

1 percent. I think the Board should make --

2 MR. TRIAS: But, Mr. Chairman, that's what
3 it says. I mean, it says, "May require."

4 MR. BEHAR: But I think by putting the
5 word, you know --

6 CHAIRMAN AIZENSTAT: "May."

7 MR. BEHAR: -- "may" -- I think you're -- I
8 would leave it more open.

9 MR. GRABIEL: Proposing --

10 MR. TRIAS: And I'm not going to deny that
11 that was the intent of some of the members that
12 participated in this process.

13 CHAIRMAN AIZENSTAT: Right.

14 Maria.

15 MS. VELEZ: Right under that, we talked
16 about this last time, the interior garages,
17 carports must be stucco. You know, I think
18 last time we talked about maybe we could have
19 drywall inside a garage, as opposed to stucco,
20 so I don't know why it shall be stucco.

21 And the other item was, on the pool decks,
22 18 inches from the property line, on Page 12, I
23 totally object to a pool deck at 18 inches from
24 the property line.

25 CHAIRMAN AIZENSTAT: Maria, are you saying

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1 of pavers that can be moved.

2 MR. TRIAS: Now, driveways tend -- some
3 driveways tend to be close to the property line
4 and they seem to work okay. I mean, the way I
5 see it, maybe the distinction is that decks are
6 different.

7 MR. BEHAR: Yeah, I think the distinction
8 may clarify that, but I think you're right,
9 some driveways are closer to the property line
10 and you may have no choice, because, you know,
11 you need the back up space, whatever. So I
12 think if there's a distinction between those, I
13 think that might clarify and simplify this
14 matter.

15 MR. TRIAS: Yeah, we could work on that.

16 MS. VELEZ: Thank you.

17 CHAIRMAN AIZENSTAT: Any other comments?
18 Robert?

19 MR. BEHAR: No.

20 CHAIRMAN AIZENSTAT: Marshall?

21 MR. BELLIN: No.

22 CHAIRMAN AIZENSTAT: No? Everybody good?

23 MR. BEHAR: I'll make a motion to approve
24 as amended, with all of the comments that we
25 have -- somebody hopefully took notes of that.

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1 it should not go into the setback?

2 MS. VELEZ: Precisely. And I mentioned
3 that last time. We have utility easements all
4 over the place. Eighteen inches is not going
5 to do it. I don't think we should have
6 something in the nature of a pool deck, that is
7 solid and not movable, that close to the
8 property line.

9 CHAIRMAN AIZENSTAT: By the other hand,
10 what happens if they do a pool deck that's
11 floated on sand, that they can go ahead and
12 lift up?

13 MS. VELEZ: That would be movable, but,
14 then, again, you would have to monitor that
15 they don't turn it into concrete after they
16 pass the permits, you know.

17 MR. TRIAS: There may be a distinction
18 between walkways and decks, for example.

19 MS. VELEZ: Yeah. A deck is much more -- I
20 think a deck is much more permanent than a --

21 MR. TRIAS: Yeah. I think the issue here
22 is that we're dealing with driveways, decks,
23 pool decks, patios, walkways as one, and that
24 maybe we need to separate it.

25 MS. VELEZ: Not a walkway that is composed

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1 Ramon, hopefully you took --

2 MR. TRIAS: I did.

3 MR. GRABIEL: I'll second it.

4 CHAIRMAN AIZENSTAT: We have a first and a
5 second. Any other comments? No?

6 Call the roll, please.

7 THE SECRETARY: Julio Grabiell?

8 MR. GRABIEL: Yes.

9 THE SECRETARY: Maria Velez?

10 MS. VELEZ: Yes.

11 THE SECRETARY: Robert Behar?

12 MR. BEHAR: Yes.

13 THE SECRETARY: Marshall Bellin?

14 MR. BELLIN: Yes.

15 THE SECRETARY: Eibi Aizenstat?

16 CHAIRMAN AIZENSTAT: Yes.

17 The next item is Item Number 7.

18 Craig, if you'd read it into the record,
19 please?

20 MR. COLLIER: Item Number 7, Resolution of
21 the City Commission of Coral Gables, Florida
22 requesting an encroachment agreement and mixed
23 use site plan review pursuant to Zoning Code
24 Article 4, "Zoning Districts," Division 2,
25 "Overlay and Special Purpose Districts,"

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1 Section 4-201, "Mixed-Use District (MXD)," for
2 the mixed use project referred to as "Gables
3 Living" on the property legally described as
4 Lots 1 thru 8 and Lots 39 thru 42, Block 1,
5 Industrial Section (390 Bird Road and 4012
6 Laguna Street), Coral Gables, Florida;
7 including required conditions; providing for an
8 effective date. Item 7, public hearing.

9 MR. TRIAS: Mr. Chairman, I have a
10 PowerPoint and the Applicant also has a
11 presentation, so I'll try to go quickly.

12 The project is highlighted in yellow here,
13 in terms of the areas, right, bounded by Bird
14 Road, Le Jeune and Laguna Street. It's an "L"
15 shape, but there's a little parcel in the
16 middle of the "L" that is actually owned by the
17 City, and that is why part of the request is an
18 encroachment agreement.

