

**City of Coral Gables City Commission Meeting
Agenda Items F-3, F-4, F-5 and F-6 are related
May 26, 2020
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Jorge Fors**

City Staff

**City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias**

Public Speaker(s)

**Alberto Cordoves
David Nussbaum
David Letterman
Juan Espinosa
Mark Trowbridge
Mario Garcia-Serra**

Agenda Items F-3, F-4, F-5 and F-6 are related [10:41 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective

City Commission Meeting
May 26, 2020

Agenda Items F-3, F-4, F-5 and F-6 are related - Ordinance of the City Commission of Coral Gables providing for a substitute public access easement, approving receipt of Transfer of Development Rights, granting approval of a proposed Planned Area Development and a Resolution granting Conditional Use approval for an Assisted Living Facility referred to as Belmont Village, 4111 Salzedo Street.

date. (Amending Alley Vacation Ordinance) (02 12 2020 PZB recommended approval, Vote: 6-0)

An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, “Development Review”, Division 10, “Transfer of Development Rights”, Section 3-1006, “Review and approval of use of TDRs on receiver sites”, for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village - Receipt of Transfer of Development Rights) (02 12 2020 PZB recommended approval, Vote: 6-0)

An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village - Proposed Planned Area Development) (02 12 2020 PZB recommended approval with conditions, Vote: 6-0)

A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected

westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village ALF - Conditional Use Approval) (02 12 2020 PZB recommended approval, Vote: 6-0)

Mayor Valdes-Fauli: Let's take F-3, 4, 5 and 6, please. And this is a public hearing.

City Attorney Ramos: Yes, so...

Mayor Valdes-Fauli: Quasi-judicial hearing.

City Attorney Ramos: F-3, 4, 5 and 6, I will read the four items into the record and then we're going to consolidate the public meeting as we do even when the meetings are in person. And then we'll have to go through a little bit of a convoluted process to make sure that those wishing to testify are sworn in since this is our first truly virtual quasi-judicial meeting in the sense that there's testimony taken unlike in the appeal. So, with that, F-3 is an Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. F-4 is an ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of the use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility referred to as "Belmont Village" on a property zoned Industrial District, legally described as lots 12 to 31, Block 3, and south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with a portion of 30-foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and

providing for an effective date. F-5 is an ordinance of the City Commission of Coral Gables, Florida granting approval of the proposed Planned Area Development pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development," for an Assisted Living Facility referred to as "Belmont Village" on property legally described as lots 12 through 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with a portion of 30-foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. F-6 is a resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility referred to as "Belmont Village" on the property zoned Industrial District, legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30-foot platted alley lying south of the north line and south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. As I mentioned, these are three -- F-3, F-4 and F-5 are Second Reading public hearing items. F-6 is a resolution granting the site plan approval. The City Clerk should, at this point, call for the specific witnesses that have been provided prior as -- in accordance with our rules, prior to the submission with these items. He should call on each of these one, two, three, four, five individuals to have them sworn in one by one. And then at that point, the applicant should make their presentation. The staff should make a presentation, then the applicant.

Mayor Valdes-Fauli: And they should be sworn in first, please.

City Attorney Ramos: Correct.

Mayor Valdes-Fauli: Mr. City Clerk, will you swear the ones that want to be -- that want to appear in please?

City Clerk Urquia: Okay. So, we'll start with Mr. Alberto Cordoves. Mr. Cordoves, could you please raise your right hand?

City Attorney Ramos: Is he on Zoom, Billy? I don't see him.

City Clerk Urquia: I do. He's here. Mr. Cordoves, do you solemnly swear or affirm that the testimony you will offer today is the truth and nothing but the truth?

Alberto Cordoves: I do.

City Clerk Urquia: Thank you, sir. Next, we have Mr. David Nussbaum.

David Nussbaum: I'm here.

City Clerk Urquia: Mr. Nussbaum, please raise your right hand. Do you solemnly swear or affirm that the testimony you will offer today is the truth and nothing but the truth?

Mr. Nussbaum: I do.

City Clerk Urquia: Okay. Next, we have Mr. David Letterman. Mr. Letterman, please raise your right hand. Do you swear -- solemnly swear or affirm that the testimony you will offer today is the truth and nothing but the truth?

