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1 My recommendation is, focus on the process.  
 2 MR. BEHAR: I think we do the Workshop. I  
 3 personally agree and I'm okay with a lot of the  
 4 things that we put together, that I think will  
 5 improve it, okay. There are some that, like  
 6 Mr. Pardo says, we didn't agree with and I  
 7 still disagree, but, you know, it was a process  
 8 that was done. I think the Workshop is going  
 9 to be necessary, and I think we should now  
 10 defer this until -- for that process to happen,  
 11 and I think, then, if we are concluding --  
 12 CHAIRMAN AIZENSTAT: The City, the Staff  
 13 would like to defer it. Is there a motion?  
 14 MR. BEHAR: I'll make a motion to follow  
 15 the recommendation of Staff and defer this  
 16 tonight until after the Workshop.  
 17 MR. TORRE: I'll second that.  
 18 CHAIRMAN AIZENSTAT: We have a second. Any  
 19 discussion?  
 20 None? Call the roll, please.  
 21 THE SECRETARY: Claudia Miro?  
 22 MS. MIRO: Yes.  
 23 THE SECRETARY: Luis Revuelta?  
 24 MR. REVUELTA: Yes.  
 25 THE SECRETARY: Venny Torre?

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1 time, do you feel comfortable doing your  
 2 presentation, we will gladly go ahead and read  
 3 it in?  
 4 MR. GARCIA SERRA: Yes. 8:10 is what the  
 5 clock is showing. I believe so.  
 6 MR. BEHAR: Probably like 8:15, because I  
 7 need a two-minute break.  
 8 MR. GARCIA-SERRA: I think we have  
 9 sufficient time to do our presentation.  
 10 CHAIRMAN AIZENSTAT: You want to take a  
 11 two-minute break?  
 12 MR. BEHAR: Two-minute break.  
 13 MR. TORRE: I will be notifying the Board  
 14 that I will need to recuse myself from this  
 15 next item. I will not be able to be impartial.  
 16 I am involved with the group. Thank you.  
 17 CHAIRMAN AIZENSTAT: Thank you very much.  
 18 Thank you, Venny, for putting the time in. So  
 19 Venny will be excused. Let's go ahead and take  
 20 a two-minute recess, please.  
 21 (Short recess taken.)  
 22 CHAIRMAN AIZENSTAT: All right, guys, let's  
 23 go ahead and start, so we can go ahead and give  
 24 the applicant sufficient time.  
 25 Mr. Coller, would you read Items E-1 and

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1 MR. TORRE: Yes.  
 2 THE SECRETARY: Chip Withers?  
 3 MR. WITHERS: Yes.  
 4 THE SECRETARY: Robert Behar?  
 5 MR. BEHAR: Yes.  
 6 THE SECRETARY: Eibi Aizenstat?  
 7 CHAIRMAN AIZENSTAT: Yes.  
 8 Thank you for the presentation, both from  
 9 the Blue Ribbon Committee and from City Staff.  
 10 I know you guys have put a lot of time into  
 11 this. Thank you.  
 12 MR. PARDO: Thank you.  
 13 CHAIRMAN AIZENSTAT: Before we go ahead and  
 14 read the next item, which is E-1 and E-2 --  
 15 MR. BEHAR: Mr. Chair.  
 16 MR. PARDO: I wanted to mention that Javier  
 17 Salman, who is also in the Committee, is  
 18 present.  
 19 CHAIRMAN AIZENSTAT: Thank you. I'm sorry,  
 20 I did not see you. Welcome.  
 21 MR. BEHAR: A fellow Board Member.  
 22 CHAIRMAN AIZENSTAT: A fellow Board Member.  
 23 Thank you for all of your time.  
 24 Before we read Item E-1 and E-2 into the  
 25 record, Mario, I'd like to ask you, given the

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1 E-2 into the record, please.  
 2 MR. COLLER: Yes. Let me make sure this is  
 3 on.  
 4 Item E-1, an Ordinance of the City  
 5 Commission of Coral Gables, Florida granting  
 6 approval of a Planned Area Development (PAD)  
 7 pursuant to Zoning Code Article 14, "Process,"  
 8 Section 14-206, "General Procedures for Planned  
 9 Area Development" for a proposed multi-family  
 10 project referred to as "Gables Village" on the  
 11 property legally described as Lots 1 through  
 12 22, Block 28, "Coral Gables Biltmore  
 13 Section" -- I'm not going to read the list of  
 14 all of these blocks -- Santander and 301  
 15 Segovia, Coral Gables, Florida; including  
 16 required conditions; providing for a repealer  
 17 provision, severability clause and providing  
 18 for an effective date.  
 19 You know what, maybe I should read these  
 20 in. 504, 516, 522, 530 and 536 Malaga; 503,  
 21 511, 515, 535, 529 525 and 521 Santander; and  
 22 3109 Segovia.  
 23 Item E-2, a Resolution -- I get to do it  
 24 again -- all right. A Resolution of the City  
 25 Commission of Coral Gables, Florida approving

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1 the Tentative Plat entitled "Gables Village"  
 2 pursuant to Zoning Code Article 14, Section  
 3 14-210, "Platting/Subdivision," being a re-plat  
 4 of 113.310 square feet (2.6 acres) into two  
 5 tracts of land on the property legally  
 6 described as Lots 1 through 22, Block 28,  
 7 "Coral Gables Biltmore Section" (504, 516, 522,  
 8 530, 536 Malaga; 503, 511, 515, 535, 529, 525,  
 9 521 Santander; and 3109 Segovia) Coral Gables,  
 10 Florida; including required conditions;  
 11 providing for a repealer provision,  
 12 severability clause and providing for an  
 13 effective date.

14 Items E-1, E-2 public hearing.  
 15 We're going to hear both items and then we  
 16 will vote on them separately.

17 CHAIRMAN AIZENSTAT: Thank you. Go ahead,  
 18 please.

19 MR. GARCIA-SERRA: Good evening, Mr. Chair,  
 20 Members of the Board, my name is Mario  
 21 Garcia-Serra, with Offices at 600 Brickell  
 22 Avenue, here this evening representing the  
 23 applicant, Gables Village, LLC.

24 From Gables Village, LLC, today I'm joined  
 25 by Alirio Torrealba, the principal of Gables

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1 block pursuant to a Master Plan, which will  
 2 result in 48 dwelling units, which will be a  
 3 mix of duplex, apartment, and townhome units,  
 4 all designed in the Coral Gables Mediterranean  
 5 style of architecture, with the required  
 6 parking provided on the site.

7 This site is over one acre in size, so it  
 8 qualifies to be reviewed as a Planned Area  
 9 Development, and we are requesting Planned Area  
 10 Development review for flexibility on  
 11 transitional height, frontage and parking  
 12 setbacks, which Maria will explain further in  
 13 her presentation.

14 We're also proposing to re-plat the  
 15 property into three tracts, which will be  
 16 composed of a duplex tract, the townhome tract,  
 17 and an apartment tract. Much thought has been  
 18 put into the design of this project and  
 19 tremendous effort has been made to design a  
 20 project which is in keeping with the great  
 21 tradition of Coral Gables architecture, and to  
 22 also have a project that is appropriate in  
 23 scale and feel for the neighborhood.

24 We'll let now the plans and the images  
 25 prove that point, and I'll ask Maria now to do

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1 Village, LLC, as well as Jenny Ducret. Mr.  
 2 Torrealba's company, MG Developers, is already  
 3 a developer of considerable note here in Coral  
 4 Gables, with several number of projects already  
 5 as part of their portfolio, including Biltmore  
 6 Park, Valencia Row, Biltmore Row and Althea  
 7 Row. All of these, very well regarded  
 8 projects, many of them even awarded winning,  
 9 with regards to their design, and those  
 10 projects were actually designed by Maria de la  
 11 Guardia, our project architect on this project  
 12 also, who will be handling the architectural  
 13 presentation.

14 Let me start off by giving you a sort of  
 15 description of where the property is. We're  
 16 ready to start our presentation now. I'm going  
 17 to put up the first slide. There we go. The  
 18 property itself is an entire city block, 2.6  
 19 acres in size, and bounded on the north by  
 20 Malaga, on the south by Santander, on the west  
 21 by Segovia and on the east by Hernando. There  
 22 are 13 buildings on the property at present,  
 23 with a total of 52 dwelling units located on  
 24 that block.

25 My client is proposing to re-develop the

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1 the architectural presentation.

2 MS. DE LA GUARDIA: If you need, my name is  
 3 Maria De La Guardia. I'm a principal at De La  
 4 Guardia Victoria Architects and Urbanists, at  
 5 224 Valencia. I'm here with the Architectural  
 6 Director, Keegan Marshall, with home across  
 7 from Salvadore Park.

8 We designed this project in collaboration  
 9 with Reyes Cabarrocas Architects and with  
 10 Ernesto Fabre & Company. I want to make sure  
 11 to give them credit.