19 The project is encroaching -- it's keeping
20 the City property open for traffic, but it's
21 building on top of it. So that's the issue
22 here.

23 The context, as you can see, is right next
24 to Coral Gables High and next to the Mixed-Use
25 project or in close proximity to the Mixed-Use

1 the Industrial District.

2 The request is the Mixed-Use Site Plan,
3 and, of course, the encroachment. Now, the
4 Site Plan, if you look at the ground level, you
5 can see that there is an arcade going all
6 around the block. In fact, one of the
7 recommendations was to really go all around the
8 project. If you look at the area in the bottom
9 of the picture, there's some missing link. I
10 hope that the Applicant has updated the
11 drawings to do that.

12 And, then, in the blue is highlighted the
13 land that is owned by the City. It's not an
14 alley. It's actually a parking lot, but it
15 does function as an alley, because it does
16 connect to the existing alley that is right
17 behind Vialetto.

18 So that remains at that ground level. It
19 remains open. It actually remains with
20 on-street parking. They're proposing some
21 parallel parking, but it provides access to
22 their parking garage, and then the rest of the
23 ground level is going to be retail or the lobby
24 of the residential. So it's a Mixed-Use
25 building, as required by Code, with all of the

1 project that is recently completed, Merrick
2 Manor, and Vialetto's Restaurant is right next
3 to it, also.

4 The project is in the Industrial area,
5 which, as you know, has regulations that allow
6 Mixed-Use development, which is the type of
7 project that is being requested. It's a
8 Mixed-Use Site Plan. The Zoning and the Land
9 Use are not changing. They remain as they are.

10 Also, the project is in the GRID area,
11 which is the area where traffic issues are
12 reviewed and measured and certainly studied,
13 but they don't have an impact on the
14 concurrency requirements.

15 Now, the conceptual rendering that you see
16 here has a taller area and a less tall area.
17 Now, that reflects the fact that, for the first
18 100 feet from Bird Road, there's a maximum
19 height of 45 feet, because of the fact that it
20 faces residential across the street. That is
21 the way that all of the projects that have been
22 reviewed so far are designed, and I think it
23 does create some good high quality spaces along
24 Bird Road. The rest of the project is a little
25 over a hundred feet, which is what's allowed in

1 proper ideas, in terms of sidewalk design and
2 arcades.

3 The statistics are here, 121 units and 147
4 parking spaces, and you can see, in yellow, the
5 parking, which is right on top of the
6 Commercial, in the area that is less tall
7 within the project.

8 And here we have some of the proposed
9 dimensions, and the Applicant will explain that
10 in more details, the architect, so I won't go
11 into it in great detail.

12 That is the entrance to the residential
13 building from Laguna Street, as you can see
14 from the ground level, and also the entrance
15 into the parking garage, both are from Laguna.
16 So the frontage all along Bird Road and Le
17 Jeune is fully pedestrian.

18 The Site Plan information, the Applicant
19 will go into more detail, but it's provided for
20 you for your review. It complies with the
21 requirements of the Code. And the setbacks,
22 because of the regulations of the Mediterranean
23 Bonus and so on, are zero, but that doesn't
24 mean that we're having a building that doesn't
25 have pedestrian areas and so on. And the open

1 space, as required currently by Code, is
 2 exceeded in terms of the minimum sizes.
 3 Now, Staff has reviewed this project. In
 4 July, we had the DRC, with comments from all of
 5 the departments. We had our Staff meeting in
 6 February, and we've been able to get comments
 7 from the different Staff people.
 8 In terms of the review time line, we have
 9 the DRC meeting in July, Board of Architects in
 10 November. I think there were several meetings
 11 of the Board of Architects, if I recall -- so
 12 there was very significant design improvements
 13 through the process -- a Neighborhood Meeting
 14 and then the Planning and Zoning Board meeting
 15 today.
 16 There were letters to property owners
 17 within 1,500 feet because of the requirements
 18 of the Code, and that shows you the map of the
 19 people who received the letters. And in terms
 20 of public notice, there were two times letters
 21 to property owners, three times the property
 22 was actually posted, DRC, Board of Architects
 23 and for tonight's meeting. It was posted three
 24 times on the website and there was one
 25 newspaper advertisement for tonight's meeting.

1 Avenue. With me this evening is my client,
 2 Sergio Pino, our project manager, Abby Solomon
 3 (phonetic), our project architect, Alberto
 4 Cordoves, and our traffic engineer, Juan
 5 Espinoza.
 6 I'd like to start with discussing our
 7 Mixed-Use site plan approval and then we can go
 8 into the building encroachment approval that
 9 we're requesting.
 10 Most of you may be familiar with this site.
 11 It is the site of the old Chevron station.
 12 It's located at the southeast corner of Bird
 13 Road and Le Jeune Road. It's really a
 14 signature corner and a marquee intersection for
 15 the City. It serves as the gateway to the
 16 Village of Merrick Park, and it's remained
 17 vacant and undeveloped for many years.
 18 This site, a few years ago, was approved
 19 for a Chase Bank that really was not approved
 20 in accordance or, you know, with the regulation
 21 that the MXD has been promoting for many years,
 22 and which have been very successful in the MXD
 23 and which has led to the redevelopment of the
 24 MXD with at lot of different Mixed-Use
 25 projects.