David Letterman: I do.

City Clerk Urquia: Okay. Thank you, sir. Mr. Tim Plummer is next, but I don't see him on the line.

Commissioner Fors: I saw him there, Mr. City Clerk. Oh, I guess he's not there anymore.

City Clerk Urquia: Okay, next we have Mr. Juan Espinosa. Mr. Espinosa, please raise your right hand. Do you solemnly swear or affirm that the testimony you will offer today is the truth and nothing but the truth?

Juan Espinosa: I do.

City Clerk Urquia: Okay. We also have Mr. Mark Trowbridge who has requested to speak on this item as part of the public hearing. Mr. Trowbridge, please raise your right hand. Do you solemnly swear or affirm that the testimony you'll offer today is the truth and nothing but the truth?

Mark Trowbridge: I do.

City Clerk Urquia: Okay, and lastly, we have Mr. Ramon Trias, who is the staff member making the presentation. Mr. Trias, please raise your right hand. Do you solemnly swear or affirm that the testimony you'll offer today is the truth and nothing but the truth?

City Attorney Ramos: Is there anyone else Mr. Clerk?

City Clerk Urquia: I don't show anyone else requesting to speak. If Mr. Plummer does testify or answer questions later on, he will have to be sworn in.

City Attorney Ramos: Great. I'd like to say for the record that both applicants have submitted a waiver, an indemnification agreement in favor of the City with regard to the virtual nature of this meeting since it was their option to move forward with a virtual quasi-judicial hearing of this item.

In addition, this is quasi-judicial, so if there have been any ex parte communications, the Commissioners should disclose what they are, the content of the communication and state whether they can be impartial. And anyone wishing to participate during the public hearing comment, please note that on the chat. If you are on the phone, you can hit star 9 and you will be allowed to speak; however, it will not be considered sworn testimony, as we need to be able to see you in order to swear you in.

Mayor Valdes-Fauli: I have a...

City Clerk Urquia: Mr. Mayor, sorry to interrupt. One more thing. Miriam, we also have the platform outside set up for anyone wanting to participate. There is no one outside wanting to speak on the item.

City Attorney Ramos: Thank you, Mr. Clerk.

Mayor Valdes-Fauli: I received a call yesterday, Monday, from Leslie Pantene telling me or alerting me that this item was coming up. He did not discuss the merits or anything else, but he did call.

City Attorney Ramos: Thank you, sir.

Mayor Valdes-Fauli: Alright.

City Attorney Ramos: Mr. Trias.

Mayor Valdes-Fauli: Any comments from the Commission?

Planning and Zoning Director Trias: Mayor, the project has not changed since...

Mayor Valdes-Fauli: Go ahead.

Planning and Zoning Director Trias: First Reading. However, staff did add some language that clarifies and strengthens the retail component of the project. And I believe the applicant is also going to offer some -- is going to proffer some additional language as to the standards for retail.

Mayor Valdes-Fauli: Alright. Let's hear from the applicant before we hear from the Commission then.

Mario Garcia-Serra: Good morning, Mr. Mayor. Mario Garcia-Serra, address at 600 Brickell Avenue, here today representing Baptist Health of South Florida and Belmont Village LP, the property owner and co-applicant for the subject site and property. I'm joined today by Mr. Alberto Cordoves, our project architect, as well as David Nussbaum, from Belmont Village and the various other team members and client representatives that were sworn in earlier. On March 10th, we had First Reading approval for three of the five requests before you today on this project. As Mr. Trias mentioned, the project has not changed since First Reading, but since some time has passed, we will provide you with a quick overview of the project, and I think it would be remiss on our part if we did not also acknowledge the new reality that we have today of COVID-19. And so, David Nussbaum will discuss with you how Belmont Village has confronted the challenges of COVID-19. The subject site is 1.4 acres in size and is zoned industrial and is located within the mixed-use district. The project is a 10-story, 232-unit luxury assisted living facility with 18,000 square feet of ground floor retail space. It is important for us to point out that this type of retail tenant, which we are -- intend to have in the ground floor space is equivalent to the type of high-quality tenant which the City has at the Shops of Merrick Park. We've designed these retail storefronts with 14-foot tall glazing and windows in close proximity to the sidewalk so that we do our part to realize the City's vision of a design district in this area. Similarly, we have been very conscious with the pedestrian experience and how the project intersects with the public realm. The cross-block, open air landscape paseo is unique and will hopefully be an example for other projects to follow. Similarly, the expanded public sidewalks and paseos will make this feel like a natural extension

of the shops at the Village of Merrick Park. With that said, I'd ask Alberto to maybe give a quick overview, architecture speaking of the project, and then we would ask David to talk about how Belmont Village has confronted COVID-19.

