentioned before, San Lorenzo Street  
 8 is here, with connectivity to and from the  
 9 Shops at Merrick Park, at this point. And then  
 10 across, to the north, across Altara, there's an  
 11 existing restaurant here, and then down the  
 12 street there are a few new projects underway.

13 Go back one, Ernie.

14 At this point right here is where our  
 15 arrival sequence will be, where our  
 16 porte-cochere and valet will pick up and drop  
 17 off cars for guests at this point.

18 And segueing from that, this is our project  
 19 here. We'll have our valet at that point. And  
 20 this diagram shows the connectivity of our  
 21 valet to the existing parking garages. It's  
 22 great to be working on a project in Coral  
 23 Gables without a parking podium. So you don't  
 24 have to deal with disguising it.

25 So we're able to bring all of the good

1 stuff to the ground floor. The valet will pick  
 2 up, and our garages is directly across the  
 3 street. Another valet route would be down  
 4 Altara to Ponce through the existing parking  
 5 garages, and then returning through the mall,  
 6 you know, to our hotel. So it's a very easy  
 7 route, and it's great to have those parking  
 8 garages very close to us.

9 This is the ground floor plan. As Neil  
 10 mentioned earlier in the presentation, we have  
 11 the opportunity of wrapping our project with a  
 12 very generous ten-foot wide loggia, and that  
 13 loggia will be up at about 16 feet. So it's  
 14 large. It's one of the larger, more grandiose  
 15 loggias in the Coral Gables environment today.

16 We're also taking it upon ourselves to  
 17 deepen that loggia to 20 feet. At the entrance  
 18 of the hotel, there will be some lounging out  
 19 there as people wait to be picked up from their  
 20 vehicles.

21 Moving into the hotel, this would be our  
 22 hotel lobby area, and will wrap around to our  
 23 cafe. All of those, you know, great spaces  
 24 will be opening to the loggia.

25 To the south, there's a 10,000 square foot

1 space which will probably end up as a high end  
 2 restaurant or retail. So it's important for us  
 3 to maintain that connectivity of the high end  
 4 restaurant or retail space directly to the  
 5 mall. That's a very important connection that  
 6 GGP wanted us to maintain, and our hotel begins  
 7 over here, from the arrival to the north.

8 And, then, behind the hotel, we have our  
 9 alleyway, which will be servicing all of our  
 10 back of house, our loading areas, as well as  
 11 the tenant space.

12 Next slide. Again, along that northwest  
 13 corner, coming off of our hotel lobby entry, is  
 14 that beautiful cafe, a bistro that we're  
 15 planning with, and you can see here some of the  
 16 outdoor tables breaking out into the loggia  
 17 space.

18 The second floor is where we have our pool  
 19 deck, again, facing to the south. We also have  
 20 2,000 square feet of internal meeting space,  
 21 with about a thousand square feet of outdoor  
 22 breakout area, as well.

23 The guest rooms, we have about five to six  
 24 guest rooms which break out into semi-private  
 25 terraces, and we have, up on top of this level,

1 square feet minimum. In the penthouse level,  
 2 we have specialty suites, very generously sized  
 3 suites, with corner terraces, again, bringing  
 4 that added luxury to this very special hotel.

5 Here is our project in context with the  
 6 surrounding neighborhood. To the north we have  
 7 The Collection, to the south, Nordstrom, across  
 8 the way we have a multi-story apartment  
 9 building, and then to the east we have some  
 10 single story commercial along the Ponce  
 11 corridor.

12 Getting into the architectural elevations  
 13 and its context with The Collection here, this  
 14 is the west elevation, and then to the south we  
 15 have Nordstrom.

16 The south elevation here, here's our  
 17 drop-off zone, with apartment buildings to the  
 18 west, and to the east we have the single story  
 19 commercial off of Ponce de Leon.

20 Architectural elevations, again, we've met  
 21 with the Board of Architects. Hersh  
 22 Hospitality, you know, wants to spend some  
 23 money on this hotel. It's a very luxurious  
 24 brand, so we're utilizing a beautiful canopy,  
 25 metal and glass canopy. We're providing Tuscan

1 an urban garden, where we've really taken some  
 2 -- our interior designer worked with our  
 3 landscape architects to come up with this  
 4 fascinating adventure, you know, longitudinally  
 5 from north to south, along our pool deck area,  
 6 with some seating areas amongst the  
 7 landscaping. We've also, architecturally, as  
 8 you'll see in some of the renderings on the  
 9 boards over here, on either corner, we've  
 10 celebrated the entry into the loggias with a  
 11 very romantic metal and copper roof of follies,  
 12 which bring, as I like to call it, you know,  
 13 earrings to either side of this project, a  
 14 great way to make connectivity from the hotel  
 15 loggia to the Shops at Merrick Park, and then  
 16 from across Altara.