1 Staff recommends approval, with several
 2 conditions that are in the Staff Report, and we
 3 can go into it in some detail later on, and
 4 Staff has determined that this application is
 5 consistent with the Code -- with the
 6 Comprehensive Plan's goals, objectives and
 7 policies.
 8 And the Conditions of Approval, there are
 9 some design conditions that I would like the
 10 Applicant to explain whether or not they
 11 included them. I hope they did and we'll
 12 discuss them in some more detail. And there's
 13 some public contribution, in terms of a public
 14 parking contribution of \$125,000 toward the
 15 open space, and \$125,000 towards mobility
 16 improvements, beyond the impact fees, beyond
 17 what's required by Code. That is my
 18 presentation.
 19 The Applicant has some presentation, and
 20 then I'll be happy to answer any questions.
 21 Thank you.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 MR. NAVARRO: Good evening, Board Members,
 24 Mr. Chair. For the record, my name is Jorge
 25 Navarro, with offices at 333 Southwest 2nd

1 It was a building that basically was
 2 fronting onto Le Jeune. It had a large surface
 3 parking lot and it had some drive thru
 4 facilities on Laguna Street.
 5 So in its place, we're very excited to
 6 present to you this new Mixed-Use project.
 7 It's a Mixed-Use building that contains about
 8 8,500 square feet of ground floor retail. It
 9 has upper level residences, and it's lined with
 10 arcades and a colomnade that really, I think,
 11 is in line with the quality that you see today
 12 as part of the Village of Merrick Park.
 13 The building is 103 feet of habitable
 14 space. It's about 121 feet with the
 15 architectural elements. This is consistent
 16 with the Henry project that was approved
 17 directly to our east. It's also consistent
 18 with the Merrick Manor project that's just to
 19 our south.
 20 One of the things that we worked on, with
 21 guidance from your Planning & Zoning Director
 22 and with input from the City's police
 23 department, is that, as many of you know, this
 24 site is directly across the street from Coral
 25 Gables High, and we understand that, at the end

1 of the school day, we have a large number of
2 children and students that go and cross in
3 front of our project in order to get to the
4 7-Eleven, and what we've done is, we've
5 provided a 12-foot wide colonnade in front of
6 our property, so that we could provide a
7 protected, safe pedestrian passage between the
8 school and the other properties.

9 We've lined this colonnade around our
10 building, and we've also installed trees along
11 the existing sidewalk, as you can see in the
12 rendering to my left here, in order to redirect
13 traffic or foot traffic underneath the
14 colonnade, and we think this is going to be a
15 significant enhancement to the area, and we
16 want to thank everybody's input for helping us
17 get to this point.

18 Regarding the alley encroachments, our
19 project is uniquely situated in that we have a
20 half acre site that fronts onto Bird Road, and
21 a separate 6,000 square foot lot that's just to
22 the south of an existing vehicular access way
23 that the City owns right in between both
24 parcels. I'm going to show an exhibit for you.

25 Currently, as you can see, this is the

1 of the Ordinance --

2 MR. TRIAS: Just that correction.

3 MR. NAVARRO: Yeah, it's property that was
4 deeded by the old owner, and the deed was given
5 to the City for substituted alley purposes, but
6 it is owned by the City, which is one of the
7 reasons why we're asking for an encroachment
8 agreement as opposed to an alley vacation.

9 So we're replacing the additional parking
10 spaces. We're providing ten spaces within the
11 underground garage that will be given to the
12 City of Coral Gables Parking Department for
13 them to operate as replacement spaces. So as a
14 result, we're having a net increase in the
15 number of public spaces that would be available
16 for use by the patrons and visitors of this
17 area.

18 Also, if many of you have gone there today,
19 it's a very poorly lit alley. It doesn't have
20 very good sidewalks. We're going to be
21 providing lighting. We're going to be
22 providing decorative pavers, and we're going to
23 be creating an ambiance that I think will be
24 much more attractive and safer than what exists
25 today. We're actually replicating and

1 north parcel and this is the southern parcel
2 that we own. There's an existing alleyway.
3 It's about 40 feet in width. This alleyway
4 came as a result -- in 1969, this alley
5 actually ran north to south through that
6 northern parcel, and we worked with the City --
7 or not, we, because I wasn't around at that
8 time, but our predecessors in title worked with
9 the City to go ahead and relocate that alley
10 over to Lots 5 and 6, and that alley is
11 actually 40 feet in width. And as part of this
12 application, we're going to be maintaining the
13 existing width of that alley.

14 And if you could see on the diagram to the
15 right, we've kept the same functionality and
16 the same usability of that alley. Currently
17 there's approximately eight spaces that exist
18 today in that alley, with the new design of
19 providing larger sidewalks and some landscaping
20 elements. We're going to be having four
21 parking spaces.