Mr. Cordoves: Thank you, Mario. Good morning, Mr. Mayor, Vice Mayor, Mr. Manager, Commissioners, members of the board. My name is Albert Cordoves, with Corwil Architects, at 4210 Laguna Street, Coral Gables, Florida. First and foremost, I'd like to thank you for allowing us this time to present our project before you today. We're extremely happy to be here sharing our project with you once again. We have been working with our client, Belmont Village Baptist Health and City staff especially to conceive what we truly believe is a great project for the Merrick Village area and for the City of Coral Gables as well. When we first began thinking out the design goals, the design goals we had for this project, we understood it's absolute potential within the Mari village for establishing a great urban design printing having almost one complete city block with already great existing surroundings. We just -- we felt it was a truly amazing design, urban design dream. So, therefore, our main design constant was to truly take the pedestrian realm experience to the next level. In doing this, as you can see from our site and ground floor plan, we're proposing to activate over 80 percent of the project's perimeter with active ground floor spaces encompassing a mix of retail, commercial, and specifically, a vast amount of open pedestrian spaces. Urbanistically, one of the most important features shaping our design is the proposed crosswalk paseo. The paseo spans through block, from Aurora Street to Salzedo streets, and it ties everything together totaling almost 6,000 square feet, which will be beautifully hardscaped, landscaped, introducing seating areas, lighting, just a beautiful pedestrian experience overall. Again, emphasizing our main concept, the proposed paseo, the pedestrian connectivity has taken paramount importance in our design. Moreover, parking garage placement was also strategically placed on the upper levels, second through fourth level; therefore, minimizing any curb cut access along ground floor areas. In order to lessen any adverse impacts on the pedestrian experience, we are providing totally internalized loading functions for both the retail and ALF uses. These have been logistically located opposite to the same type of uses from the Collection just across the street. Another important -- very important design element which I would like to

share with you today is our proposed H massing, which is contemplated on all floors above the fourth level. And actually, this provided us with great opportunities to, number one, articulate and break up the building's massing, ability to provide terracing step backs as we went up the building throughout the entire facility and provide beautiful open amenity areas and generating, most of all, incredible view corridors from the building and within the building out. As you can see, our overall design goal has been not only to create what we believe is truly beautiful architecture, but as I hope you can see from our presentation is to truly provide and add a beautiful pedestrian realm experience to the project and the community. This concludes my presentation, and I'm more than happy to be here for any questions you might have. Thank you.

Mr. Garcia-Serra: David Nussbaum, if you could now please have a few words.

Mr. Nussbaum: Sure. Good morning, everybody. Can you all hear me okay?

Commissioner Keon: Yes.

Mr. Nussbaum: Okay. My name is David Nussbaum. I'm with Belmont Village. Our address is 7660 Woodway Drive, in Houston, Texas. And with regard to COVID, obviously, it's been a challenge for all of us, particularly those of us dealing with the senior population. But we feel like we have done as good a job as we could have, despite the challenges. One thing I want to start with, I guess, is to distinguish what we do from a skilled nursing home because there's been just a lot of terrible news coming out of nursing homes. They've been really challenged by this, and just to make sure that it's clear, we're not a skilled nursing. We're assisted living. Skilled nursing provides medical care, is dealing with residents who have more underlying conditions, more severe underlying conditions. They had a tendency to have more multi-occupant rooms. Our rooms are mostly single (INAUDIBLE) potentially, so there's a big difference. And if you look at the latest information from the State of Florida, they've been collecting a number of cases in the state, and there's about six times as many cases in skilled nursing facilities as there are in assisted living communities, so they've been really challenged. But our company was really founded on the