12 So, Gables Village stems from the  
 13 conviction that the fundamental unit of design  
 14 in architecture is not the individual building,  
 15 but the City as a whole, and to the ideal of  
 16 civic art in town building for the well-being  
 17 of individual and community alike. A critical  
 18 objective of the project is to develop a city  
 19 block in such a way that it is, at once,  
 20 responsive to the existing context and yet  
 21 arrives at an urban design that is civic in  
 22 nature, and proposes a prototype for  
 23 development in this District of the City of  
 24 Coral Gables, expressed through a sequence of  
 25 meaningful garden spaces, defined by

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1 residences. The civic dimension of the project  
 2 reads as a harmonious and balanced relationship  
 3 between the house and garden, city and  
 4 landscape.  
 5 The garden courtyards, the pedestrian  
 6 villa, and muse like driveway, are the  
 7 essential organizing feature of the project,  
 8 and as such, are interconnected as a pedestrian  
 9 sequence of open spaces. These spaces extend  
 10 beyond the properly lines and engage the public  
 11 right-of-way. Santander Avenue and Malaga  
 12 Avenue are physically and visually joined by a  
 13 sequence of courtyard and garden court.  
 14 The consequent perspective view is framed  
 15 by a two-story archway below a gable, as the  
 16 lovely arch at the Douglas Entrance, and lends  
 17 the project its namesake, Gables Village.  
 18 Although interior common open spaces have  
 19 been created within the block, the City streets  
 20 are never neglected, as all residences, with  
 21 street fronts, have their main pedestrian  
 22 entrance oriented towards them. The character  
 23 of the four different streets, Segovia Street,  
 24 Malaga Avenue, Hernando Street and Santander  
 25 Avenue is addressed by appropriate housing

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1 Malaga. And the pool house is one story.  
 2 On Santander, we're proposing lofts -- I'm  
 3 sorry, we're proposing flats. So we have 24  
 4 flats, and we're proposing 45 5-02 feet on  
 5 Santander.  
 6 Let's go back to the rooftop a minute. One  
 7 of the aspects of the project that I think is  
 8 most successful was our ability to provide more  
 9 open space than is required by Code. So the  
 10 Code, for PAD, requires 20 percent, and we're  
 11 offering 37 percent open space, and thus we've  
 12 been able to create a series of common spaces,  
 13 like we see in the garden court and in the  
 14 courtyard, which are actually connected through  
 15 a two-story archway. So you're on one street  
 16 and you actually see through the street, onto  
 17 the other side. And that happens twice in the  
 18 block.  
 19 And then we have another very interesting  
 20 pedestrian street, which we call the via, which  
 21 connects the property east-west, but all of  
 22 this open space is -- we were able to arrive at  
 23 all of this open space, because of these three  
 24 drives that we created through the property,  
 25 because these three drives allowed us to

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1 types and corresponding building heights.  
 2 So if we go to the roof plan, so each of  
 3 the four streets have different  
 4 characteristics. So Gables Village addresses  
 5 them with four different typologies with  
 6 corresponding heights. So, on Segovia, we have  
 7 two duplexes, four dwelling units, that face  
 8 Segovia, and they have a height of 30 feet,  
 9 which seems very little compared to the heights  
 10 that you were discussing on the previous item.  
 11 But on Malaga Avenue, we have 16 townhouses,  
 12 and that is in the MF3 Zoning, which allows 45  
 13 5-02 feet, but as a transition to single-family  
 14 residences across the street, we're proposing  
 15 35 5-02 feet for those townhouses.  
 16 MR. BEHAR: And you're allowed 455-02 you  
 17 said?  
 18 MS. DE LA GUARDIA: No. We are proposing  
 19 35 5-02 feet as a transition to single-family.  
 20 MF3 allows 45 5-02 and across -- but we'll talk  
 21 more about it, because I need to clarify that a  
 22 little further -- further on.  
 23 On Hernando, we have four lofts, which  
 24 we're also proposing 35 5-02 feet for the four  
 25 lofts. There's also the pool and pool house on

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1 organize the automobile and remove it from the  
 2 street and draw it into the garages and make  
 3 the automobile disappear. So, in the entire  
 4 block, we only have six curb cuts. If we're to  
 5 compare it with any other block, we will find  
 6 that there's probably like thirteen or fourteen  
 7 or fifteen curb cuts, but, here, we simply --  
 8 six curb cuts, three on each one of the  
 9 avenues. We're able to bring in the car and  
 10 organize it within the different housing  
 11 typologies.  
 12 So let's go through the images now. So  
 13 these are the duplexes, which present the  
 14 two-story scale and 30 feet, consistent with  
 15 other duplexes on Segovia.  
 16 Next.  
 17 Here we see the three-story townhouses, and  
 18 35 5-02 feet on each side of the garden court,  
 19 and so the townhouses that face the street have  
 20 their entrances on the street, and the  
 21 townhouses that face the garden court are  
 22 entered from the garden court, and we can see  
 23 how, through the archway and the gable, we're  
 24 able to connect the garden court to the  
 25 courtyard beyond as part of the system of

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1 pedestrian spaces within the block. And, here,  
 2 at the townhouse, we can see a series of  
 3 private loggias overlooking the park.  
 4 The four lofts on Santander are at a three  
 5 stories and 35 5-02 feet height, as they face  
 6 MF3. Between the lofts, we propose a pool  
 7 house and a pool, and so you see -- you see  
 8 sort of the space between the two blocks of the  
 9 lofts.  
 10 Next.  
 11 And so, on Santander, we have three stories  
 12 over the garage, and you can appreciate here  
 13 the courtyard, the arch, which connects onto  
 14 the garden court beyond, the gable and the  
 15 arch. The three-story balconies are inspired  
 16 by the Biltmore balconies, and at the base of  
 17 the building, below the three-story balconies,  
 18 we have what we have named the glorietas, and  
 19 I'll discuss that in a little more detail.  
 20 These were some of our inspirational  
 21 images. So we see the Biltmore with this  
 22 three-story balcony. We see also the archway  
 23 and bridge of the Douglas Entrance, the gable  
 24 at the Merrick House, and then, from the San  
 25 Sebastian, we learned about loggias, colonnade,

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1 pool to the right of that, behind that  
 2 appropriated wall.  
 3 Here we're seeing the townhouses, and you  
 4 can see sort of the void and the solid, the  
 5 void and the solid, the voids being these  
 6 spaces that we're creating within the block.  
 7 And here we can see the streetscape of  
 8 Santander Avenue.  
 9 As a PDA designation, the Site Plan is able  
 10 to provide a 37 percent ratio of landscape open  
 11 space, exceeding the current minimum  
 12 requirement of 20 percent. The PAD makes it  
 13 possible to not only front the residences on  
 14 the public street and civic spaces, but more  
 15 importantly, it allows for the automobile to be  
 16 segregated to the rear of the building. The  
 17 interior drives allow for a more neighborhood  
 18 friendly resolution of the automobile. Even  
 19 though 92 parking spaces are provided, not a  
 20 single garage door faces the public sidewalk or  
 21 street. Parking along the public right-of-way  
 22 is further systematized by proposing 16  
 23 on-street parking spaces, organized between the  
 24 mature street trees, to replace the existing  
 25 random and unplanned parking on the parkway.

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1 balconies, towers and how to picturesquely  
 2 compose these elements. From the Santa Barbara  
 3 Courthouse, we see the drama created by the  
 4 intersection of the arch and the gable, and  
 5 that was another inspiring moment. Coral  
 6 Gables Elementary teaches us about the beauty  
 7 of proportions and the elegance of repetition.  
 8 Let's go on to the next one. This is a  
 9 view, where we're standing in the garden court,  
 10 with the townhouse and the garden court on the  
 11 right-hand side, we have the arch on the left,  
 12 and we're looking down the via, and the via was  
 13 inspired by Via Mizner and Via Parigi in Palm  
 14 Beach.  
 15 So these are the elevations of the duplexes  
 16 on Segovia, and one thing that I think is  
 17 important to note is how we're -- the  
 18 elevations, the street elevations, are not  
 19 filled with garages, and so we -- that's  
 20 because we have been able to incorporate the  
 21 car into the block through the drives and thus  
 22 free the pedestrian experience from all of the  
 23 garages.  
 24 This is the elevation to Hernando, with the  
 25 lofts, the pool -- loggia in the middle, and

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1 The project proposes a -- so I want you to  
 2 note these two photographs, which are basically  
 3 Malaga and Santander, and so this is currently  
 4 what happens with parking around that block,  
 5 where you have the garden apartment buildings,  
 6 and then all of the parking happens in the  
 7 swale, in the right-of-way, leading to  
 8 compaction of the root system of the mature  
 9 trees.  
 10 The project proposes a 48-unit multi-family  
 11 development consisting of a variety of housing  
 12 types, the duplex, flats, lofts and townhouses,  
 13 at an accessible price point. The intention is  
 14 to incorporate universal design and wellness  
 15 principles to allow -- wellness principles to  
 16 allow aging in place and produce a healthy  
 17 cross-section of age groups in the resident  
 18 population. The range of unit types and sizes,  
 19 from two-bedroom flats to four-bedroom  
 20 townhouses, will allow for residents from  
 21 different socioeconomic groups and family  
 22 sizes, a progressive concept that Merrick  
 23 promoted.  
 24 So I wanted to discuss briefly the concept  
 25 of the glorietas. If we can go to that image.

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1 So, at the base of the flats, we are proposing  
 2 to create four small piazzas, which we have  
 3 labeled as glorietas, and Gables Village  
 4 proposes four public places, at the base of the  
 5 flats, on Santander Avenue. These four place  
 6 making spaces take inspiration from the  
 7 Glorietas of the Iberoamerican exposition of  
 8 1929 in Seville, the 48 Glorietas, representing  
 9 the different provinces, offered seating to the  
 10 tired visitor, fountains to cool the  
 11 temperature and small libraries for sharing  
 12 books on the respective provinces.

13 Gables Village offers four architect's  
 14 renditions of the Glorietas to the neighborhood  
 15 and residents as an artful place to meet  
 16 friends, swap books at the free street library,  
 17 rest while walking the dog, or simply a pause  
 18 for a moment of contemplation. Each of these  
 19 places could illustrate the history of Coral  
 20 Gables or take on a literary theme inspired by  
 21 a Coral Gables poem. They would also serve as  
 22 a setting for the Art in Public Places  
 23 component of Gables Village.

24 As Coral Gables nears its Centennial  
 25 celebration, the principles of the City

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1 entire City block, I don't know what is. And  
 2 if this project is not of sufficient quality to  
 3 be part of the future of Coral Gables, then  
 4 there is reason to be concerned, because, in my  
 5 opinion, this project is quintessentially Coral  
 6 Gables.

7 Your Staff is recommending approval with  
 8 conditions. We're in agreement with those  
 9 conditions. The Board of Architects  
 10 unanimously approved this project by a vote of  
 11 nine to zero or eight to zero, and I would ask  
 12 that you follow those recommendations and those  
 13 other approvals and also vote to recommend  
 14 approval of this project to the City  
 15 Commission.

16 I'll reserve time for rebuttal, if  
 17 necessary, and we also are available for any  
 18 questions.

19 CHAIRMAN AIZENSTAT: Thank you.  
 20 MR. GARCIA-SERRA: Thank you.  
 21 CHAIRMAN AIZENSTAT: Mr. Trias.  
 22 MR. TRIAS: Thank you, Mr. Chair.