22 MR. TRIAS: Yeah. It's not an alley. It
23 functions as such, but it's not an alley. It's
24 land owned by the City.

25 MR. NAVARRO: Correct. And I have a copy

1 mirroring this vehicular paseo, in light of the
2 ones that currently exist on San Lorenzo, which
3 have been very successful. We want to create
4 something similar to that. We actually have
5 the same width as those paseos, so we think it
6 will be very successful here.

7 With that, I'd like to just go over some of
8 the public benefits that we're providing for
9 the use of the encroached property. We are
10 providing a \$125,000 contribution to the City
11 for them to use for open space enhancements in
12 the area. We're also providing a \$125,000
13 contribution to the City for them to use as a
14 mobility fee for them to improve transportation
15 in the area.

16 With that, I'd like to introduce Alberto
17 Cordoves, our project architect, to walk you
18 through the details and I'd like to reserve a
19 few minutes for rebuttal, if needed.

20 MR. TRIAS: Mr. Chairman, if I could
21 correct -- you did not mention the 15 spaces
22 that are also part of that contribution.

23 MR. NAVARRO: So we're providing -- just to
24 clarify, and I know that we're still working on
25 some of the specifics, but we're providing four

1 within the alley and currently ten within the
2 underground space. We'll try to get to
3 fifteen, if we can, total.

4 MR. TRIAS: All right. The recommendation
5 from Staff is fifteen.

6 MR. NAVARRO: Yeah. So we'll continue to
7 work on that. The idea was to make sure that
8 we replaced the spaces that are being lost
9 within our underground garage. Currently those
10 spaces are open to the elements. So when
11 people park there, they have to deal with the
12 heat during the summer, with rain during the
13 rainy months. So we're going to be providing
14 covered parking spaces, which I'm sure everyone
15 in the area will appreciate.

16 MS. VELEZ: The underground parking spaces
17 will be open to the public?

18 MR. NAVARRO: Correct, yeah.

19 So one of the things that we've done, and I
20 don't want to steal Alberto's thunder, but
21 we've basically provided two separate access
22 points. One is for residents, which comes
23 straight off of Laguna Street, and the other
24 one is for the commercial patrons and the other
25 patrons of the other uses in the area. That's

1 a small tower footprint of about 100 by 100
2 that sits over the existing accessway or alley
3 and that's ten stories. So four to ten
4 stories, and that's the requirement of the
5 Code.

6 So we're proposing 121 units with a mix
7 that ranges from studios to ones, twos and
8 three bedrooms. Ground floor area, we're
9 essentially proposing roughly 8,000 square feet
10 of retail. And as you can see, essentially, as
11 we mentioned earlier, a completely colonnade
12 surrounding. One of the comments from the
13 Planning Department, which we are absolutely
14 studying and will be able to accommodate, is to
15 continue the colonnade through for basically
16 the beginning of the vehicular ramp to the end
17 of the property, which is the smaller property.

18 The vehicular entrances have been
19 segregated into two. We have one coming in
20 from Laguna, which is the bulk of the parking
21 coming to the second and third story portions
22 of the parking, and then the one single ramp
23 coming down to a single basement level from the
24 alley accessway.

25 All of the loading and unloading and the

1 the underground parking garage that's
2 accessible through the alley, and that's where
3 the ten additional or eleven additional spaces,
4 depending on our outcome with our discussions
5 with your Planning Director, are going to be
6 located.

7 MR. CORDOVES: Thank you, Jorge.

8 Albert Cordoves, with Corwil Architects,
9 4210 Laguna Street, Coral Gables, Florida.

10 First and foremost, I'd like to thank you,
11 Mr. Chair, Members of the Board, for providing
12 us the opportunity to be here tonight and for
13 your time reviewing our project. We're
14 extremely happy to be here today.

15 We have been working for some time with our
16 client, City Staff, Mr. Trias to produce what
17 we feel today is a great asset to the community
18 and a real incredible project for this marquee
19 corner in the City.

20 Let me just start with briefly explaining a
21 little bit of the Site Plan. We are proposing
22 121 units in a Mixed-Use product, and the
23 envelope, as Mr. Trias and Jorge mentioned
24 earlier, the bulk or the majority of the site
25 is a four-story envelope, and then the rest is

1 back of house, as you can see from the ground
2 floor plan, has been internalized --

3 Thank you. Thank you.

4 -- has been totally internalized and we
5 have our required loading spaces. We are
6 improving the alley, as you can see here, with
7 a clear height of fifteen feet at the lowest
8 level, ranging all of the way from fifteen to
9 seventeen.

10 Let me just briefly show you what the
11 basement level looks like. It's a very
12 organized and efficient parking scheme, with
13 obviously the means of egresses and the one
14 single elevator court from that level or the
15 ground level or to the retail component that
16 sits at the ground level.

17 Ground floor, we touched on; typical second
18 floor.

19 As you can see here, we have the parking
20 facility. And, as you'll notice from the
21 rendering, we took great lengths to really
22 harmonize that entire parking with the
23 elevation itself. A great expense, but we have
24 introduced barrel lights and real glass
25 mechanical ventilation instead of louvers, and

1 from what we feel is totally integrated with
2 the rest of the architecture of the building
3 facade.