principle of incorporating academic research findings into our program. We started working with the University of Minnesota on developing our programs, University of Houston. We've since developed memory care programs with Vanderbilt University, UCLA, USC, and other universities. And fortunately, we started a couple of years ago working on protocols to reduce influenza transmission in our communities. It was a pretty bad flu season a couple of years ago, and that really helped us get a jump start. We were working with UC San Francisco Medical School. We immediately contacted them when COVID became an issue and put into place protocols specifically designed to deal with the Coronavirus. We put into place those protocols right away, which included, of course, screening all the residents and staff members, anybody who came in and out of the building. We eliminated any unnecessary visitors to the building. We closed the common areas, delivered meals to the residents in their rooms, which has really been a challenge for them because a part of what makes our business successful is the ability to have care and kind of a social environment, so that's been one of our biggest challenges, I think, is keeping our residents safe and still keeping them happy (INAUDIBLE) their family members. And then of course, PPE inventory has been real important. We really reorganized our whole executive team structure so that we put our Chief Development Officer in charge of PPE, and he's been able to keep us in two or three weeks of inventory of PPE. They put me in charge of telemedicine, so I did a lot of research on telemedicine. Dave Letterman and I reached out to a lot of the physicians of our existing residents. We put in place telemedicine programs immediately, and we've also now in the process of implementing a telemedicine program that'll provide 24/7 urgent care service to our residents across the country in an effort to really keep our residents from having to go to the hospital because we know that that's where a lot of people pick up not only COVID but other things. So, there are some good things that are coming out of this process. Obviously, we wish we hadn't had to go through it, but we're continuing to evolve, continuing to monitor all of the regulatory changes that are going on. We've got a team of people that (INAUDIBLE) with that and stay on top of it as best we can. I'd be happy to answer any questions.

Mayor Valdes-Fauli: Thank you.

Mr. Garcia-Serra: Thank you, David. And Mr. Mayor, now I'll just have some brief concluding remarks. This project has been the result of considerable effort by both the project team and City staff. It has been unanimously supported by all City boards, which have reviewed it. We are in agreement with staff's recommended conditions of approval, and we would ask that you follow the recommendations of both your City staff and the Planning and Zoning Board and vote to grant these final approvals for this very promising project, which was a great and needed project when we started, but even more so today. I'll reserve some time for rebuttal, if necessary, and of course, we've got the whole project team here ready to entertain any questions you may have.

Mayor Valdes-Fauli: Okay, thank you very much, Mr. Garcia-Serra. Does staff wish to cross-examine applicants or make a comment, Mr. Trias?

Planning and Zoning Director Trias: Nothing further, sir.

Mayor Valdes-Fauli: Okay. Are there members of the public on the Zoom platform that wish to speak on this?

City Clerk Urquia: Yes, Mr. Mayor. Mr. Mark Trowbridge is requesting to speak on this item.

Mayor Valdes-Fauli: Mr. Trowbridge. We look forward to your eloquent remarks.

Mr. Trowbridge: Thank you very much, Mr. Mayor, appreciate that. Can you all hear me alright?

Mayor Valdes-Fauli: Yes.

Mr. Trowbridge: Great. Thank you, Mr. Mayor, Mr. Vice Mayor, members of the Commission. Our Chamber just would like to offer -- alright, am I still on mute or...

Mayor Valdes-Fauli: We lost you.

Vice Mayor Lago: Full screen.

Commissioner Keon: We can hear you.

Vice Mayor Lago: Yeah, we...

Mayor Valdes-Fauli: Now we can hear you.

Vice Mayor Lago: You're on mute.

Mr. Trowbridge: Alright.

Mayor Valdes-Fauli: Yeah, you're unmuted now.

Mr. Trowbridge: Thank you very much.

Mayor Valdes-Fauli: Billy is playing with his toy. Go ahead.

Mr. Trowbridge: Well, I think you put him off his game when you reminded him to never mute you in life.

Mayor Valdes-Fauli: Right.

