

08 13 08 Excerpts of PZB Meeting Minutes
w/Attachments

Exhibit E

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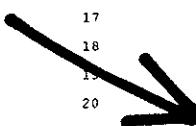
1 two members of the Board who have some
2 expertise are both in favor of it, so
3 that makes me think that that's
4 something I really want to look at.
5 CHAIRMAN KORGE: That's a good
6 suggestion, but before we move any
7 further, is there anybody from the
8 public who signed up to speak on this?
9 MS. MENENDEZ: No.
10 CHAIRMAN KORGE: No. Okay.
11 MR. RIEL: So, just so we're clear,
12 the intention, the way we intended to
13 write this, was that all parking spaces,
14 the maximum percentage was based upon
15 here -- above, required, and additional.
16 I just want to make sure that -- that's
17 what the intent was of these
18 regulations.
19 CHAIRMAN KORGE: Say that again?
20 MR. SALMAN: Read it to me in
21 English.
22 MR. RIEL: All parking spaces, no
23 matter what an applicant or developer
24 provides on the property, shall be
25 subject to these percentages.

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1 CHAIRMAN KORGE: Whether it's
2 required or excess.
3 MR. RIEL: Exactly.
4 MS. MORENO: Yeah. I think all you
5 need to say is, "can be installed," and
6 take out the words, "counted as required
7 parking spaces."
8 MR. RIEL: Okay.
9 MS. MORENO: It is, "provided that
10 all of the following are satisfied."
11 MR. RIEL: And it's subject to
12 coming back with additional information
13 regarding those spaces above and beyond
14 the Core, in terms of percentages.
15 CHAIRMAN KORGE: Okay.
16 MR. RIEL: We're clear.
17 CHAIRMAN KORGE: Okay. Is there a
18 motion, then?
19 MR. SALMAN: So moved.
20 CHAIRMAN KORGE: So moved. Is
21 there a second?
22 MS. MORENO: Seconded.
23 CHAIRMAN KORGE: There's a second.
24 Is there any more discussion on this?
25 We've been moved and seconded.

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1 No discussion. Let's call the
2 roll, please.
3 MS. MENENDEZ: Javier Salman?
4 Javier Salman?
5 MR. SALMAN: Yes.
6 MS. MENENDEZ: Bibi Aizenstat?
7 MR. AIZENSTAT: Yes.
8 MS. MENENDEZ: Robert Behar?
9 MR. BEHAR: Yes.
10 MS. MENENDEZ: Jack Coe?
11 MR. COE: Yes.
12 MS. MENENDEZ: Pat Keon?
13 MS. KEON: Yes.
14 MS. MENENDEZ: Tom Korge?
15 CHAIRMAN KORGE: Yes.
16 MS. MENENDEZ: Cristina Moreno?
17 MS. MORENO: Yes.
18 (Thereupon, Mr. Behar left.)
19 CHAIRMAN KORGE: Okay. The last
20 item is Application Number 02-07-455-P,
21 Change of Land Use, Rezoning and Site
22 Plan Review for the project known as
23 2600 LeJeune Office Building.
24 MR. CARLSON: Good evening. Yes,
25 the last item before you this evening is



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1 the 2600 LeJeune Office Building.
2 Before I begin my brief PowerPoint
3 presentation, I'd like to point out that
4 you do have updated written comments
5 before you. They are the blue sheets
6 which are at your stations. They
7 include the most current, up-to-date
8 written comments which have been
9 submitted to the City.
10 I do have a --
11 CHAIRMAN KORGE: Before we begin,
12 let me just reflect, in the record,
13 again, that Mr. Behar has recused
14 himself and has left the meeting.
15 Go ahead.
16 MR. CARLSON: Okay, the -- if the
17 people upstairs could put on my
18 PowerPoint presentation, I'd appreciate
19 it.
20 Thank you very much.
21 The applicant is making three
22 requests, which are required to allow
23 this project to proceed forward. The
24 first request they're making is a change
25 of land use from Commercial Use, Low-

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1 Rise Intensity, to Commercial Use, High-
 2 Rise Intensity. The second is a change
 3 of zoning from MFSA, which is
 4 Multi-Family Special area to C,
 5 Commercial, and the third and final
 6 request they're making is site plan
 7 review of a proposed ten-story-high
 8 commercial office project.