4 These levels are typical until we actually
5 get to the fourth level, which is where we have
6 the only units that are part of the four-story
7 complex or four-story envelope, and these are
8 units that sit over the two levels of parking.
9 And there, we integrate the entire floor at
10 that single level.

11 We have approximately ten units here on the
12 tower level. The levels above this, including
13 the roof level, is essentially this. We have a
14 great opportunity, as you can see from the
15 rendering, to incorporate some passive areas on
16 the roof, pedestrian passive areas, and at that
17 point, increasing the unit count from ten to
18 twelve, as we can do additional units in here,
19 which have perimeter for windows and so forth.

20 Essentially, that's typical all of the way
21 up from level five through ten, and as you can
22 see from our elevations, I think they're
23 well-articulated. It was very well-received.
24 We went twice to the Board of Architects, but
25 extremely well received by the Board, in terms

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1 know, what you could do.

2 And I like the fact that you're providing a
3 twelve-foot wide covered arcade walkway to
4 allow the students, the kids, to go through,
5 because, you know, you are bringing the project
6 all of the way to the property line, and
7 that -- I guess that will offset the need to
8 walk on the sidewalk, you know, and you walk
9 under the arcade.

10 I just don't know how the trees, you know,
11 the shade trees that you have planted on the
12 sidewalk, are really going to work, because,
13 you know, you've got five-foot sidewalks,
14 right? Those trees will have canopies. I
15 don't know how realistic those trees will work
16 there. I don't know if maybe, instead of shade
17 trees, you may have to do something else, maybe
18 a palm tree or something. Other than that, I
19 think you solved it very well.

20 The recommendation of Staff to continue the
21 arcade will be a good one, if it's possible. I
22 know that, you know, it's a small site, so you
23 could only have access -- and I think Public
24 Works requires you to have access directly from
25 the street. But other than that, I'm very

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1 of what we're trying to accomplish with the
2 actual style that we're introducing in this
3 particular site.

4 And with this, we'll be happy to answer any
5 questions or comments you may have.

6 CHAIRMAN AIZENSTAT: Thank you.

7 Any questions from the Board?

8 Robert?

9 MR. GRABIEL: No. No. Go ahead.

10 MR. BEHAR: I like the project. I really
11 like it. I think you've done a great job. I
12 think that, you know, the project -- knowing
13 the area a little bit, I think that it's a good
14 mix for the remaining of this block. I think
15 you guys have done a good job. I like the
16 fact -- well, the Code that requires that the
17 first 100 feet on Bird Road stays low, so it
18 gives a good transition to the residential
19 across the street to the north.

20 My only wish would have been that, on floor
21 second and third, where you have the parking
22 facing Bird Road, it would have been like a
23 liner unit instead of putting the parking
24 there, but I understand your lot is only a
25 hundred feet in depth, and you're limited, you

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1 pleased with what you've presented to us.

2 Thank you.

3 MR. CORDOVES: Thank you, Robert.

4 MR. NAVARRO: Thank you.

5 Yeah, and one of the comments, that's a
6 great comment, maybe with Ramon's help, like we
7 were able to extend the sidewalks, but we tried
8 to put liner units on Bird Road, and when we
9 weren't able to, that's where Alberto's
10 creativity came in, to try to create a fake
11 facade, that looks like we do have liner units,
12 so it doesn't look like a parking garage.

13 So even though it's not there, visually it
14 gives you the appearance that those are actual
15 residential units.

16 MR. BEHAR: You know, and I noticed that in
17 the rendering, which is very clear. In most
18 instances, you know, that's the only thing that
19 I wish it would have been doable.

20 I was going to throw out a crazy idea, but
21 I'm not, because --

22 MR. NAVARRO: We appreciate that.

23 MR. BEHAR: -- because your client is going
24 to say, "No."

25 MR. CORDOVES: Thank you.

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1 MR. TRIAS: Mr. Behar, they did do the
2 liner on Laguna, so they tried.

3 MR. CORDOVES: We did. It was one of the
4 things that we worked on together, and we
5 didn't have a liner on Laguna, and it was also,
6 you know, brought up by the Planning Department
7 and Staff, and we introduced the liner on
8 Laguna.

9 MR. GRABIEL: And it goes all of the way to
10 Bird on the corner?

11 MR. CORDOVES: Correct. I'm sorry?

12 MR. GRABIEL: The liner on Laguna goes all
13 of the way --

14 MR. CORDOVES: Correct. It goes to Bird.

15 MR. TRIAS: So there's a little bit of a
16 liner on Bird, just a small one.

17 MR. BEHAR: Yeah. On the corner.

18 MR. GRABIEL: Yeah.

19 MR. BELLIN: Albert, what size are these
20 studios?

21 MR. CORDOVES: The studios range from 500
22 to probably 575.

23 MR. BELLIN: You can't have a 500 square
24 foot studio, according to the Code.

25 MR. CORDOVES: Yeah, net is what we have

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1 right now, the way we calculated the area.