Mr. Trowbridge: So, again, on behalf of our Coral Gables Chamber of Commerce, we stand in support of this project. Not only what you have heard in terms of what Belmont Village has done not only in their history but what they're going to bring to Coral Gables, but I think the wonderful relationship alliance they're going to have with our partners at Baptist Health South Florida. We had an opportunity to have our Chamber briefed a couple of months ago by the senior leadership

and folks from Belmont. And I think our members walked away with two very impressive notes. One, that something with this high regard and care was coming to our community and would also bring to us the various assets that our community would appreciate. As we know, we have members of our community who have been long-standing residents here, and so here is another resource for them to take advantage of so that they can continue to age in place, right here in Coral Gables, a city they know and love and have been a member of for, in many cases, decades. So, the alliance is very important to us; we have great partnerships. But this is one I wanted to highlight and say thank you on behalf of the Chamber for the City's support and for all of your anticipated support as well. So, thank you, Mr. Mayor.

Mayor Valdes-Fauli: Thank you. Mr. Urquia, any other members of the public that wish to speak on Zoom?

City Clerk Urquia: No, Mr. Mayor.

Mayor Valdes-Fauli: Any members of the public that wish to speak by telephone? No? Or do you have any comments by email, Mr. Urquia?

City Clerk Urquia: No, Mr. Mayor. No comments by email.

Mayor Valdes-Fauli: Okay.

City Clerk Urquia: No comments by email.

Mayor Valdes-Fauli: We will close the public hearing and I will invite members of the City Commission to speak. Mr. Vice Mayor.

Vice Mayor Lago: Thank you, Mayor. My comments are just brief. I just want to reiterate the comments that I made in First Reading on slides -- on the second and third slide of the presentation.

The building is beautiful. I just wanted to ensure that, you know, we're showing these trees that are going to be probably around -- as tall as the second and third floors of the height of the trees. I want to make sure that we actually deliver on that. And when the building is built and the trees are planted, that we don't have a six-foot tree, but that we actually have a tree that is significant. Reason why, as the industrial area becomes more and more built out, I want to make sure -- since we're having a lot more and more concrete -- I want to make sure that it's something that is enjoyable for people to walk and enjoy the outdoors, especially with the individuals that are going to be aging in place and are going to be enjoying this beautiful facility. I want to make sure that they can go out and that it's something refreshing for them to enjoy the downtown area as they -- excuse me, in the industrial area as they walk to Merrick Park. And the second comment that I want to make sure that we put on the record and that we work on to deliver before this construction project comes to an end and they deliver the building, people move in, I want to make sure the crosswalks -- that there's ample opportunity for people to be able to cross the streets because it's already pretty busy and there's a lot of people conducting business, visiting Merrick Park. It's adjacent to Bird Road. You have the school next to it. So, I want to make sure that the crosswalks are in place before we deliver that project and that people feel safe when they're crossing the street. But without that, I think the building is beautiful. I love the separation between both buildings and the opportunity for people to have access and not have to walk around the entire building. That's going to be a great amenity for both buildings once they're finished. Thank you.

City Attorney Ramos: So, Vice Mayor, because this...

Mayor Valdes-Fauli: Thank you very much.

City Attorney Ramos: Is a conditional use approval, you are allowed to add conditions. If you'd like to add to whoever makes the motion, the condition of the trees and the crosswalks, you may do that.

Vice Mayor Lago: Yeah, I just want to -- I always mention the trees because, you know, it's beautiful in the renderings, but then we hear from residents who tell us, "Listen, they put this beautiful rendering out there and the trees ended up being six feet tall but on the rendering they're reaching heights of the second, third and even fourth floor of the building." So, let's make sure...

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: We're delivering what we're selling, please.

Mayor Valdes-Fauli: Thank you. Commissioner Fors, any comments?

Commissioner Fors: I have no comments on Second Reading.

Mayor Valdes-Fauli: Thank you. Commissioner Keon.

Commissioner Keon: I have a question about the cross-block connection between Salzedo and Altara, I guess it is. You know, that is (INAUDIBLE) is between the two buildings. So, when do you intend to construct that paseo? Is -- will you wait? Is it waiting until the other building is built also or --? I mean, I don't know how you can have that paseo while you're under construction for the other residential building.

Mr. Cordoves: Well, the proposed paseo, which is averages just under 25 feet through its length is proposed entirely in our project, within this particular project. There is also an additional five feet of separation from the building proposed to the north of us from this project's property line. Therefore, by the time we CO this project, the paseo as you see it will be built in its entirety.