17 Up on the pool deck, the interior designers  
 18 worked with us on developing the furniture, the  
 19 materials and the pool design to bring that  
 20 Mediterranean style and kind of Brazilian style  
 21 to the second floor pool area.

22 A typical floor up in the tower,  
 23 double-loaded corridors, oversized rooms,  
 24 luxurious boutique hotel rooms, many of them  
 25 have their own balconies. These are about 450

1 style columns along the loggia, natural stone,  
 2 as well as precast concrete, providing  
 3 balconies compositionally along the west  
 4 facade. These balconies are an architectural  
 5 moment which help to identify the arrival to  
 6 the hotel.

7 Our tower element, we located that on the  
 8 north side of the project, you know, signifying  
 9 the entrance, you know, to the hotel.

10 To the north, we see the tower coming down  
 11 to the ground, with one of those architectural  
 12 follies, again, at the corner, and then on the  
 13 south we have balconies coming off, we have  
 14 terraces which help to break up the massing of  
 15 the building as it rises to the top, and the  
 16 loggia wrapping around on the south end of the  
 17 building. There's another one of those  
 18 architectural features which greets pedestrians  
 19 as they come from the mall to the hotel loggia.

20 Here's where we get into a little bit of  
 21 the encroachment. At grade, what we'd like to  
 22 propose is that, you know, we project out of  
 23 the pool deck -- the structure of the pool  
 24 deck, nine feet, okay, in order to allow for,  
 25 you know, circulation around the pool and to

1 create a luxurious pool experience, extremely  
2 important.

3 The reason why we did it at that location  
4 was because it would help us to -- as a  
5 porte-cochere element as part of the canopy  
6 which extends further out, you know, into the  
7 right-of-way. So, really, the extension of the  
8 pool deck, you know, serves double duty here.  
9 You know, it provides a porte-cochere for the  
10 arriving guests, as well as providing the much  
11 needed area and circulation around the pool.

12 The pool itself is 20 feet wide. It's  
13 really as narrow as we wanted to get. We  
14 didn't want to do a lap pool up there. We  
15 wanted to do something for these boutique hotel  
16 guests. We only had about 40 feet of depth  
17 from the building to the edge of the pool deck.  
18 So it's very important for us to extend that  
19 pool deck out at this location.

20 We brought columns down beyond the  
21 right-of-way to support that structure, and  
22 then we've extended another 12 feet of glass  
23 cantilever beyond that.

24 So it is projecting into the right-of-way,  
25 but I think we've done a pretty good job of

1 designing it, so visually it enhances the  
2 entrance of this hotel, to the point of a  
3 luxury boutique, and that's where we really  
4 wanted to go.

5 Next slide. Getting into the elevations,  
6 this is the northwest view of the hotel.  
7 Altara is here, and Aurora is here. Our  
8 arrival is at this point. We have shade trees,  
9 combined with palm trees around the project.  
10 We have our landscape architect here, if you  
11 wanted to get into more detail on exactly what  
12 species those are.

13 Here's a view of the loggia, with the pool  
14 deck at the second floor. We're going to be  
15 landscaping that, as well, along the perimeter  
16 of the architectural elements on either corner  
17 of the loggia, and the grand use of  
18 architectural detailing, precious materials,  
19 you know, decorative iron rails of barrel tile  
20 and then the piece de resistance, this very  
21 elegant graceful tower which anchors the  
22 building at the hotel arrival area.

23 I've brought some landscape drawings here.  
24 If you want to get into further detail on  
25 those, we can talk about that. At the pool

1 deck, you can see here, we can get into that  
2 detail, if you'd like to.

3 Next slide. That's it.

4 So, again, thanks for your time, but we're  
5 really excited. We think this is a very  
6 special hotel, that could even, you know,  
7 compete with the Biltmore Hotel, in terms of  
8 luxury and what the guests can experience.  
9 Thank you.