2 MR. BELLIN: I mean, the Code states that
3 the minimum size is 575. They looked a little
4 small. I'm just bringing it up. I don't know
5 how it affects your --

6 MR. CORDOVES: Okay. We'll look into that.
7 Right now we've represented the units. As
8 you know, we've tried working from the inside
9 out. The units might vary a little bit, but we
10 are not intending to change the number of
11 units, but if we need to make them a little
12 larger by Code, we will.

13 MR. BELLIN: Okay. I just wanted to bring
14 it up to you.

15 MR. CORDOVES: Thank you.

16 MR. GRABIEL: But I do like the idea of
17 having studios. I mean, we've been talking for
18 a long time of having affordable housing within
19 the City. I think the idea of studios help in
20 people who cannot afford a full size apartment.

21 I agree with my fellow architect that it's
22 a good project.

23 MR. CARRERAS: Thank you.

24 MR. GRABIEL: I wish, again, the same thing
25 of the liners. I would very much like to see

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1 how you solve that second and third floor, so
2 it does look like there is activity behind the
3 glass, but I'll let your creativity work on
4 that, but I think you have a tough assignment,
5 to make a flat piece of glass, with nothing
6 behind it, make it look like it's active, but I
7 commend the idea of doing that instead of a
8 screened parking lot.

9 There was two conditions that I heard, that
10 I don't know if you agreed to or not, but the
11 number of parking on the basement for the
12 public, the City is requiring fifteen. Were
13 you able to do that?

14 MR. CARRERA: We did. We did agree to
15 that, and we actually, I think, have a revised
16 set that shows the ten parking spaces.

17 MR. GRABIEL: Okay. And the continuation
18 of the arcade on Laguna.

19 MR. CARRERAS: Absolutely, yeah.

20 MR. GRABIEL: Okay. All right.

21 MR. NAVARRO: Yeah, we actually are
22 planning a meeting with Ramon for next week to
23 go through the conditions, and then show him
24 our changes and our goals to implement them
25 before it gets to Commission.

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1 MR. CARRERAS: Right.

2 MR. GRABIEL: I'm curious, that side that's
3 owned by the City, I assume, is being used by
4 the restaurant for parking now?

5 MR. NAVARRO: Correct.

6 MR. CARRERAS: Correct.

7 MR. GRABIEL: Are the fifteen spaces on the
8 basement supposed to take care of that
9 requirement?

10 MR. NAVARRO: So, right now, and I think
11 the representatives from the restaurant are
12 here, we've designed this project with our
13 neighbor in mind. One of the things that we
14 did was, we went ahead and left four spaces
15 within the alley that are going to be metered
16 spaces that they can continue to rent or lease
17 from the City, and then there's also ten spaces
18 now within the basement that they can also
19 lease, as well, to be able to operate their
20 valet operations once the building is complete.

21 MR. GRABIEL: Okay. All right.

22 MR. BELLIN: And I think you did an
23 extremely good job working with a very
24 difficult site.

25 MR. CARRERAS: Thank you.

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1 MR. BELLIN: Probably half of the
2 architects in Coral Gables looked at that site
3 at one time or another --

4 MR. GRABIEL: And discarded it.

5 MR. BELLIN: Yeah. And couldn't get it to
6 work.

7 MR. CARRERAS: Thank you, Marshall.

8 CHAIRMAN AIZENSTAT: A question. They're
9 contributing to the City -- go over the
10 contributions that they're giving to the City?
11 It's 125,000 --

12 MR. TRIAS: Yes. There are three
13 contributions. One is the parking, which is a
14 functional contribution, and it's fifteen
15 parking spaces, that's the Staff
16 recommendation. Number Two is \$125,000 towards
17 open space, and that's beyond any impact fees
18 that are required. And Number Three is 125,000
19 towards mobility improvements.

20 We have those two areas that we get
21 contributions from projects and then the City
22 uses that money collectively to implement some
23 projects.

24 CHAIRMAN AIZENSTAT: A project this size,
25 what would be required? Is that -- what's

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1 required is what they're giving?

2 MR. TRIAS: No. No. That's beyond what's
3 required, in terms of impact fees or in terms
4 of any other contribution.

5 CHAIRMAN AIZENSTAT: Any other
6 contributions, Art in Public Places, anything
7 like that?

8 MR. TRIAS: Yes. Yes. Yeah, Art in Public
9 Places is already listed. What I'm describing
10 is simply what's beyond what's typically
11 required.

12 MR. NAVARRO: Yeah. So some of the things
13 that we're doing is, we're obviously
14 undergrounding the FPL powerlines that
15 currently are on our property along Le Jeune.
16 We're also going to be constructing the spaces
17 underground, which go for about \$35,000 a
18 space, and then also making those two
19 contributions to the City, and, then, as part
20 of that, we'll be maintaining that alley and
21 also enhancing it with pavers and lighting and
22 all of the different construction elements that
23 are going to go into that.

24 MR. TRIAS: So the two issues that you
25 should discuss is the Mixed-Use Site Plan,

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1 clearly, and also the idea of the encroachment
2 over the property, if you believe that's a good
3 idea. So those are two separate issues that I
4 think have an impact on our discussion.