23 I do have to give the presentation. I was  
 24 not scheduled, but I have to do it, for the  
 25 record, and I'll say a couple of things. Would

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1 Beautiful and garden City movement are just as  
 2 relevant today as when George Merrick first  
 3 conceived the City and the garden. His civic  
 4 art legacy, in the form of shaded tree lined  
 5 streets, plazas, parks, fountains, and the  
 6 celebration of the public realm as welcoming  
 7 and beautiful, forms the conceptual basis of  
 8 Gables Village, where the natural and built  
 9 environment is celebrated for the benefit of  
 10 its residents and neighbors. Thank you.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. GARCIA-SERRA: Mr. Chair, Members of  
 13 the Board, we are at a point in time when the  
 14 issue of what sort of design and architecture  
 15 should be encouraged in Coral Gables, it's one  
 16 of the leading topics of public interest, as  
 17 was evidenced by the discussion you had  
 18 previously.

19 I would respectfully submit that this  
 20 project can serve as an example of how  
 21 re-development should be done in the City of  
 22 Coral Gables. If this is not in the Coral  
 23 Gables Mediterranean style of architecture, I  
 24 do not know what is. If this is not an  
 25 appropriate design through a PAD process for an

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1 you believe that this project actually reduces  
 2 density? It has less units, less units, than  
 3 what's there now. Like most cities, that's the  
 4 most important thing you will listen to in a  
 5 presentation from the Planning Director.  
 6 That's what they would tell you.

7 But in this City, we're so lucky that we  
 8 can say, you know, this is a beautiful project,  
 9 that really follows the standards of the  
 10 Mediterranean architecture.

11 So if I could have the presentation please,  
 12 real quickly.

13 You know where it is. It's the whole  
 14 block. It's Zoned duplex in the front and  
 15 townhouse in the back.

16 Two requests, PAD and Tentative Plat. Keep  
 17 in mind that they're not getting a bonus for  
 18 the Mediterranean. It's just a requirement.  
 19 You have to comply with the standards of the  
 20 architecture for the Zoning.

21 The PAD, as you well know, is the type of  
 22 instrument that allows you to design something  
 23 that is appropriate to the site, to be able to  
 24 customize the zoning and that's what the PAD  
 25 does.

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1 So there's a couple of little things that  
 2 they have dealt with, with the PAD, minor  
 3 issues that have been brought up, but I think  
 4 they have been answered properly.  
 5 A lot of public space, as required by the  
 6 PAD, a very good mix of unit types, as the PAD  
 7 aspires to do. It complies with the  
 8 requirements of the Code. It complies with the  
 9 area and so on.  
 10 And then there's the Tentative Plat.  
 11 Originally, it was two parcels, the duplex in  
 12 the blue and the townhomes and small apartments  
 13 on the end. We think it's going to work better  
 14 with three. It's just some minor changes, a  
 15 technical change, I don't think it has  
 16 relevance in the discussion.  
 17 The time line, there was a neighborhood  
 18 meeting in September, there was a Board of  
 19 Architects that went very well, today is  
 20 Planning & Zoning, and then it goes to  
 21 Commission, as a PAD always does go to  
 22 Commission, and it requires Commission  
 23 approval.  
 24 Now, letters were sent to property owners  
 25 within a thousand feet. That's the radius of

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1 in, since the representative is here tonight.  
 2 She can choose either to read it in or  
 3 summarize it. I believe all members have a  
 4 copy of this.  
 5 MR. TRIAS: There were several letters in  
 6 opposition.  
 7 MR. COLLER: And there were a couple of  
 8 other letters that do need to be read in, for  
 9 people that are not present.  
 10 CHAIRMAN AIZENSTAT: Yes, that's what I was  
 11 going to ask. Thank you.  
 12 Jill, how many people have gone ahead and  
 13 sent e-mails or letters to you based on this  
 14 project?  
 15 THE SECRETARY: I have two other e-mails  
 16 here.  
 17 CHAIRMAN AIZENSTAT: Could you read them  
 18 into the record, please?  
 19 THE SECRETARY: Sure. Sally Baumgartner.  
 20 "Mr. Trias, my name is Sally Baumgartner.  
 21 I'm the owner of 3123 through 3125 Segovia  
 22 Street, on the corner of Santander, since 1988.  
 23 I'm writing this letter, as I am unable to make  
 24 it to the Planning & Zoning meeting this  
 25 evening; however, I would like to have my

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1 the map area -- I'm sorry -- and two times we  
 2 sent letters, the property was posted twice,  
 3 website posting twice, and the newspaper  
 4 advertisement for this meeting also was done.  
 5 So Staff determines that this application  
 6 is consistent with the Comprehensive Plan and  
 7 we're recommending approval with conditions  
 8 that the Applicant has agreed to do. One of  
 9 which is the three parcels for the -- or the  
 10 three tracts for the plat, and then pavers  
 11 within the parking area, in the right-of-way,  
 12 and the replacement of some of the lighting  
 13 with a more appropriate pedestrian lighting  
 14 design.  
 15 Thank you very much.  
 16 CHAIRMAN AIZENSTAT: Thank you, sir.  
 17 Jill --  
 18 MR. COLLER: Mr. Chairman, just one note on  
 19 this.  
 20 CHAIRMAN AIZENSTAT: Yes, sir.  
 21 MR. COLLER: I just want to make sure this  
 22 battery operated microphone is still alive.  
 23 And I spoke to -- the president of the Coral  
 24 Gables Neighborhood Association is present. I  
 25 don't believe it's necessary to read that one

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1 observations and objections on the record  
 2 regarding this proposed development.  
 3 While the architects are to be  
 4 congratulated on the design of the proposed  
 5 project, it can hardly be called a village.  
 6 What currently exists is a village however  
 7 dated it might be. The proposed project is  
 8 more akin to a compound. Although I'm not a  
 9 student of the Zoning Code, in reviewing the  
 10 plans of this project, I noted that the height  
 11 of the buildings across from my property on  
 12 Santander do not meet the performance standards  
 13 applicable to MF1 or single-family Zoning.  
 14 According to Section 2-104, as I read it, the  
 15 maximum height of a new structure that abuts  
 16 MF1 Zoned property is 35 5-02 feet and that  
 17 height is to be carried back for 50 feet."  
 18 There is a drawing.  
 19 And it continues, "I'm also not much of an  
 20 artist, but hopefully this diagram will  
 21 illustrate what I'm trying to say. The units  
 22 being planned for the MF1 parcels will have to  
 23 conform with the 35 5-02 and not the 45 5-02  
 24 height as proposed.  
 25 "I believe the developer might have to lose

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1 two units, but, regardless, they should be  
 2 required to maintain the performance standards  
 3 required by the Code.  
 4 "Thank you for taking the time to consider  
 5 my comments. I look forward to a mutually  
 6 acceptable outcome."  
 7 The other letter is from the Historic  
 8 Preservation Association of Coral Gables.  
 9 "Agenda Items 1 and 2 are related to Gables  
 10 Village.  
 11 "Oh behalf of the Historic Preservation  
 12 Association of Coral Gables, please accept this  
 13 letter in opposition to the Gables Village  
 14 development as currently proposed. The  
 15 Community is currently seeking historic  
 16 designation for 5-02 Santander Avenue for its  
 17 historic, cultural and architectural  
 18 significance as an intact example of a garden  
 19 apartment building in the Monterey style. The  
 20 Historic Preservation Board has not yet  
 21 reviewed the 503 Santander Avenue for historic  
 22 significance."  
 23 "The Gables Village proposal seeks to  
 24 demolish an entire city block of garden  
 25 apartments, including 5-02 Santander Avenue.

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1 Coral Gables promotes the understanding and the  
 2 importance of historic resources and their  
 3 preservations.  
 4 "Respectfully, Karelia Martinez Carbonell,  
 5 President of Historic Preservation Association  
 6 of Coral Gables."  
 7 Those are the two letters we have.  
 8 CHAIRMAN AIZENSTAT: Thank you. How many  
 9 speakers do we have?  
 10 THE SECRETARY: We have eight speakers, one  
 11 via Zoom.  
 12 CHAIRMAN AIZENSTAT: Let's go ahead and  
 13 call the first speaker.  
 14 THE SECRETARY: Sue Kawalerski.  
 15 CHAIRMAN AIZENSTAT: Okay. Do we need to  
 16 go ahead and read the letter, if she would not  
 17 like to speak, and enter it into the record?  
 18 MR. COLLER: It was my understanding that  
 19 they were going to make a presentation. Do  
 20 they want waive their presentation. How do you  
 21 want to handle it?  
 22 (Inaudible.)  
 23 CHAIRMAN AIZENSTAT: Would you like to do  
 24 that or would you like us just to read the  
 25 letter, for the record? Thank you.

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1 Founder George Merrick included affordable  
 2 housing and garden apartments as part of the  
 3 tenets of this City, as based on the Garden  
 4 City and City Beautiful movements. Different  
 5 architecture styles, such as the Monterey, were  
 6 constructed to complement the fabric of a rich  
 7 historic built environment of the City. The  
 8 proposal seeks to demolish an established piece  
 9 of this fabric.  
 10 "As such, the Gables Village proposal does  
 11 not satisfy Section 5-201 of the Coral Gables  
 12 Mediterranean Style Design Standards, as it  
 13 does not continue to support George Merrick's  
 14 vision, consistent with the established  
 15 historic building fabric of the City.  
 16 Therefore, the proposal should not be awarded  
 17 Mediterranean bonus, if 5-02 Santander Avenue  
 18 is demolished. We ask the Planning & Zoning  
 19 Board to deny the current application for the  
 20 PAD and Mediterranean Bonus. Refinement and  
 21 study is needed as to how the significant  
 22 Monterey building, located at 503 Santander  
 23 Avenue, could be preserved, as a separate site  
 24 or incorporated into the development.  
 25 "The Historic Preservation Association of

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1 MR. COLLER: It's your choice.  
 2 MS. KAWALERSKI: Good evening. I'm Sue  
 3 Kawalerski. I live at 6830 Grecian Street.  
 4 I'm the president of the Coral Gables Neighbors  
 5 Association, with 16,000 members.  
 6 We oppose this project as proposed, and, in  
 7 summary, the letter states exactly why and it  
 8 state statutes why, but, in summary, we could  
 9 support the project, if the following three  
 10 conditions were met. Number One, a more  
 11 thoughtful transition given to the  
 12 single-family homes across the street; Number  
 13 Two, additional opening to the street green  
 14 spaces or a public community park; and Number  
 15 Three, the preservation of 5-02 Santander  
 16 Avenue as a visible reminder of the historic  
 17 fabric of the area, and that is the summary of  
 18 our report.  
 19 CHAIRMAN AIZENSTAT: Thank you.  
 20 Next speaker, please.  
 21 THE SECRETARY: Agustin De La Guardia.  
 22 MR. DE LA GUARDIA: Mr. Chairman,  
 23 Commissioners, my name is Agustin De La  
 24 Guardia. I'm the brother of the architect,  
 25 Maria De La Guardia.