10 MS. RUSSO: I think we have neighbors that  
11 are here to speak and then I'll do any  
12 rebuttal, if needed.

13 CHAIRMAN FLANAGAN: So the applicant is  
14 done with your presentation?

15 MS. RUSSO: Yes, we are, and I'd like to  
16 reserve like 30 seconds for rebuttal, please.

17 CHAIRMAN FLANAGAN: All right. It's a  
18 public hearing. We'll open the hearing up for  
19 comments. Jill, do we have any cards?

20 THE SECRETARY: Andy Murai.

21 MR. LEEN: I would just ask that if you  
22 have not been sworn in, please let the court  
23 reporter know.

24 MR. MURAI: I have.

25 MR. LEEN: I know you have, Mr. Murai.

1 MR. MURAI: Mr. Chairman, Andy Murai, 200  
2 Solano Prado. I also serve on the Code  
3 Enforcement Board for decades. I think Maria  
4 can testify to that.

5 I own the property directly to the east of  
6 the project. We have lived with this empty lot  
7 for the last 15 years. Developers have come  
8 and gone. Most of the developers that have  
9 come to have an interest in this property  
10 wanted to get rights on Ponce, which is where  
11 my building is, and my friend, Mr. Dockerty's  
12 building is, because they wanted access to  
13 Ponce.

14 So after not being able to acquire a  
15 frontage on Ponce, the developers have, you  
16 know, gone. And this is the only developer  
17 that had been able to come up with a plan,  
18 within that specific piece of land, which is  
19 very narrow, to make it work. They have  
20 provided arcades, which the rest of Merrick  
21 Park doesn't have any arcades, you know, all  
22 along San Lorenzo.

23 I know there's a recommendation here for  
24 even a wider arcade. I think that, you know,  
25 it will not make the project work if they



1 increase the arcade. They have arcades as it  
 2 is right now in San Lorenzo. Aurora, in this  
 3 particular section, doesn't have much traffic,  
 4 because it's a dead end to San Lorenzo, and the  
 5 other block of Aurora, you stop by The  
 6 Collection, and there's no exit, because in  
 7 LeJeune, you have no way -- you can only turn  
 8 north, you cannot go south.

9 So what we have here is a developer or a  
 10 company that's willing to spend a tremendous  
 11 amount of money in a project that it will do us  
 12 a tremendous amount of good, it will finish  
 13 Merrick Park, because this is the only big  
 14 empty space that is there, but after everything  
 15 is said and done, from my perspective and from  
 16 the perspective of the citizens -- of the  
 17 residents of Coral Gables, there's one major  
 18 item in this deal -- the pool, the arcades and  
 19 all that -- the City is acquiring a piece of  
 20 land, a valuable piece of land, and correct me,  
 21 Mr. City Attorney, with no payment and  
 22 generations to come will benefit from that.

23 This piece of land will be incorporated  
 24 into the lease agreement of Merrick Park. That  
 25 is huge.

1 proposed.

2 CHAIRMAN FLANAGAN: Thank you.  
 3 That's it?

4 MS. RUSSO: Just a couple of comments to  
 5 conclude the presentation.

6 What we did not hear is that we have  
 7 conducted a parking study, or actually, I  
 8 didn't, Tim Plummer and -- or David Plummer and  
 9 Associates conducted a parking study. They've  
 10 been working with Kevin Kinney for a couple of  
 11 years now, as developers have looked at this  
 12 site for a hotel, so they started looking at  
 13 what is our capacity, what do we have.

14 So they did parking studies on the heaviest  
 15 weekday and on the heaviest weekend use, and  
 16 they did it a year ago, they did it again in  
 17 the Fall, and, then, because of the opening of  
 18 the Landmark Theater, they did it again, and if  
 19 I'm not mistaken, I think, on the weekday,  
 20 there is about -- the highest peak, at the most  
 21 intense time of the day, was 69 percent,  
 22 meaning it left 31 percent available parking,  
 23 and I think on the weekend it's 45 percent  
 24 availability on the weekend at the peak time of  
 25 usage.

1 And with that, I have nothing else to say.  
 2 CHAIRMAN FLANAGAN: Thank you.  
 3 THE SECRETARY: Jim Dockerty.  
 4 (Thereupon, Jim Dockerty was sworn.)  
 5 MR. DOCKERTY: I do.  
 6 Hi, my name is Jim Dockerty. I live at  
 7 1230 Catalonia, and as Andy said, my wife and I  
 8 own two buildings on Ponce, to the east of the  
 9 project.