5 MR. COLLER: Mr. Chairman, I just want to
6 make sure that at some point you open it up for
7 the --

8 CHAIRMAN AIZENSTAT: Well, I will. I will.

9 MR. COLLER: Okay.

10 CHAIRMAN AIZENSTAT: The reason I ask that
11 question is, it's not going to be a popular
12 thing that I'm going to say, but the City has a
13 piece of land there, and what I see is, for
14 that piece of land, they're getting \$250,000
15 for the use.

16 MR. NAVARRO: So there's a couple of
17 things, and I have a history. I know that
18 there's been some sensitivity as to the
19 property that the City owns. When that
20 property was used as an alley swap, the
21 Ordinance that got approved said it was going
22 to be used for substitute alley purposes.

23 CHAIRMAN AIZENSTAT: Okay.

24 MR. NAVARRO: All right. So that piece of
25 land was really an alley that was running

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1 through our property that we switched over.

2 There's no way to build on that property
3 without blocking completely the alley, and you
4 couldn't build on that property alone. So it's
5 not as valuable, because of the fact that you'd
6 have to maintain at least 20 feet there. So
7 you would have like a Stiltsville almost
8 building there.

9 But, irrespective, when the land exchange
10 agreement that got approved for the Chase Bank,
11 we were providing \$329,000 with nothing else,
12 no benefits, in terms of replacement parking.
13 We were doing a parking lot for them.

14 So I think this deal actually, when you
15 look at it from what got approved for the
16 Collection Residences, they actually vacated an
17 entire alley that ran north through south on
18 the entire block. What Merrick Manor
19 contributed and what we're proposing today, I
20 think that -- what we've negotiated with Staff,
21 I think it's all in line with what's been
22 approved for that, considering the expense of
23 building the underground parking spaces that
24 the City will be able to operate in perpetuity
25 and generate revenue from, too, as well,

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1 because we're not taking any of the revenue
2 from those metered spaces. That all goes
3 directly into the City's coffers.

4 CHAIRMAN AIZENSTAT: I understand. If I
5 remember correctly with the Chase, there was a
6 swap of land, but the swap of land was for the
7 piece of land to still exist.

8 MR. NAVARRO: Correct. So what it was, it
9 was, we --

10 CHAIRMAN AIZENSTAT: It was still going to
11 be under City owned.

12 MR. NAVARRO: -- were swapping these two
13 pieces, and basically we were building eight
14 spaces within that parking lot and leaving the
15 alley. So now we have a total of fifteen
16 spaces, plus the two contributions, and those
17 spaces -- the other ones were surface parking
18 lot spaces. These are underground, which I
19 just asked my client how much they were to
20 construct, and my eyes kind of bulged out, but
21 we're also providing those, as well, plus all
22 of the enhancements to the alley, because, I
23 think, by the time that that alley is
24 constructed, right now, I think, when
25 pedestrians get close to that area, they kind

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1 access to the restaurant during and after
2 construction, and the impact of that
3 construction on the restaurant.

4 We've met with the architect, and we've met
5 with Mr. Navarro, who is the attorney, as you
6 know, for the property owner, and because we're
7 working at settling our differences with the
8 property owner, and I wouldn't even call them
9 differences, these are issues and they've been
10 very helpful and proactive in dealing with
11 those issues, but because we're working on
12 settling these concerns, we are not ready
13 really to present our position on the
14 application, but we look forward to resolving
15 all of the issues before the City Commission
16 decision, and thank you very much.

17 CHAIRMAN AIZENSTAT: Thank you, Mr. Gibbs.

18 THE SECRETARY: Paul Savage.

19 MR. SAVAGE: Good evening. My name is Paul
20 Savage. I have a house at 522 Vilabella
21 Avenue. You may see me before this Board and
22 the City Commission as an attorney, and I am
23 not acting as an attorney. I have no client
24 other than myself.

25 I happen to be, with my home, in the mail

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1 of run and gun it to try to get away from that
2 area.

3 I think this is going to be inviting a lot
4 of people in there and we'll be maintaining it
5 in perpetuity, too, so we're taking that
6 headache off of the City's hands.

7 CHAIRMAN AIZENSTAT: I'd like to go ahead
8 and open it up to the public, please. Will you
9 call --

10 MR. CARRERAS: Thank you.

11 CHAIRMAN AIZENSTAT: Thank you.

12 THE SECRETARY: Tucker Gibbs.

13 MR. GIBBS: Good evening. My name is
14 Tucker Gibbs. I have Law Offices at 3835
15 Utopia Court in Coconut Grove, and I'm
16 representing Caffè Vialetto, and the owners are
17 Marcelo Chopra, who is here with me tonight, and
18 Ernesto Fernandez, who couldn't make it, for
19 obvious reasons. They've got to run a
20 business.

21 Caffè Vialetto is at 4019 Le Jeune Road,
22 next to the proposed development, and my
23 clients had specific issues concerning the
24 project, regarding many things that Jorge spoke
25 of already, the alley, parking, lighting,

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1 out radius of this project, and I wanted to
2 come tonight and lend my support to the
3 application. It's a beautiful building.