1 CHAIRMAN AIZENSTAT: If you can state your  
 2 address, for the record.  
 3 MR. DE LA GUARDIA: 3246 Riviera Drive. I  
 4 live about three blocks away from this project.  
 5 After sitting through the last two hours or  
 6 more, I've realized that you have a double  
 7 mandate, much like the FOMC. You want to  
 8 constrain the animal spirits, but you also have  
 9 to know when to release the animal spirits. So  
 10 your job is not easy.  
 11 I think this is a lovely project. I think  
 12 it fits very well in with everything that  
 13 George Merrick envisioned for Coral Gables, and  
 14 I would urge you to approve it. Thank you.  
 15 CHAIRMAN AIZENSTAT: Thank you, sir.  
 16 THE SECRETARY: Maria Longo.  
 17 CHAIRMAN AIZENSTAT: Before you speak, Ms.  
 18 Campbell (sic) -- please come up -- since we're  
 19 approaching nine o'clock, if there's a motion  
 20 to extend the time, and, if so, for how long?  
 21 MR. BEHAR: I'll make a motion to extend,  
 22 and let's start with fifteen minutes, if you  
 23 think --  
 24 CHAIRMAN AIZENSTAT: We have a motion for  
 25 15 --

1 anything out.  
 2 When George Merrick dreamed about building  
 3 a beautiful city in the 1920s, he studied  
 4 different outstanding cities in the United  
 5 States and he sent his architects to  
 6 Mediterranean Europe to learn and study  
 7 beautiful cities and architecture. His team  
 8 was a dream team. They were very ambitious,  
 9 they had good taste, they were extraordinary  
 10 planners, they were artists and classists.  
 11 Merrick's team understood the value of  
 12 developing timeless architecture, that creates  
 13 a sense of place, in which design, style,  
 14 details, context, compatibility, scale,  
 15 proportions, fenestration, massing and the  
 16 pedestrian mattered, everything that you spoke  
 17 about in the beginning regarding Mediterranean,  
 18 the Mediterranean bonus. They even had color  
 19 specialists.  
 20 And when he -- when George Fink traveled to  
 21 Europe and came back, the company adopted the  
 22 new style of Mediterranean architecture in the  
 23 Gables, and they made it a mandate. This is  
 24 very important. They understood the value of  
 25 developing a City with a theme based on

1 MS. MIRO: I'll second it.  
 2 CHAIRMAN AIZENSTAT: We have a second. Any  
 3 discussion? No?  
 4 Call the roll, please.  
 5 THE SECRETARY: Robert Behar?  
 6 MR. BEHAR: Yes.  
 7 THE SECRETARY: Maria Miro -- Claudia Miro,  
 8 I'm sorry?  
 9 MS. MIRO: Yes.  
 10 THE SECRETARY: Luis Revuelta?  
 11 MR. REVUELTA: Yes.  
 12 THE SECRETARY: Venny Torre?  
 13 MR. WITHERS: He's not here.  
 14 MS. MIRO: He left.  
 15 THE SECRETARY: Chip Withers?  
 16 MR. WITHERS: Yes.  
 17 THE SECRETARY: Eibi Aizenstat?  
 18 CHAIRMAN AIZENSTAT: Yes.  
 19 Please.  
 20 MS. LONGO: My name is Maria Cristina  
 21 Longo, and I own a property at 2710 Segovia. I  
 22 live at 16 Phoenetia. And I'm a real estate  
 23 investor and antique developer in the City of  
 24 Coral Gables. I'm going to read my comments,  
 25 because I want to make sure that I don't leave

1 classical principles and they focused on this  
 2 theme wholeheartedly. So I emphasize classical  
 3 principles, because the traditional  
 4 architecture that we have in Coral Gables has,  
 5 as a foundation, classical principles, and that  
 6 group of architects, in the 1920s, they learned  
 7 it, they studied it. They understood the  
 8 canons in everything related to classical  
 9 architecture.  
 10 The project presented here today, Gables  
 11 Village, it is my opinion that it's respectful  
 12 of Merrick's vision and our heritage and it  
 13 helps preserve our history, because its design  
 14 style is authentic. The word that I think we  
 15 may have missed in the discussion -- during the  
 16 discussion, I wanted to jump and say, authentic  
 17 Mediterranean -- authentic Mediterranean  
 18 architecture became Mediterranean revival, and  
 19 it was an interpretation in our climate --  
 20 based on our climate and the context of our  
 21 climate. So it evolved into Mediterranean  
 22 revival, and it took into consideration our  
 23 climate and the context here.  
 24 In my opinion, Gables Village is exemplary  
 25 in many ways. This project also has a dream



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1 team behind this vision. The developer  
 2 understands and follows the successful vision  
 3 that made our City so attractive and special.  
 4 The principal architect, De La Guardia Victoria  
 5 Architects and Urbanists, as well as other  
 6 collaborating architects in her team, are  
 7 trained in classical and traditional  
 8 architecture and urbanism, which is one of the  
 9 reasons we're not getting -- I'm sort of  
 10 getting into a tangent, but that's one of the  
 11 reasons we're not getting authentic  
 12 Mediterranean revival, because, unfortunately,  
 13 universities don't train in classical  
 14 principles anymore, and so I don't think it's  
 15 that the architects are bad architects, I think  
 16 that they lack the training and the knowledge.  
 17 This dream team has thought of every  
 18 possible detail for Gables Village architecture  
 19 and design. This project will create a sense  
 20 of place. It is timeless. It has created a  
 21 pedestrian friendly area, that incorporates  
 22 beautiful gardens, that can be enjoyed by all  
 23 surrounding neighbors. They have ingeniously  
 24 removed all cars from the swale area. I repeat  
 25 it again, the design is authentic Mediterranean

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1 a teacher, so I would only give extra credit if  
 2 the projects they gave me were extraordinary.  
 3 I would like to say this before I go, the  
 4 Mediterranean bonus, the bonus should be given  
 5 for something done extraordinary. It's extra.  
 6 Bonus is extra.  
 7 CHAIRMAN AIZENSTAT: Thank you.  
 8 MS. LONGO: Thank you.  
 9 THE SECRETARY: Tom O'Malley.  
 10 MR. O'MALLEY: Hi, I'm Tom O'Malley, and I  
 11 live at 616 Jeronimo Drive, and I just have a  
 12 few comments to make here.  
 13 I believe that the request for changes or  
 14 approvals, waivers, variances, is consistent  
 15 with the two-hour long discussion that we just  
 16 had regarding what's going on with the City,  
 17 why are citizens reacting to development, and I  
 18 think we have in front of us another example of  
 19 this. How do developments become so large, how  
 20 do people think they're inconsistent with the  
 21 neighborhood or incompatible with the  
 22 neighborhood? Why are citizens reacting to  
 23 developments that appear to be out of scope?  
 24 This is a perfect example.  
 25 Now, I think the development plan is very

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1 revival architecture, with beautiful details,  
 2 fenestrations, foyers and fountains. Gables  
 3 Village is tasteful, thoughtful, harmonious and  
 4 it will increase the quality of life to the  
 5 surrounding neighbors.  
 6 This project will serve as a showcase for  
 7 other developers to follow. Now we have other  
 8 projects to follow, obviously, that were  
 9 developed by George Merrick's team, but in  
 10 recent times, we're unfortunately not getting  
 11 good ones, and that's why we have the Blue  
 12 Ribbon Committee, and that's why many friends,  
 13 including myself, after projects are approved  
 14 in the Board, you go, how did that happen, how  
 15 did that get approved?  
 16 This is not one of those. The most  
 17 incredible characteristic of this project is  
 18 that the developer did not benefit from the  
 19 Mediterranean bonus. He just got only one more  
 20 unit from that bonus. That is all. This  
 21 project is an opportunity to show other  
 22 developers what true beautiful Mediterranean  
 23 architecture looks like. Without the benefit  
 24 of the Mediterranean bonus, this project gets  
 25 from me an A plus, plus, plus, and I used to be

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1 nice, in terms of Mediterranean style, but I  
 2 believe there's some issues with Gables  
 3 Village. I think there's a height issue --  
 4 CHAIRMAN AIZENSTAT: There's no  
 5 variances --  
 6 MR. BEHAR: They're not seeking for a  
 7 variance, they're not seeking for anything? Am  
 8 I confused here. You mentioned variances.  
 9 MR. O'MALLEY: Sir, I don't know the  
 10 correct words to use when people are asking for  
 11 approvals to do things. So maybe I shouldn't  
 12 have used them all, but I wanted to make  
 13 sure --  
 14 MR. BEHAR: Because that's on the record,  
 15 and you said that they're asking for variances.  
 16 I just want to make sure, I understood -- I  
 17 understood from the Staff they were not asking  
 18 for anything other than the replat.  
 19 CHAIRMAN AIZENSTAT: Variances are not to  
 20 be brought before our Board.  
 21 MR. O'MALLEY: Okay. May I scratch the  
 22 word variance? But I do understand there's a  
 23 height issue for the development. I also  
 24 understand, and I would like to see the  
 25 developer provide specific information with

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1 regards to their claim they're providing 37  
 2 percent open space for this development,  
 3 because I don't think concrete driveways,  
 4 concrete walkways and pools actually qualify  
 5 for open space, and I'd also like to see a  
 6 definition from the developer with regards to  
 7 open landscape space, and to see if they're  
 8 actually compliant, and when I ask for that  
 9 kind of information, I mean, specific square  
 10 footage and locations.

11 The developer spoke about or the attorney  
 12 for the developer or somebody spoke about, in  
 13 the spirit of George Merrick, this building has  
 14 an accessible price point. Current two-bedroom  
 15 apartments in this area go for \$1,600 a month.  
 16 The bottom line or buy in lowest price point  
 17 for a development -- for a unit in this  
 18 development is over \$800,000. I'm not sure an  
 19 accessible price point of 1,600 for a  
 20 two-bedroom apartment and \$800,000 plus  
 21 purchase price is the same.