10 I'm here in full support of the project as  
 11 presented tonight. I wanted to make a few  
 12 points of supporting, especially the fact that  
 13 beyond the quality of what they're proposing,  
 14 I'm very happy, and I can only speak for myself  
 15 and my wife, of course, tonight, but I do know  
 16 that many of the neighbors that own property  
 17 there have a similar feeling to me, that  
 18 they're so happy that there wasn't a parking  
 19 garage built with a project on top.

20 So I'm in here in full support that the  
 21 City hopefully will make the right decision by  
 22 incorporating that parcel into the lease,  
 23 historical leases, so that they accommodate the  
 24 rules regarding the on-site parking. So I'm  
 25 100 percent in support of what's being

1 So Merrick Park is a true example of why  
 2 shared parking should be allowed, because it is  
 3 extremely overparked. So at those times you  
 4 have something like about 1,800 parking spaces  
 5 available and 1,300. Am I right about that?  
 6 1,300 parking spaces available at peak times,  
 7 and it was also done in Christmas week.

8 So we have really worked intensely with  
 9 Kevin Kinney to show that even with the opening  
 10 of the theater, that there is more than enough  
 11 for the, I think is 152 parking spaces that  
 12 would be needed, and 272, if the 10,000 square  
 13 foot is used as a full service restaurant.

14 So, once again, I'd like to respectfully  
 15 request your approval, but I'd like to  
 16 emphasize that the approval we are requesting  
 17 is with the proposed encroachment, which is  
 18 only on the second floor pool deck. We feel  
 19 that it is important, it's necessary, in  
 20 order -- because of the narrowness of the site,  
 21 which as Mr. Murai explained to you, most  
 22 people wanted to acquire his air rights or  
 23 whatever to be able to expand over the alley  
 24 and build across, but when you're dealing with  
 25 a site that's only a hundred feet wide, it's

1 very long, to do a pool deck that is at the  
 2 level of a five star boutique hotel  
 3 necessitates just creating that little extra  
 4 space, and we're more than happy to work with  
 5 the condition, which I think was put in there  
 6 by Mr. Trias, that if you we were to accept it,  
 7 we work with the Building Official, Public  
 8 Works, and needless to say the required  
 9 restrictive covenant regarding that, and we'd  
 10 also like to keep the arcades as proposed,  
 11 because I think one of the recommendations or  
 12 conditions was to increase the width of the  
 13 arcades on San Lorenzo, and in order to do  
 14 that, because, again, of the narrowness of the  
 15 site, you start impeding on the operation of  
 16 the hotel, on the restaurant, and so you end up  
 17 changing the program, and we've worked very  
 18 hard to get a program that works, we think, for  
 19 everyone.

20 We had a neighbor's meeting, at which we  
 21 got a nice representation of the City. We had  
 22 people on the other side of LeJeune from the  
 23 site. We had people -- the commercial property  
 24 owners. We also had people from the Lola B.  
 25 Walker Neighborhood Association who attended

1 the meeting. And other than the usual concerns  
 2 with traffic that everybody has, because of  
 3 people cutting through the Gables to get, you  
 4 know, from the other side to Bird -- you know,  
 5 using Bird Road to access US-1, most people  
 6 were extremely pleased with the project. So  
 7 please vote yes.

8 CHAIRMAN FLANAGAN: Thank you, Ms. Russo.

9 MR. WU: We've got five minutes to go.

10 MS. MENENDEZ: Yeah.

11 So on the parking availability, was that  
 12 overall in the entire Merrick Park or was that  
 13 just the parking garage that seems to be the  
 14 one that's going to be used immediately to the  
 15 west?

16 MS. RUSSO: No. It's all of the parking  
 17 garages. The parking study took all of the  
 18 parking garages that are part of the Village of  
 19 Merrick Park and counted all of the spaces.

20 CHAIRMAN FLANAGAN: So from reading the  
 21 packet, it seemed as though the garage  
 22 immediately to the west to the proposed hotel  
 23 was going to be the one focused for the use for  
 24 the valet parking. What's the usage of that  
 25 garage specifically?

1 MS. RUSSO: That garage is mostly  
 2 residential, there's apartment buildings, and  
 3 in the parking study you'll see that each  
 4 garage is identified with a number of spaces  
 5 that are free in the garage that are  
 6 non-residential or non-committed spaces.

7 So I'd have to look it up.

8 CHAIRMAN FLANAGAN: We can come back with  
 9 that answer. We don't have that. So I would  
 10 like to know, in that garage, what the  
 11 availability is.