4 I did have one small friendly amendment
5 that concerns the Conditions of Approval, and
6 most specifically the public benefit and
7 proffer of the funds that they pay into the
8 City's -- the contribution towards open space
9 and the contribution toward mobility.

10 One line item is \$125,000 to the Mobility
11 Improvements Fund, which is a great thing to
12 do; however, I remember there was a project
13 that was mentioned, called the Residences at
14 the Collection, that Mr. Garcia-Serra had at
15 the time. As you know, the project was never
16 built. But I remembered, on that file, that
17 that applicant proffered something in the range
18 of \$75,000 worth of improvements to a crosswalk
19 facility that would benefit the high school.

20 And so if they're paying \$125,000, I'm not
21 suggesting that they pay more, but I'm just
22 asking if possible could we earmark, so to
23 speak -- could I ask Staff to look at that
24 prior file proffer and see if we can do that.
25 That way, instead of going into the General

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1 Fund, it would go directly to that crosswalk
2 that would benefit the high school there,
3 which, by the way, I live near there, and the
4 high school has a great deal of positives and a
5 great deal of negatives and a great deal of
6 impact on the neighborhood, and so an improved
7 sidewalk will help. If we have that from the
8 other file, if Staff can identify that.

9 And then, lastly, on the alley, which I
10 guess we're using the wrong nomenclature, the
11 passage way that belongs to the City, I just
12 would like the applicant to emphasize and I
13 heard it several times, maybe they have a slide
14 they can show us, that there will be pedestrian
15 areas there, that it will be lighted and
16 improved. If they could just emphasize that,
17 because, after all, it is City property, and
18 we'd like to continue to be able to use it.
19 And that concludes my remarks. Thank you so
20 much.

21 CHAIRMAN AIZENSTAT: Okay. Are there any
22 more --

23 THE SECRETARY: No more speakers.

24 CHAIRMAN AIZENSTAT: No more speakers.
25 Okay.

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1 construction is going to have on their
2 business, so we are working with them on an
3 alley access management plan, to ensure that
4 they have access during construction, and also
5 a construction staging plan to attempt to
6 mitigate any impacts that we could have on
7 their business.

8 So we look forward to continuing to work
9 with them between tonight and First Reading at
10 the City Commission.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. NAVARRO: Thank you, and I'm here to
13 answer any questions. Our traffic engineer and
14 our architect are here, as well.

15 CHAIRMAN AIZENSTAT: Okay. At this time,
16 I'll go ahead and close the floor and open it
17 up to the Board.

18 MR. BEHAR: I mean, I don't have any other
19 comment. I'm ready to make a motion to approve
20 the project as presented to us.

21 MR. BELLIN: I'll second it.

22 MR. TRIAS: With the conditions.

23 MR. BEHAR: Yeah. Yeah. Yeah. Yes.

24 CHAIRMAN AIZENSTAT: With the conditions
25 that were set forth?

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1 MR. NAVARRO: I was aware of that. That's
2 why I jumped the gun. I'm sorry.

3 So just to clarify, because we have been
4 working with your Planning Director on this
5 issue in great detail, our goal is to make this
6 less of an alley and more of a paseo. So one
7 of the things that we are doing is ensuring
8 that there is a covered sidewalk that's lit, so
9 that it can be a pedestrian friendly and safe
10 environment.

11 So, if I can, on those two areas here, we
12 have a sidewalk, that will be used, that will
13 provide pedestrian access through there. So if
14 you either park in the parking garage and want
15 to walk out and go to Merrick Park or to some
16 of the other uses in the area, you could use
17 that, and, if not, if you're waiting for your
18 car at Vialetto, you can go ahead and, you
19 know, take some cover underneath the lit paseo.

20 CHAIRMAN AIZENSTAT: Okay.

21 MR. NAVARRO: If I can, I'd just like to
22 address Mr. Gibbs' concerns. We had the
23 pleasure of meeting with Ernie and Marcelo and
24 Tucker yesterday. We understand that they have
25 some concerns regarding the impact our

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1 MR. BEHAR: Yes.

2 CHAIRMAN AIZENSTAT: We have a first. We
3 have a second. Any comments? No?
4 Call the roll, please.

5 THE SECRETARY: Maria Velez?

6 MS. VELEZ: Yes.

7 THE SECRETARY: Robert Behar?

8 MR. BEHAR: Yes.

9 THE SECRETARY: Marshall Bellin?

10 MR. BELLIN: Yes.

11 THE SECRETARY: Julio Grabiell?

12 MR. GRABIEL: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: Yes.

15 Thank you.

16 If we could go ahead and -- so the next
17 items, which are Item Number 8 and Item Number
18 9, have been deferred by the applicant, as I
19 had stated earlier.

20 We're going go ahead and move on to Item
21 Number 10.

22 MR. TRIAS: May I have the PowerPoint, please?

23 MR. COLLIER: Mr. Chairman, Item Number 10,
24 An Ordinance of the City Commission of Coral
25 Gables, Florida providing for text amendments

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