22 Also, Mr. Trias, I think, does a very good  
 23 job, but I also question the word significant.  
 24 I think, when he explained that there's a  
 25 significant difference in the density of the

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1 City fathers' had and the City Architects, and  
 2 that they're actually inspiring a lot of the  
 3 characteristics of this project -- so I think  
 4 that's very noteworthy -- as well as the  
 5 pedestrian experience in this neighborhood and  
 6 the neighboring streets, as well, what their  
 7 neighbors across will look like without cars  
 8 and driveways and parking garage doors for that  
 9 density of a block.

10 So, the vias, the open space courtyard,  
 11 gardens, assembly of the massing of the  
 12 buildings, the volumetric of it all, I think it  
 13 should be really commended to the architecture  
 14 team, how much thought and success they were  
 15 able to achieve for the community. I think the  
 16 residents will really be able to appreciate it  
 17 as they see it built. So I'm very supportive  
 18 and hope you approve it. Thank you.

19 CHAIRMAN AIZENSTAT: Thank you.  
 20 THE SECRETARY: Carlos Singer.  
 21 MR. SINGER: Good evening. I live at 820  
 22 Castile Avenue in Coral Gables. I wanted to be  
 23 here this evening and show support for this  
 24 project. I love living in Coral Gables. I  
 25 love the style of living, the ability to be in

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1 current buildings in that area to existing, I  
 2 don't think it's significant. I think it's  
 3 moderate or mild or about the same.

4 So I think this should be given some more  
 5 thought about this project, and I think the  
 6 project should be -- there are some areas that  
 7 should be considered for not approval or  
 8 deferral at this time. Thank you very much.

9 CHAIRMAN AIZENSTAT: Thank you, sir.  
 10 THE SECRETARY: Jose Rivera-Font.  
 11 Ann Finch.  
 12 MS. FINCH: Good evening. My name is Anne  
 13 Finch. I live here in Coral Gables on Castile  
 14 Avenue.

15 CHAIRMAN AIZENSTAT: Would you state your  
 16 full address, please?  
 17 MS. FINCH: Sorry. 820 Castile Avenue. I  
 18 am an architect and work in the area. One of  
 19 the things I wanted to mention about this  
 20 project is, it's very rare when a whole  
 21 property like this is assembled, and it's very  
 22 interesting to me to see that a hundred years  
 23 after Coral Gables' founding, that we have an  
 24 opportunity to create another village, in  
 25 keeping with kind of an urban plan that the

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1 a community with nice streets, trees and  
 2 Miracle Mile. I think a project of this  
 3 nature, the size of the project, the  
 4 architecture, is commendable and should be  
 5 supported. Thank you very much.

6 CHAIRMAN AIZENSTAT: Thank you, sir.  
 7 THE SECRETARY: Jose Rivera-Font.  
 8 MR. RIVERA-FONT: Good evening. I'm a  
 9 neighbor at 5-02 Malaga. I'll be directly  
 10 affected.

11 CHAIRMAN AIZENSTAT: Would you just state  
 12 your name, for the record?  
 13 MR. RIVERA-FONT: For the record, Jose  
 14 Rivera-Font. Like I said, I'm a neighbor of  
 15 5-02 Malaga. I'll be directly affected by this  
 16 project.

17 We are very much in favor of this project.  
 18 We believe in the quality of life and value  
 19 that it offers. Specifically, we've lived in  
 20 front of this existing set of buildings for a  
 21 number of years, since 2001, to be specific, so  
 22 20 years ago, until today, and we see the  
 23 tremendous value this proposed and significant,  
 24 I should say, development would provide to the  
 25 community.

1 One of the things that I've heard in this  
2 presentation, because I was on the phone  
3 listening to the Zoom call, is that some  
4 associations have had some concerns about some  
5 of the design and proposed heights of  
6 buildings. From what I've seen and the plans  
7 that have been shared with me, it seems to be  
8 fully compliant with what Zoning has provided  
9 for these architects to do this marvelous job.

10 One of the things I can tell you is that  
11 the current setting of the existing set of  
12 buildings, some of buildings are in extreme  
13 disrepair, and some of the folks that come  
14 visit the area do not properly -- visit or live  
15 in the area, do not properly follow the  
16 guidelines of the City on how to keep it clean  
17 and beautiful. So this idea of keeping with  
18 the Merrick vision, and this idea of keeping  
19 within the scope of the Zoning regulations, I  
20 think is something that is going to help the  
21 community.

22 Something else is, some of these  
23 associations that have presented tonight, I  
24 don't know how many of them -- I think one of  
25 them represents 16,000 Coral Gables residents,

1 but I don't know how many of them live in this  
2 neighborhood, live in this particular area, and  
3 how can this association represent that all  
4 16,000 of them would be opposed to this? So I  
5 just want to make sure that you have that into  
6 consideration, because it's very important for  
7 the people that we -- that live there, do  
8 benefit from this magnificent development that  
9 has been proposed. Thank you.

10 CHAIRMAN AIZENSTAT: Thank you, sir.

11 MR. BEHAR: Mr. Chairman, we're getting  
12 close to the time. I'll make a motion that we  
13 extend it for another fifteen minutes.

14 CHAIRMAN AIZENSTAT: We have a motion for  
15 fifteen more minutes.

16 MS. MIRO: Second.

17 CHAIRMAN AIZENSTAT: We have a second? Any  
18 discussion?

19 MR. COLLER: You can do a voice vote.

20 CHAIRMAN AIZENSTAT: Go ahead, please, call  
21 the roll.

22 THE SECRETARY: Robert Behar?

23 MR. BEHAR: Yes.

24 THE SECRETARY: Claudia Miro?

25 MS. MIRO: Yes.

1 THE SECRETARY: Luis Revuelta?

2 MR. REVUELTA: Yes.

3 THE SECRETARY: Chip Withers?

4 MR. WITHERS: Yes.

5 THE SECRETARY: Eibi Aizenstat?

6 CHAIRMAN AIZENSTAT: Yes.

7 Does this conclude the people that are in  
8 the Chambers?

9 THE SECRETARY: Yes. We have one speaker  
10 via Zoom.

11 CHAIRMAN AIZENSTAT: Okay.

12 THE SECRETARY: Brett, can you please  
13 unmute yourself?

14 MR. GILLIS: Hello, can you hear me?

15 THE SECRETARY: Yes.

16 MR. GILLIS: Hello, my name is Brett  
17 Gillis, 915 Ferdinand Street, Coral Gables,  
18 Florida 33134.

19 First, I'd like to begin by saying I think  
20 that this project is one of the best I've seen  
21 proposed for a project in Coral Gables, by one  
22 of the best architects in Coral Gables,  
23 however, my objection will be based on the  
24 location of the project and the PAD. You know,  
25 the Board of Architects reviewed the beauty of

1 the project. I've mentioned that already. I  
2 can't mention it enough. However, you're the  
3 Planning & Zoning Board, and I would bring your  
4 attention to a few factors to consider.

5 First of all, 503 Santander, I received a  
6 message from the Historic Preservation  
7 Association that this building has not been --  
8 it has been applied for, but the Historic  
9 Preservation Board has not reviewed that it can  
10 even be demolished yet.

11 And, second of all, the PAD provisions, as  
12 per our Zoning Code, substantial additional  
13 public benefit must be provided. And I really  
14 must respectfully disagree with the Staff. I  
15 don't find that there have been substantial and  
16 additional public benefits with this PAD  
17 proposal. I look at it, and we keep hearing  
18 the term village being used, and I think that  
19 that sounds accurate. Most of the wonderful  
20 amenities of this project will be enjoyed by  
21 the people that are inside the walls of this  
22 project. If I'm a member of the community  
23 walking by, I live in the single-family  
24 neighborhood, I see the single-family homes  
25 across the street, what benefits am I going to

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1 have, what are the substantial benefits? I  
 2 would like that explained. I think that for  
 3 this Board to approve a PAD for this project,  
 4 you must comply with our Zoning Code.  
 5 So Point Number Two would be to encourage  
 6 enhancement and preservation of lands. That's  
 7 part of our Zoning Code. I don't believe that  
 8 this complies.  
 9 Number Three, the third point that I do not  
 10 believe is complied with, with the Zoning Code  
 11 is that, to provided an alternative and more  
 12 efficient use and opportunities for public and  
 13 private open space, preservation of areas and  
 14 maintain the neighborhood and community  
 15 identity. It's very obvious that the  
 16 neighborhood identity will be drastically  
 17 changed by this building. There are currently  
 18 World War II garden apartment houses in that  
 19 area, with substantial green space in between,  
 20 and this project will serve to close off this  
 21 block to the public.  
 22 The fourth one would be, encourage  
 23 harmonious and coordinated development and  
 24 preservation of natural features, scenic areas,  
 25 community facilities and reduce the utilization

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1 of roads and separate pedestrian and vehicular  
 2 circulation systems. I think that the project  
 3 architect already stated they're actually going  
 4 to be creating new roads. So it's not going to  
 5 reduce land utilization for roads or drives.  
 6 And Point Number 5, professional  
 7 application of planning and design techniques  
 8 to achieve overall coordinated development,  
 9 eliminating the negative impacts, unplanned and  
 10 piecemeal developments. Currently, across the  
 11 street, you have single-family homes and the  
 12 garden apartment buildings that are currently  
 13 in place tend to be more aesthetically  
 14 compatible with that, because you have spaces  
 15 in between the buildings. There are not large  
 16 walls in the front and there are spaces in  
 17 between that provide that open space, that  
 18 gives the neighborhood the feel that it has  
 19 currently.  
 20 This Village will basically close off this  
 21 area to the surrounding areas and I really have  
 22 concerns about the public benefits of this. I  
 23 do not feel that it complies with our PAD  
 24 provisions, as I have enumerated here, and I  
 25 really hope that you work with this team to

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1 come up with a reasonable solution. Thank you.  
 2 CHAIRMAN AIZENSTAT: Thank you, sir.  
 3 Is that it, Jill?  
 4 THE SECRETARY: Yes.  
 5 CHAIRMAN AIZENSTAT: At this time, I'd like  
 6 to go ahead and close for public comment.  
 7 Mario.  
 8 MS. DE LA GUARDIA: Thank you, Mr. Chair.  
 9 I'll be brief in responding to some of these  
 10 objections. I think you probably heard four  
 11 categories of objections, one of them being  
 12 height. This project has given tremendous  
 13 attention to height and the sensitivity to  
 14 height. When we're across from single-family,  
 15 it's where the townhouse product is. When  
 16 we're across from apartment or apartment  
 17 zoning, is where it's a little bit higher, at  
 18 45 5-02 feet. The duplex units fronting  
 19 Segovia are a lower height, also.  
 20 You heard earlier, in the previous  
 21 discussion, of how 45 5-02 feet is sort of the  
 22 number for the smaller scale, the maximum  
 23 height that it should be, and it's at maximum  
 24 height, 45 feet. There is some areas on our  
 25 own property where we have those MF1 and MF3