12 MS. RUSSO: What we've been working is,  
 13 we've been working with GGP in determining  
 14 where it works, where you don't impede the  
 15 rights of residents. So we have been working  
 16 with them and with Tim Plummer to determine how  
 17 many spaces that can be allocated to the hotel,  
 18 so directly across, then how many spaces will  
 19 be allocated in the retail garage for the  
 20 valet, and figuring out the safest route for  
 21 the valet.

22 And Tim Plummer, even in this, presented  
 23 the number of valet attendants that would be  
 24 needed in order to keep the flow based on the  
 25 number of people checking in at a certain time.

1 And this was done by GGP and the manager,  
 2 Michael Cook, and Brian Basik, in order not to  
 3 impact the other users of the Village of  
 4 Merrick Park.

5 So you have to have sort of a balance.

6 CHAIRMAN FLANAGAN: Sure. But if you're  
 7 not going to use that garage, you only have one  
 8 option really for a travel path, which then  
 9 takes the project's traffic off site. You  
 10 know, if you're going to valet right across the  
 11 street, that's fine, that's easy, that's quick.  
 12 If you have to go anywhere else, you're now  
 13 impacting traffic on the feeder streets.

14 MS. RUSSO: Right.

15 CHAIRMAN FLANAGAN: That's my only comment  
 16 on that one. So when we have the answer, we'll  
 17 hear that one.

18 We have a couple of minutes before we need  
 19 to end the meeting, unless we have a motion to  
 20 extend.

21 MS. MENENDEZ: I move to extend ten  
 22 minutes, until 09:10.

23 MR. RODRIGUEZ: Second.

24 CHAIRMAN FLANAGAN: Motion and a second.  
 25 Jill.

1 THE SECRETARY: Marshall Bellin?  
 2 MR. BELLIN: Yes.  
 3 THE SECRETARY: Julio Grabiell?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 MS. MENENDEZ: Yes.  
 7 THE SECRETARY: Alberto Perez?  
 8 MR. PEREZ: Yes.  
 9 THE SECRETARY: Frank Rodriguez?  
 10 MR. RODRIGUEZ: Yes.  
 11 THE SECRETARY: Jeff Flanagan?  
 12 CHAIRMAN FLANAGAN: Yes.  
 13 MS. RUSSO: I have the answer for you, Mr.  
 14 Flanagan.  
 15 CHAIRMAN FLANAGAN: Okay. Thanks.  
 16 MS. RUSSO: The answer is, we're getting  
 17 fifty spaces in the parking garage immediately  
 18 across the street. They call that, I think  
 19 it's the Aurora Garage, and then there are a  
 20 hundred spaces that will be given in the retail  
 21 garage.  
 22 CHAIRMAN FLANAGAN: So you need 150. You  
 23 get 50 across the street, and then you have to  
 24 go park -- okay. I'm sorry, how many rooms,  
 25 again?

1 MS. RUSSO: 135.  
 2 CHAIRMAN FLANAGAN: 130. 150.  
 3 MS. MENENDEZ: It's a valet.  
 4 MR. WOLFE: 152.  
 5 CHAIRMAN FLANAGAN: No, I know it's valet,  
 6 but what's the industry -- is there an industry  
 7 standard as to how many -- same question as the  
 8 last application, what does this operator  
 9 expect or experience as far as number of guests  
 10 showing up in their own vehicle?  
 11 MR. HAZARD: My name is Robert Hazard. I  
 12 live at -- do you need my --  
 13 MR. LEEN: Yes. Have you been sworn in?  
 14 MR. HAZARD: I live at 524 Mercer Road,  
 15 Merion Station, Pennsylvania.  
 16 MR. LEEN: You were sworn in?  
 17 MS. RUSSO: Yes, he was sworn in.  
 18 MR. LEEN: Okay.  
 19 MR. HAZARD: The fifty spaces right across  
 20 the street in the Aurora garage we believe will  
 21 take care of the day-to-day needs of the hotel  
 22 operation. I think, like the other project,  
 23 it's somewhere between 30, 40 percent of the  
 24 guests room occupied will arrive by car. The  
 25 rest come by Uber or taxi and various other