Commissioner Keon: Okay, so there is adequate room then for them to provide the protection while they're building and the construction of the other building, okay.

Mr. Cordoves: Correct.

Commissioner Keon: Thank you. It's beautiful.

Mayor Valdes-Fauli: Thank you. Commissioner Mena, by alphabetical order, you're next.

Commissioner Mena: Alright. I just want to reiterate a comment I made last time which was with respect to the courtyard or what I'm referring to as the courtyard, which is the open space that faces south -- I forget the name of the street there. You know, my concern last time and my concern continues to be that it's not as accessible from the south side as I'd like it to be. I recall last time, Mr. Garcia-Serra indicated, well, you know, if it's a restaurant and there's outdoor seating, maybe in the courtyard you could go -- traverse the restaurant. But in an ideal world, I would love to see the ability to access that open space from the south side, which is the direction which that large open space faces. I had considered requesting that it potentially be a condition of approval. However, I'm sensitive to the fact that given the nature and the use of this building, there are security issues with the, you know, older residents who may be here, particularly sensitive to that now, with sort of the social distancing issues we have in different places and that we have to be cognizant of. And so, I recognize that it may not make sense to have it completely open, but I would just ask the applicant if there is any ability to make that courtyard more accessible from the south side to pedestrians, I think that would be more consistent, in my opinion, with what the idea of having open space is all about. In my opinion, it should be accessible and a little less blocked off, if you will, from the outside of the building. And so, I would ask that you please take that into the consideration. If there's any adjustments that can be made to reflect that, I think they'd be appreciated. I'm going to stop short of requesting from my colleagues that they consider an actual condition, but those are my comments.

Mayor Valdes-Fauli: Thank you. Comments from the applicant?

Mr. Garcia-Serra: Mr. Mayor, everything that's been discussed so far is acceptable to us. Vice Mayor Lago's recommended conditions regarding the planting of trees and the crosswalks are fine. And Commissioner Mena's point about the access to the courtyard, our project (INAUDIBLE) team can discuss internally, and assuming we get approval then pass the appeal period, we can even come back to Commissioner Mena to talk about what ideas we have as for balancing retail, security, open space.

Mayor Valdes-Fauli: Alright.

Commissioner Mena: Thank you.

Mayor Valdes-Fauli: Mr. Trias.

Vice Mayor Lago: Thank you, Mario.

Mayor Valdes-Fauli: Mr. Trias?

Vice Mayor Lago: You're on mute, Ramon.

Planning and Zoning Director Trias: Vice Mayor, Condition 13 deals with enhanced landscape requirements already, and it has some minimum size trees that I believe are something that you may like, but we can certainly enhance it further.

Vice Mayor Lago: No, we can discuss that after. I don't want to take up any time of the Commission, but I think we need to...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: Be a little bit more careful because there're new buildings that were just built adjacent to it that there's a little discrepancy in regards to the rendering and the actual tree size. And we know that this takes years -- they take years and years and years to mature, and it's a concrete jungle out there in between the asphalt and the sidewalk and I want to ensure it's just as pleasant as possible and really reflects the City Beautiful. So, thank you.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: Ramon, we'll talk about it later, but just putting that on the record.

Planning and Zoning Director Trias: Sure.

Vice Mayor Lago: Thank you.

Planning and Zoning Director Trias: Thank you.

Mayor Valdes-Fauli: Thank you. Do I hear a motion?

Commissioner Keon: I'll move it.

Vice Mayor Lago: Second.

City Attorney Ramos: We need a motion on each item. So, on F-3.

Mayor Valdes-Fauli: Okay. This is for F-3. It's been moved and seconded. Mr. Urquia.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-4.

Vice Mayor Lago: So moved.

Commissioner Keon: Second.

Mayor Valdes-Fauli: Is there a second?

Commissioner Keon: Second.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-5.

Vice Mayor Lago: So moved.

Commissioner Keon: Second.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-6.

Vice Mayor Lago: So moved.

Commissioner Keon: Second.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Alright. Thank you very much everybody. The public hearing is closed.

Mr. Garcia-Serra: Thank you very much, Commissioners. Have a good day.

Unidentified Speaker: Thank you very much.

Unidentified Speaker: Thank you all.