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1 zonings, where typically you would be required  
 2 to be at 35, instead of 45, but, again, it's  
 3 our own property, and the PAD is giving us the  
 4 flexibility to go to 45 5-02 for that small  
 5 portion of property. There's also a much  
 6 larger area of property, where we could be at  
 7 455-02 but we're not. Again, we're planning  
 8 this on a block level, so we can have  
 9 appropriate height, depending on what the  
 10 street space is.  
 11 There's argument, there was a claim for  
 12 more green space. We have a tremendous amount  
 13 of green space. We're complying with the  
 14 landscape open space definition as it is  
 15 provided for in the Zoning Code.  
 16 There was mention of 5-02 Santander as  
 17 being potentially historic. The City Historic  
 18 Resources staff, they're here tonight, if you  
 19 need to hear from them, have already determined  
 20 that that property is not historically  
 21 significant, after considerable deliberation,  
 22 and it's in writing.  
 23 Lastly, they claim that there's no public  
 24 benefit, they think it doesn't pay attention to  
 25 all of the public benefit that there is, or

1 regard public spaces and a tremendously  
2 improved streetscape, improved parking  
3 situation, all of this is improved for the  
4 benefit of the public and the neighbors that  
5 live around there.

6 With that said, that will be the conclusion  
7 of our presentation and we ask for your  
8 favorable consideration of this project.

9 CHAIRMAN AIZENSTAT: Thank you, sir.

10 What I would like to ask is, the gentleman  
11 that's here from Historic Preservation, would  
12 you come up a second? Would you verify,  
13 please, what Mario has stated on the record?

14 MR. ADAMS: Yes, absolutely.

15 Warren Adams, Historic Resources and  
16 Cultural Office Director, any time a building  
17 is potentially going to be demolished, it has  
18 to be demolished, it has to get a letter from  
19 my department stating whether it meets the  
20 requirements for designation or it does not.

21 If it does, we would move ahead with a  
22 designation report. In this case, we've put a  
23 lot of thought into it. We spent a lot of time  
24 looking at it. And my opinion was, when I  
25 first looked at this block, there were thirteen

1 properties on it. When I started with the  
2 City, eleven of them had already been signed  
3 off for not meeting the criteria.

4 My opinion was that this property may have  
5 been a contributing building with any historic  
6 district; however, because all of the rest of  
7 them had been signed off, there was no option  
8 to create the district. So, in my opinion,  
9 this was definitely eligible as a contributing  
10 building in a District, but it did not stack up  
11 to the requirements for individual designation,  
12 and this also is an opinion shared by Jorge  
13 Hernandez, who's an architect and a faculty  
14 member of the University of Miami School of  
15 Architecture, and this is an opinion also  
16 shared by Ricardo Lopez, Principal, Florez  
17 Lopez Architecture, and assistant director UCD  
18 UM School of Architecture.

19 And I would also like to point out that the  
20 initial decision for this property, and the  
21 determination, was made on August 26th, and as  
22 far as I'm aware, this letter was only written  
23 today, October the 13th, and I have not  
24 received a request for historic designation  
25 from anyone up to this point.

1 CHAIRMAN AIZENSTAT: Thank you, sir.

2 MR. ADAMS: Thank you.

3 CHAIRMAN AIZENSTAT: Chip, would you like  
4 to go first?

5 MR. WITHERS: Yeah.

6 Ramon, can I ask you a couple of questions?  
7 I'm trying to get a handle on -- first of all,  
8 have we ever done a PAD in a Residential  
9 neighborhood like this?

10 MR. TRIAS: I don't know. I would have to  
11 check. It's not typical.

12 MR. WITHERS: Again, I don't know of  
13 what --

14 MR. TRIAS: If that is the question, it's  
15 not typical, yes.

16 MR. WITHERS: I mean, are PADs intended to  
17 be in Residential neighborhoods or are they  
18 intended to be in Commercial areas where you  
19 can move massing around?

20 MR. TRIAS: I think most likely the  
21 original intent was for the Commercial areas,  
22 yes.

23 MR. WITHERS: Yet we use the same  
24 requirements for a Commercial PAD as we do a  
25 Residential PAD, but it's a totally different

1 type of application. I mean, that's where I'm  
2 having a big issue.

3 MR. TRIAS: I mean, like I said, I can say  
4 with certainty that this is less dense than  
5 what's there now, I think a lot of people will  
6 be very happy, because there's going to be  
7 less --

8 MR. WITHERS: Yeah, but also PADs are to  
9 move density from sides of the property to be  
10 less obtrusive or whatever the word is, to the  
11 other side.

12 MR. TRIAS: Which I never quite understood  
13 exactly what that meant, because most of the  
14 time --

15 MR. WITHERS: But you're supposed to be the  
16 Director of the Department.

17 MR. TRIAS: No, but this is a serious  
18 question, because the issue is that most of the  
19 time, it's a single parcel, with a single  
20 Zoning designation, right, and so, I mean, you  
21 can move that around without any kind of  
22 special process. So it's interesting that that  
23 was placed in the original --

24 MR. WITHERS: So is the lot coverage on a  
25 PAD the same as lot coverage on just a regular

1 lot?  
 2 MR. TRIAS: The PAD requires more open  
 3 space.  
 4 MR. WITHERS: I'm sorry?  
 5 MR. TRIAS: The PAD requires more open  
 6 space, 20 percent or more.  
 7 MR. WITHERS: So, in this current piece of  
 8 property, it's Zoned primarily, what,  
 9 Single-Family on the north side? Is that what  
 10 it is? And then duplex on the west side?  
 11 MR. TRIAS: Duplex and then townhome, yeah.  
 12 MR. WITHERS: So is there any Residential  
 13 on this at all?  
 14 MR. TRIAS: Right now, there's a house,  
 15 yeah.  
 16 MR. WITHERS: But I mean, Residential  
 17 Zoning. It's just one lot that's Residential?  
 18 MR. TRIAS: Residential, you mean,  
 19 single-family?  
 20 MR. WITHERS: Yeah, single-family.  
 21 MR. TRIAS: Not right, no.  
 22 MR. WITHERS: Not right now.  
 23 Okay. And so is the lot coverage on the  
 24 existing properties now 45 5-02 percent, is  
 25 that what it is, that's required?

1 MS. DE LA GUARDIA: How we -- or what is  
 2 included in the open space requirement?  
 3 MR. WITHERS: I took your total square  
 4 footage of the piece of property, 113,000. I  
 5 took away your 37,00 square feet of landscaping  
 6 that you're giving, 37 percent, and I came up  
 7 with 71,000 square foot residual left over  
 8 area, and I want to find out, is that lot  
 9 coverage or what makes up that 71,000?  
 10 MS. DE LA GUARDIA: No, because there are  
 11 certain things, like your driveways --  
 12 MR. WITHERS: Okay.  
 13 MS. DE LA GUARDIA: Like our drives do not  
 14 count toward -- they don't count toward open  
 15 space.  
 16 MR. WITHERS: Toward lot coverage.  
 17 MS. DE LA GUARDIA: So what counts toward  
 18 open space are the garden, the courtyard, the  
 19 gardening courts, the via, which is pedestrian.  
 20 Those count toward the open space. But drives,  
 21 where cars can drive, don't count toward open  
 22 space.  
 23 MR. WITHERS: Okay.  
 24 MS. DE LA GUARDIA: So the remainder, that  
 25 balance that you mentioned, would be a

1 MR. TRIAS: Are you reading from my --  
 2 MR. WITHERS: Yeah. I'm trying to  
 3 understand what you wrote. So what I'm trying  
 4 to get to is, and maybe I'm going at it in an  
 5 entirely different, incorrect way, but I took  
 6 the 115,310 square feet of the project, I took  
 7 away the landscaped open space of 42,662 feet,  
 8 and I came up with about 71,000 square feet of  
 9 coverage.  
 10 So I'm trying to see how that falls within  
 11 their -- exceeds the amount of coverage that  
 12 the PAD requires and that's what I'm trying to  
 13 back into, and maybe, is that because the PAD  
 14 -- do you take into account the stone walkways  
 15 and all of that as open space?  
 16 MR. TRIAS: I think, if you have that level  
 17 of question, I think we should have a Site Plan  
 18 here and the Applicant should explain how --  
 19 seriously, there are multiple ways to create  
 20 public space. That's what they've done with  
 21 the Site Plan. They can explain it in great  
 22 detail.  
 23 MR. WITHERS: Okay. I'd like to hear it.  
 24 So I'm trying to come up -- you heard my  
 25 question, correct?

1 combination of the drives, as well as the  
 2 building --  
 3 MR. WITHERS: The pedestrian walkway  
 4 between the -- okay.  
 5 MR. BEHAR: A better question, Chip,  
 6 physically, what percentage of the site is  
 7 taken by the buildings or the footprint?  
 8 MR. WITHERS: Yeah. It wasn't in here. It  
 9 wasn't in there. That's why I was trying to  
 10 back into that.  
 11 MR. GARCIA-SERRA: Right. I think, if you  
 12 look at Page 6, though, the Staff  
 13 recommendation, you're going to see the lot  
 14 coverage that's listed there, how much is  
 15 permitted for MF1, how much is permitted for  
 16 MF3, and if you add those two number together,  
 17 the total lot coverage that could be permitted  
 18 is 73,860 and what we have proposed in lot  
 19 coverage is 56,970. So we're under.  
 20 MR. WITHERS: Okay. So how did you come up  
 21 with the 73 then, the 9823 and the 64 --  
 22 MR. GARCIA-SERRA: Correct.  
 23 MR. WITHERS: Okay. And you're proposing  
 24 56.  
 25 MR. GARCIA-SERRA: Right.