1 means of transportation.  
 2 If there's an event at the hotel, that's  
 3 the time that we would find that we probably do  
 4 the overflow into the other garage.  
 5 CHAIRMAN FLANAGAN: And, then, on an  
 6 average week, what's your occupancy rate?  
 7 MR. HAZARD: For this hotel, probably 80  
 8 percent.  
 9 CHAIRMAN FLANAGAN: Okay. Thank you.  
 10 Anybody else?  
 11 MR. LEEN: Mr. Chair.  
 12 CHAIRMAN FLANAGAN: Yes.  
 13 MR. LEEN: Just one point. When you  
 14 consider the Conditional Use review, as you're  
 15 about to do, I did want to make one point.  
 16 When this goes to the Commission, there will be  
 17 a couple of items. One will be the business  
 18 part of the deal, and one will be the Planning  
 19 and Zoning part. And I just wanted to be  
 20 clear, for the record, that when you consider  
 21 it here and when the Commission does, you have  
 22 to keep those two separate.  
 23 Now, you can consider the fact that they're  
 24 proffering land for the public as part of this  
 25 application, and also that the City then would

1 obviously have more control over what could go  
 2 there in the future. It would be a hotel. It  
 3 wouldn't be anything else. But in terms of the  
 4 business aspects of the deal, you should not  
 5 consider that in making your decision. You  
 6 should impose whatever conditions you think are  
 7 appropriate, and you have the right to say, no,  
 8 to this, as well. Thank you.  
 9 CHAIRMAN FLANAGAN: Craig, what's the  
 10 underlying impetus for the donation of the  
 11 land?  
 12 MR. LEEN: The City owns the land for all  
 13 of Merrick Park. They wanted this to be  
 14 basically treated the same. The City wanted it  
 15 to be treated the same, but it was not imposed  
 16 in the sense that both sides agreed to that,  
 17 and that's part of the deal. It's being  
 18 proffered.  
 19 CHAIRMAN FLANAGAN: But is there some -- I  
 20 mean, there's got to be a benefit to doing it?  
 21 Is that taking advantage of using the parking  
 22 at Merrick Park, now you don't need a parking  
 23 garage and probably some other benefits, as  
 24 far --  
 25 MS. RUSSO: Correct. Correct, yes.

1 MR. LEEN: Yes.  
 2 MS. RUSSO: Yes, that is correct.  
 3 MR. LEEN: Yeah, there are a number of  
 4 benefits. They also will have the benefit of  
 5 being part of the current lease, which was a  
 6 very long-term lease.  
 7 MS. RUSSO: Because we'll be leasing from  
 8 GGP, which is the tenant of the City.  
 9 CHAIRMAN FLANAGAN: Right. Okay.  
 10 MS. RUSSO: So Hersha will be a subtenant of --  
 11 MS. MENENDEZ: I didn't see the requirement  
 12 for the widening of the loggia or the --  
 13 MS. RUSSO: I think it's there --  
 14 MR. WOLFE: It's one of the conditions.  
 15 MS. RUSSO: -- as one of the conditions --  
 16 MS. MENENDEZ: I'm looking, but I don't see  
 17 it. As far as that presentation, it's not  
 18 there.  
 19 MR. TRIAS: Yeah, Ms. Menendez, that  
 20 actually was something that the Applicant  
 21 accomplished already. So it's no longer --  
 22 MS. RUSSO: Okay. So it was a previous --  
 23 MR. TRIAS: Yeah, it's a previous  
 24 recommendation.  
 25 MS. MENENDEZ: Besides that one, any other

1 conditions -- are you all in agreement with all  
 2 of the conditions?  
 3 MS. RUSSO: We're totally in agreement with  
 4 all of the other conditions, except redesigning  
 5 the pool deck encroachment.  
 6 MR. WOLFE: Encroachment.  
 7 MS. RUSSO: So we're totally in agreement  
 8 with the landscaping, the lighting, the  
 9 right-of-way. We know there are issues -- you  
 10 may or may not know, but there's issues there  
 11 with the sewer system. So this project, along  
 12 with two other projects, Merrick Manor and The  
 13 Henry, will be updating the City sewer system  
 14 and actually increasing the capacity for the  
 15 future, and it looks like there may be some  
 16 drainage improvements that will be required for  
 17 the City's storm sewer system, as well.  
 18 CHAIRMAN FLANAGAN: So on the  
 19 encroachment --  
 20 MR. TRIAS: Yes.  
 21 CHAIRMAN FLANAGAN: -- when I first read  
 22 it, I tended to agree with your recommendation,  
 23 but as I sat here and thought it through, if  
 24 the land is going to become the City -- it  
 25 belongs to the City, and the City owns the

1 right-of-way, I mean, granted it is public  
 2 right-of-way, but by the same token there are  
 3 also encroachments and maybe it's just an air  
 4 encroachment in other places in Merrick Park,  
 5 how does this differ from than the passageways  
 6 or whatever those that exist now when Merrick  
 7 Park was constructed?  
 8 MR. TRIAS: It's similar, and the City has  
 9 the authority to approve it as proposed. My  
 10 perspective on this is that I cannot support a  
 11 building encroaching into a right-of-way, from  
 12 a technical point of view, from just a planning  
 13 point of view. I think that the encroaching  
 14 with the canopy to, let's say, protect  
 15 pedestrians and so on, that's acceptable, from  
 16 a planning point of view; however, a building  
 17 use on a second level, which is a pool, is a  
 18 little different.  
 19 CHAIRMAN FLANAGAN: Okay.  
 20 MS. MENENDEZ: You're saying that the  
 21 actual pool is encroaching onto the  
 22 right-of-way?  
 23 MR. TRIAS: The deck. The deck of the pool.  
 24 MS. RUSSO: The deck.  
 25 MS. MENENDEZ: The deck, but that's not the

1 pool.  
 2 MR. TRIAS: Yeah. Well, the pool area.  
 3 MS. RUSSO: The pool area.  
 4 MR. RODRIGUEZ: What's the practical  
 5 consequence of that?  
 6 MR. TRIAS: The practical consequence is  
 7 that they have a larger deck. Now, if they  
 8 remove that, they still have a deck and they  
 9 still have a pool. It's just that it's not  
 10 nice.  
 11 MR. RODRIGUEZ: No. No. I'm talking about  
 12 the practical consequence of the encroachment.  
 13 I mean, how would that impact the citizens and  
 14 the City?  
 15 MR. TRIAS: Well, it encroaches into the  
 16 right-of-way, and what happens is that  
 17 aesthetically and in terms of the function of  
 18 the right-of-way, it's different.  
 19 MR. WOLFE: The encroachment is also 16  
 20 feet up in the air, so there is no vehicular  
 21 issues. Emergency vehicles can easily go in  
 22 and out. So we've kept it high enough to --  
 23 MS. MENENDEZ: But I know of cases, Ramon,  
 24 where encroachments have been allowed for like  
 25 balconies and structural components of

1 buildings.  
 2 MS. RUSSO: Merrick Park has offices that  
 3 go over San Lorenzo.  
 4 MS. MENENDEZ: Right.  
 5 MS. RUSSO: Actually on the street, right,  
 6 over the --  
 7 MR. TRIAS: Yes. If I could answer the  
 8 point. You can say, yes, and you can  
 9 recommend, yes. I mean, that's been done in  
 10 the past and it was done in Merrick Park.  
 11 Now, my recommendation, from a design point  
 12 of view, is that it was probably not a very  
 13 good idea to do it in Merrick Park, and it's  
 14 probably not a good idea to do it in most  
 15 places. It is better not to do it.  
 16 Now, you do have the authority --  
 17 MS. MENENDEZ: We're just understanding  
 18 your logic. That's all.  
 19 MR. TRIAS: Yeah. My recommendation simply  
 20 is that a building should be built in the site  
 21 and the street should be the street.  
 22 CHAIRMAN FLANAGAN: Frank --  
 23 MR. LEEN: Yeah, if I could just add to  
 24 that. You know, the public right-of-way is  
 25 held for the benefit of the public, so as a

1 general principle, it may be discouraged, but,  
 2 you know, in this particular case, you would  
 3 look at this building, and if you think it's  
 4 beautiful this way, if you like it the way it  
 5 is, you have the authority approve that.  
 6 I also wanted to just note, I spoke with  
 7 Joel Goldstein, who is the counsel for the  
 8 applicant on Land Use matters and Zoning, and  
 9 he's been discussing the lease with us, and I  
 10 did want to make one point of clarification.  
 11 We are actually not going to have this be  
 12 part of the lease that we currently have for  
 13 Merrick Park. It's going to mirror it, though.  
 14 So the terms will be the same. But there we  
 15 were certain business reasons why it was better  
 16 to be separate. But it will be part of the  
 17 same Site Plan and they will be mirrors --  
 18 basically mirrors of each other.  
 19 MS. MENENDEZ: Land is turned over to the  
 20 City.  
 21 MS. RUSSO: Yes.  
 22 MR. LEEN: And the land is turned over to  
 23 the City and the Site Plan will basically unite  
 24 them, and they have shared parking.  
 25 MR. BELLIN: I just wanted to make a