1 MR. WITHERS: Okay. On Malaga, the height  
 2 is, what, 35 5-02 or 455-02MS. DE LA GUARDIA:  
 3 35.  
 4 MR. WITHERS: I have two more chances.  
 5 Okay, so on Hernando, it's 45?  
 6 MR. REVUELTA: No.  
 7 MR. WITHERS: I'm just kidding. I know. I  
 8 understand.  
 9 MR. REVUELTA: It's not Segovia, it's  
 10 Santander, right?  
 11 MR. WITHERS: So I guess I'm struggling a  
 12 little bit with the fact that we've never  
 13 really done this before. It's a whole city  
 14 block. This is a game changer for what could  
 15 take place in every other lot in Coral Gables  
 16 and it's concerning to me. I mean, it really  
 17 is, because this is --  
 18 MS. DE LA GUARDIA: It's an amazing  
 19 opportunity to do the right thing, and I have  
 20 asked George Fink and Frank --  
 21 MR. WITHERS: You've summoned them, okay.  
 22 MS. DE LA GUARDIA: -- to guide our design.  
 23 We have asked the design Gods to guide us  
 24 through the process and it's not something that  
 25 we have taken lightly. We worked very closely

1 MR. REVUELTA: Yes, I'll make a motion to  
 2 extend it further, fifteen, twenty minutes? We  
 3 need to finish this item, right?  
 4 CHAIRMAN AIZENSTAT: Well, we are here now,  
 5 but the question is, can we finish in fifteen  
 6 minutes? Does that give enough time for  
 7 everybody? I mean, is it fair to the  
 8 developer?  
 9 MR. REVUELTA: That's an excellent  
 10 question.  
 11 MR. BEHAR: I think we try. I'll second  
 12 your motion.  
 13 CHAIRMAN AIZENSTAT: So motion for 15  
 14 minutes --  
 15 MR. REVUELTA: I'm willing to spend the  
 16 time, but there are other people on the Board  
 17 here.  
 18 MR. WITHERS: I'm done.  
 19 CHAIRMAN AIZENSTAT: So we have a motion  
 20 for 15 minutes. Robert second. Any  
 21 discussion?  
 22 MR. REVUELTA: No.  
 23 CHAIRMAN AIZENSTAT: Call the roll, please.  
 24 THE SECRETARY: Robert Behar?  
 25 MR. BEHAR: Yes.

1 with the development in arriving at the number  
 2 of units. With Mediterranean Bonus, you could  
 3 go to 57 units. We're proposing 48 units. And  
 4 that was arrived in conversation with our team,  
 5 as well as in conversation with Ramon, and so  
 6 we feel that this is a strong project, where  
 7 it's a balance of garden and outdoor spaces --  
 8 MR. WITHERS: It's a beautiful project.  
 9 You don't have to convince me of that.  
 10 MR. TRIAS: Mr. Withers --  
 11 MR. WITHERS: When we did the new French  
 12 Village, it was all basically, you know, the  
 13 same type of buildings. When you look at the  
 14 Chinese Village --  
 15 MR. BEHAR: I'm sure that was a PAD.  
 16 MR. TRIAS: That was done in the '20s.  
 17 Those are historic villages.  
 18 If I could read from the Code just briefly.  
 19 "A pad may be approved as a Conditional Use in  
 20 any Zoning District, except single-family."  
 21 MR. WITHERS: That's what I was asking.  
 22 MR. TRIAS: It's not in single-family.  
 23 CHAIRMAN AIZENSTAT: Before we continue,  
 24 because we're getting to the time, is there a  
 25 motion to extend further?

1 THE SECRETARY: Claudia Miro?  
 2 MS. MIRO: Yes.  
 3 THE SECRETARY: Luis Revuelta?  
 4 MR. REVUELTA: Yes.  
 5 THE SECRETARY: Chip Withers?  
 6 MR. WITHERS: Yes.  
 7 THE SECRETARY: Eibi Aizenstat?  
 8 CHAIRMAN AIZENSTAT: Yes.  
 9 Thank you. So we're done?  
 10 MR. WITHERS: Yeah. Thank you.  
 11 CHAIRMAN AIZENSTAT: Thank you.  
 12 Claudia.  
 13 MS. MIRO: Yes, hi. I do have a question.  
 14 So when we opened it up for public comments,  
 15 one of the speakers was mentioning that the  
 16 property that is there now, two bedrooms go for  
 17 a rental of \$1,600 a month, and now the  
 18 proposed project is \$800,000 a unit. Is that  
 19 accurate? What can you tell me about that? Or  
 20 what considerations were taken with this  
 21 project, as far as affordable housing, which  
 22 was, I think, something that was mentioned by  
 23 the Historic Preservation Association as one of  
 24 their concerns, as far as, you know, keeping  
 25 that still as part of Coral Gables, as part of

1 the fabric?  
 2 MS. DE LA GUARDIA: Well, I think the idea  
 3 that we came up with a product that might  
 4 affect different demographic. So there are  
 5 two-bedroom flats that perhaps could attract  
 6 senior, senior citizens. There's the duplexes  
 7 and the townhouses, which they can attract  
 8 families. There's the lofts, which I think  
 9 will probably attract young professionals, and  
 10 so there's different products that will  
 11 hopefully bring together a nice cross-section,  
 12 and I believe that the two bedrooms will come  
 13 out at around that price, that \$800,000 a unit,  
 14 and it is impossible to compete with the garden  
 15 apartments, because they're just the most  
 16 affordable housing type in the Gables.  
 17 But at same time, I think economically they  
 18 are difficult to sustain and the owners are not  
 19 sort of investing money into them, to fix them  
 20 up, and they're sort of deteriorating, but, you  
 21 know, the idea was to come out with more  
 22 affordable two-bedroom and more expensive  
 23 four-bedroom townhouses and duplexes.  
 24 MS. MIRO: So you're saying that with this  
 25 project, the affordable component of the

1 which is a much wider street, and if you needed  
 2 to turn north and south, Malaga and Santander,  
 3 put some 45 5-02 feet there, but I would have  
 4 tried to avoid, and I'm not second-guessing  
 5 here the architectural or the planning, but I'm  
 6 just saying, that would have been my initial  
 7 intention, and I'm wondering what drove the 45  
 8 5-02 feet towards the south rather than to the  
 9 west?  
 10 MS. DE LA GUARDIA: So, actually, the full  
 11 front on Segovia is Zoned MF1. MF1 is duplex.  
 12 And the maximum height on duplex is 30 feet.  
 13 And so we could not do any other product, other  
 14 than a duplex, on Segovia.  
 15 MR. REVUELTA: And 35 feet.  
 16 MS. DE LA GUARDIA: And 30 feet.  
 17 MR. REVUELTA: And 30 feet.  
 18 MS. DE LA GUARDIA: 30 feet. Meanwhile,  
 19 the rest of the property is zoned MF3, which  
 20 means that the rest of the property could go up  
 21 to 45 5-02 feet, except in those situations  
 22 when it's across from single-family, where  
 23 we've dropped it to 35 5-02 feet, and we  
 24 actually dropped a lot of the housing --  
 25 several housing that we didn't have to drop to

1 project is the 800,000?  
 2 MS. DE LA GUARDIA: The more affordable.  
 3 MS. MIRO: The more affordable. And then  
 4 what would be the rest? So that's the most  
 5 affordable, then what would be the rest of the  
 6 project price point?  
 7 MS. DE LA GUARDIA: I don't have those  
 8 numbers, but, you know, there will probably be  
 9 some products out at a million and some more  
 10 products out at two million.  
 11 MS. MIRO: Okay. Thank you. That's my  
 12 question.  
 13 CHAIRMAN AIZENSTAT: Thank you.  
 14 Luis.  
 15 MR. REVUELTA: Yes. I have a couple of  
 16 questions, as well. I have to give credit to  
 17 Chip for focusing on something that I had not  
 18 honestly focused on, but I'll ask, I guess, the  
 19 more simpler question first.  
 20 The reason why 45 5-02 feet was not placed  
 21 on Segovia, which is a much wider street, as I  
 22 understand it from the City presentation, was  
 23 because the properties to the south are allowed  
 24 to be higher? My initial reaction would have  
 25 been, place it the 45 5-02 feet on Segovia,

1 35 5-02 feet, but we dropped it, to keep it --  
 2 MR. REVUELTA: But you went ahead and did  
 3 it. I think the project is very sensible, very  
 4 charming. It's a very nice design.  
 5 MS. DE LA GUARDIA: Thank you.  
 6 MR. REVUELTA: But this goes toward what  
 7 Venny Torre was saying before, I think there  
 8 are elements in our Code that I agree with Mr.  
 9 Trias, the process and procedure have to be  
 10 re-evaluated and enforced. There are some  
 11 things that are inherently, in my opinion, and  
 12 this is no fault, I believe, of the current  
 13 Staff or Administration, but there are things  
 14 that don't make any sense to me, because to me  
 15 it makes a lot of sense to have the higher on  
 16 Segovia, a wider street, and then transition  
 17 down to it.  
 18 So, at this point, I'm not trying to blame  
 19 anybody, but this goes almost to the crux of  
 20 the problems that we've been talking about.  
 21 MR. TRIAS: Mr. Revuelta, the Zoning is  
 22 what dictates. You're absolutely right, in  
 23 terms of an urban design, that's where you  
 24 would have more flexibility, however, the  
 25 existing Duplex Zoning, which goes all of the



1 way on Segovia, has those regulations. So  
2 that's what's going on.

3 MR. REVUELTA: No. No. No. If that's  
4 what it is -- I am a firm believer that  
5 whatever is in the books, that's what I need to  
6 follow as an architect. I mean, if everybody  
7 has a problem with that, then the problem has  
8 to be fixed at another level, at another time.

9 MR. TRIAS: I think that the project is  
10 trying to be compatible -- we use that word  
11 again -- with the existing development on  
12 Segovia.

13 MR. REVUELTA: Yeah. I counted 13 units,  
14 but Mr. Trias, you're saying that the density  
15 existing right now is higher than the 48 that  
16 are being proposed?

17 MR. TRIAS: There are more units right now,  
18 yes, sir.

19 MR. REVUELTA: More keys, more doors, more  
20 habitable spaces?

21 MR. TRIAS: Yes.

22 MR. REVUELTA: The Monterey style, was  
23 there any philosophy picking that, the Monterey  
24 style versus another style? I'm just curious.  
25 It doesn't have a bearing on my vote.

1 incredible vision of multiple Zoning and  
2 beautiful architecture and all, if he would  
3 have been here a hundred years later, I believe  
4 that the vision that Mr. George Merrick had,  
5 today it would be different, because we will  
6 adapt to different situations.