1 comment. I think that the encroachment is an  
 2 important element of this building, and I don't  
 3 see any detriment to the City of Coral Gables  
 4 or the citizens of Coral Gables. So I would  
 5 make a recommendation for approval, with  
 6 recommendations, except for the encroachment.  
 7 CHAIRMAN FLANAGAN: Okay. That's a motion.  
 8 MR. RODRIGUEZ: I second.  
 9 CHAIRMAN FLANAGAN: We have a motion and a  
 10 second.  
 11 How many on-street parking spaces are being  
 12 taken, are we losing?  
 13 MR. TRIAS: Can you say the question again?  
 14 MR. RUSSO: Around the site?  
 15 CHAIRMAN FLANAGAN: How many on-street  
 16 parking spaces are lost because of this?  
 17 MS. RUSSO: Five.  
 18 CHAIRMAN FLANAGAN: Five. And the analysis  
 19 has been done that Merrick, notwithstanding the  
 20 traffic study, but that based on the City's  
 21 parking requirements and the uses and what have  
 22 you, that facility has parking spaces to give  
 23 towards the hotel?  
 24 MS. RUSSO: Easily. Yes. Yes, by -- at  
 25 peak times --

1 CHAIRMAN FLANAGAN: But is that based on a  
 2 shared parking analysis or is that on a  
 3 straight analysis of uses versus spaces?  
 4 MS. RUSSO: That's on a straight -- actual  
 5 counts. That's on actual counts, not shared  
 6 parking. The numbers that I gave you of 1,300  
 7 and 2,300 were based on actual counts and uses  
 8 with the peak times being one o'clock on a  
 9 Thursday afternoon, and I think at 2:00 p.m. on  
 10 Saturday.  
 11 CHAIRMAN FLANAGAN: Got it. Perfect.  
 12 Thank you. Anybody else have any questions,  
 13 any comments? No?  
 14 Jill, call the roll, please.  
 15 THE SECRETARY: Julio Grabiell?  
 16 MR. GRABIEL: Yes.  
 17 THE SECRETARY: Maria Menendez?  
 18 MS. MENENDEZ: Yes.  
 19 THE SECRETARY: Alberto Perez?  
 20 MR. PEREZ: Yes.  
 21 THE SECRETARY: Frank Rodriguez?  
 22 MR. RODRIGUEZ: Yes.  
 23 THE SECRETARY: Marshall Bellin?  
 24 MR. BELLIN: Yes.  
 25 THE SECRETARY: Jeff Flanagan?

1 CHAIRMAN FLANAGAN: Yes.  
 2 All right. That concludes the agenda.  
 3 MS. RUSSO: Thank you very much.  
 4 CHAIRMAN FLANAGAN: Thank you all.  
 5 Before we leave, let me just say --  
 6 MR. GRABIEL: Two minutes.  
 7 CHAIRMAN FLANAGAN: -- this is my last  
 8 meeting. I'm term limited out after about nine  
 9 years on the Board.  
 10 MS. MENENDEZ: 90 years?  
 11 CHAIRMAN FLANAGAN: Nine.  
 12 MS. RUSSO: Nine.  
 13 CHAIRMAN FLANAGAN: It has been a great  
 14 honor. I have enjoyed it from the beginning,  
 15 and really enjoyed the collegiality that we all  
 16 always have when we're here and the sheer  
 17 amount of time and dedication that everybody  
 18 has put in over the years. And thank you for  
 19 having me as your Chair for whatever it's been,  
 20 the past couple of years. I've truly enjoyed  
 21 the opportunity of serving with all of you.  
 22 MR. GRABIEL: We will definitely miss you.  
 23 MR. TRIAS: Mr. Chairman, thank you very  
 24 much, on behalf of Staff.  
 25 CHAIRMAN FLANAGAN: Thank you.

1 MS. RUSSO: I hope we see you on another Board.  
 2 CHAIRMAN FLANAGAN: Thank you, Ms. Russo.  
 3 (Thereupon, the meeting was concluded at  
 4 9:10 p.m.)  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
 6  
 7  
 8  
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15  
 16 DATED this 17th day of May, 2017.  
 17  
 18  
 19 SIGNATURE ON FILE  
 20 \_\_\_\_\_  
 21 NIEVES SANCHEZ  
 22  
 23  
 24  
 25