7 I'm not here to criticize on the  
8 architecture, because this is not the place for  
9 that. That happens at the Board of Architects.  
10 I tell you, I think this project is extremely  
11 well planned. I think it's sensitive to all of  
12 the adjacent lots, Zonings, streets, and I  
13 think that it has done something -- yes, I do,  
14 in fact, believe, that, you know, and I commend  
15 you for creating a village. I think that I do  
16 like the fact that you have internalized cars.  
17 You have done -- you know, created spaces that  
18 are going to be great spaces, you know, with  
19 the exception of the via that you created going  
20 from east to west. It doesn't go all of the  
21 way through, you know, terminates at that.  
22 That's the only thing I'm looking at, your  
23 paseo, your via.

24 But other than that, I think you've done a  
25 fantastic job. Again, I'm not here to comment

1 MS. DE LA GUARDIA: What you've heard about  
2 the Monterey style is not the style of our  
3 project, but, rather, than existing building  
4 that is on one of the corners of the block.  
5 It's a fourplex and it's in the Monterey style,  
6 and Historic has deemed that it's not  
7 significant.

8 MR. REVUELTA: And the last issue, which  
9 goes back to Mr. Withers, it's interesting to  
10 me how, if somebody buys enough property, they  
11 can request a PAD in an area like that, and I  
12 was wondering, again, I'm sorry for an ignorant  
13 question, but I live on Castile, on the corner  
14 of Castile and Cordova, if somebody started  
15 buying homes from Cordova to Granada and from  
16 Castile to Asturia, could they ask for a PAD?

17 MR. TRIAS: No, sir. As I read before, it  
18 does not apply to single-family.

19 MR. REVUELTA: Okay.

20 MR. TRIAS: Now, every other Zoning  
21 designation, maybe, but not single-family.

22 MR. REVUELTA: Thank you. That's it.

23 CHAIRMAN AIZENSTAT: Robert.

24 MR. BEHAR: I'm thinking, a developer that  
25 came from Pennsylvania and had a vision, that

1 on the architecture, but I think this is  
2 something that today, a hundred years later,  
3 the founder of this City would be very pleased  
4 with this type of project, and many others, but  
5 I think this is a great project, so I commend  
6 you for that.

7 MS. DE LA GUARDIA: Thank you.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Well, I also questioned the idea of a PAD,  
10 as Chip did, the Code does allow for it,  
11 because it's not in a single-family residence.  
12 I feel the same as Robert, I think it takes the  
13 massing and it takes the vision of the  
14 neighbors, and it actually plays with the  
15 residential areas around.

16 I also think, if our fathers from back  
17 when, or Merrick, or how many years back, would  
18 be looking at this, I think there would be a  
19 time that there would be an evolution or it  
20 would evolve and you have to evolve to what is  
21 today. I think the project, to me, looks  
22 beautiful. I don't know how much of a concern  
23 I have, because whether it's \$1,800 a month or  
24 \$800,000, I think that's a decision and a  
25 question that would be up to the developer, in

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1 relation to his cost to develop. To me, that's  
 2 something that's not for me to look at, at this  
 3 stage and with what I'm given.  
 4 I just -- overall, I think it's a nice  
 5 project. I think, as Ramon has said, you  
 6 didn't go to the maximum number of units that  
 7 you could have gone. I think you've created a  
 8 lot of outdoor space, paseos, and so forth, and  
 9 I like the project.  
 10 Thank you.  
 11 MS. DE LA GUARDIA: Thank you.  
 12 MR. BEHAR: Mr. Chairman, I'll make a  
 13 motion to approve the project.  
 14 CHAIRMAN AIZENSTAT: We have a motion to  
 15 approve. Is there a second?  
 16 MR. REVUELTA: Second.  
 17 CHAIRMAN AIZENSTAT: Who second it, I'm  
 18 sorry? Mr. Revuelta second.  
 19 THE SECRETARY: Sorry, we need to make two  
 20 separate motions.  
 21 CHAIRMAN AIZENSTAT: Let's do it on the  
 22 first one. Correct.  
 23 MR. COLLER: First one.  
 24 CHAIRMAN AIZENSTAT: Is there a motion to  
 25 approve the first, Item E-1?

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1 the parking, so that, I think, was great.  
 2 My question, you know, I was troubled by  
 3 the price point, and I know that, you know, my  
 4 fellow Board Member said maybe it's not  
 5 something for us to look at, and I understand  
 6 the concept behind the fact that, you know, the  
 7 developer has expenses, and I will say that it  
 8 was one of the speakers that spoke, I think it  
 9 was Mr. Jose Rivera-Font that helped me make my  
 10 decision, when he said -- he talked about the  
 11 property across the street, that he actually  
 12 lives there, so that weighed really heavily,  
 13 and saying that the property across over time  
 14 had not been taken care of, and also the kind  
 15 of crowd that it attracts.  
 16 You know, I have experience living in, you  
 17 know, old buildings, where the prices on that  
 18 street were actually affordable, for affordable  
 19 housing for workforce. I consider myself a  
 20 part of the workforce, so it's sad, you know,  
 21 that we're not finding that price point, but I  
 22 understand what happens in those situations and  
 23 I think that Mr. Rivera-Font was right on point  
 24 about that.  
 25 The other thing that I wanted to mention is

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1 MR. BEHAR: So moved.  
 2 MR. REVUELTA: Second.  
 3 CHAIRMAN AIZENSTAT: We have a first, we  
 4 have a second. My discussion on E-1? No?  
 5 Call the roll, please.  
 6 THE SECRETARY: Claudia Miro?  
 7 MS. MIRO: I'd like to explain my answer.  
 8 I want to start off by saying that I found  
 9 Ms. De La Guardia's presentation to be  
 10 refreshing. This is only my second meeting, as  
 11 having the honor of serving on this Board, and  
 12 from what I've heard so far -- when I saw it, I  
 13 just saw it was a breath of fresh air, and I  
 14 want everyone to know, that as everybody came  
 15 up to speak, my decision came back and forth  
 16 the entire time, because I think a lot of good  
 17 points were brought up, not just by the public  
 18 speakers and also the applicants, but also by  
 19 my fellow Board Members.  
 20 I think that the Applicant has taken great  
 21 care to ensure that this project is  
 22 aesthetic -- outwardly aesthetic. I really  
 23 like the fact that you went out of your way to  
 24 camouflage the parking and addressing the fact  
 25 that there was an existing eyesore problem with

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1 that I think -- even though, you know, some of  
 2 the organizations brought forward the concern  
 3 about the property, I feel comfortable with the  
 4 historic -- the City's Historic Preservation's  
 5 explanation and the professors that also backed  
 6 up that it wasn't something historic, because  
 7 that was an initial concern for me. I said,  
 8 "Oh, my goodness, wait a minute. Can we try  
 9 and work around that?"  
 10 As far as having a public park there, I  
 11 think that, you know, you have taken great care  
 12 and putting in -- I love the idea of the  
 13 Glorietas, I love the idea of the library and  
 14 people who are walking their dog and just take  
 15 a break. So I think that that addresses the  
 16 fact that, you know, it is accessible. I don't  
 17 expect them to be able to use the pool, that's  
 18 different, right, but I think that a lot of  
 19 great care has been taken into this project,  
 20 and also I agree with Mr. Garcia-Serra's  
 21 comment earlier, having seen what I've seen so  
 22 far, I think that we need projects like this to  
 23 serve as an example to other developers.  
 24 I know developers -- development is coming,  
 25 it's here, but I really like -- it really felt

1 sincere and genuine to me the care that was  
 2 taken by your firm to make sure that all of  
 3 these elements, that were not tiny elements or  
 4 by the way elements, they were big elements  
 5 that were taken into consideration, I think  
 6 this is going to be a beautiful project. I  
 7 don't think there's ever going to be a perfect  
 8 project. I would be surprised. On the day  
 9 that we vote on a perfect project, I will  
 10 mention it, but so far I -- like I said, I wish  
 11 that we had workforce housing in the Gables,  
 12 but I understand the concept behind why we  
 13 don't and why we can't keep it as much, but my  
 14 vote for this is, yes.  
 15 THE SECRETARY: Luis Revuelta?  
 16 MR. REVUELTA: Yes.  
 17 THE SECRETARY: Chip Withers?  
 18 MR. WITHERS: Yes.  
 19 THE SECRETARY: Robert Behar?  
 20 MR. BEHAR: Yes.  
 21 THE SECRETARY: Eibi Aizenstat?  
 22 CHAIRMAN AIZENSTAT: Yes.  
 23 The next one is Item E-2. Is there a  
 24 motion for E-2?  
 25 MR. BEHAR: So moved.

1 MS. MIRO: Second.  
 2 CHAIRMAN AIZENSTAT: Second. All in favor?  
 3 (All Board Members voted aye.)  
 4 CHAIRMAN AIZENSTAT: We're adjourned.  
 5 Thank you.  
 6 (Thereupon, the meeting was concluded at 9:50  
 7 p.m.)  
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1 CHAIRMAN AIZENSTAT: There's a motion --  
 2 MS. MIRO: Second.  
 3 MR. REVUELTA: Second.  
 4 CHAIRMAN AIZENSTAT: And we have a second  
 5 with Claudia. Any discussion? No?  
 6 Call the roll, please.  
 7 THE SECRETARY: Luis Revuelta?  
 8 MR. REVUELTA: Yes.  
 9 THE SECRETARY: Chip Withers?  
 10 MR. WITHERS: Yes.  
 11 THE SECRETARY: Robert Behar?  
 12 MR. BEHAR: Yes.  
 13 THE SECRETARY: Claudia Miro?  
 14 MS. MIRO: Yes.  
 15 THE SECRETARY: Eibi Aizenstat?  
 16 CHAIRMAN AIZENSTAT: Yes.  
 17 Thank you very much.  
 18 MS. DE LA GUARDIA: Thank you.  
 19 CHAIRMAN AIZENSTAT: We have three minutes  
 20 left. We don't need to extend. I like to  
 21 thank everybody for coming.  
 22 MR. BEHAR: And I'll make a motion to  
 23 adjourn.  
 24 CHAIRMAN AIZENSTAT: We have a motion to  
 25 adjourn.

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 19th day of October, 2021.  
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 20 \_\_\_\_\_  
 21 NIEVES SANCHEZ  
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