9 The change of land use is required
 10 to allow the construction of the
 11 proposed project.

12 The change of zoning is necessary
 13 to correct the existing inconsistent
 14 residential zoning to be in compliance
 15 with the property's commercial land use
 16 designation.

17 And finally, the site plan must be
 18 submitted with every zoning application
 19 that's submitted to the City.

20 The recommendation. The Planning
 21 Department is recommending denial of
 22 both the change of land use and site
 23 plan for the proposed ten-story
 24 commercial office project. However, the
 25 Planning Department recommends approval

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1 of the change of zoning, which would
 2 correct the existing inconsistent
 3 residential zoning to be in compliance
 4 with the commercial land use
 5 designation.

6 A little bit of background. The
 7 property is located adjacent to the
 8 Church of Christian Science complex,
 9 which has been identified as a candidate
 10 for historic designation. The property
 11 is located within the MFSA District
 12 boundaries. That district was created
 13 with the intent of lowering development
 14 within that district. Two-story
 15 apartment buildings and a surface
 16 parking lot are currently located on the
 17 property -- currently occupy the
 18 property, and as I previously mentioned,
 19 the existing residential zoning is
 20 inconsistent.

21 As described in the Staff Report
 22 which is provided in your package, there
 23 are inconsistencies and
 24 incompatibilities with specific
 25 Comprehensive Plan objectives and

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1 policies, which prompts Staff not to
 2 support the requested change in land use
 3 and site plan.

4 Those concerns include:

5 An incompatible land use with the
 6 existing residential property.

7 There lacks a transition between
 8 the proposed high-rise commercial
 9 project and the existing low-rise
 10 residential uses.

11 It establishes a precedent.

12 This would introduce high-rise
 13 development within the MFSA District.

14 It is inconsistent with the City
 15 Hall setting, which is a low-rise scale
 16 and of historic character.

17 Required traffic improvements which
 18 have been identified by the Public Works
 19 Department, more specifically, at the
 20 intersection of Hernando Street and
 21 Biltmore Way, have not been addressed.

22 Insufficient landscape
 23 improvements -- there exist insufficient
 24 landscape improvements, specifically
 25 along the north side of Valencia Avenue.

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1 And finally, historic preservation.
 2 This project abuts -- is directly
 3 adjacent to the church building and
 4 complex.

5 Staff found that the request for
 6 change of zoning satisfies the Zoning
 7 Code standards for review. It would
 8 correct an inconsistent -- existing
 9 inconsistent zoning designation. It
 10 would provide for the redevelopment of
 11 an underdeveloped property, and it would
 12 promote and is consistent with some
 13 Comprehensive Plan objectives and
 14 policies.

15 Staff also found that the request
 16 for change of land use does not satisfy
 17 Zoning Code standards for review. It is
 18 inconsistent, as I specifically said,
 19 with specific Comprehensive Plan
 20 objectives and policies. It is
 21 incompatible with the adjacent
 22 residential properties. Insufficient
 23 streetscape and traffic improvements are
 24 provided, and it would impact the
 25 adjoining church complex and historic

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1 City Hall setting.
 2 It is Staff's recommendation that
 3 the property be developed according to
 4 the existing Commercial Use, Low-Rise
 5 Intensity land use, which would allow
 6 for a maximum of 77 foot high building
 7 height, which would be more compatible
 8 with the surrounding properties and
 9 uses.
 10 In summary, the findings of facts
 11 are that the proposed project is not
 12 consistent with specific goals,
 13 objectives and policies of the City's
 14 Comprehensive Plan.
 15 The proposed project does not
 16 satisfy all Zoning Code standards for
 17 Comprehensive Plan map amendments.
 18 Proposed height and massing of the
 19 project would have an adverse effect on
 20 adjacent residential properties and
 21 surrounding historic structures and
 22 their settings.
 23 Requested development bonuses could
 24 not be awarded for this project if
 25 developed according to the property's

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1 current MFSA zoning designation.
 2 Required traffic improvements are
 3 identified that have not been addressed.
 4 But, however, the proposed change
 5 of zoning would correct an existing
 6 inconsistent zoning designation, again
 7 to be compatible with the property's
 8 current commercial land use designation.
 9 In summary, the Planning Department
 10 recommends denial of the request for a
 11 change of land use and proposed site
 12 plan. However, if the Board should
 13 choose to support it, an alternative
 14 recommendation and conditions of
 15 approval are included in the Staff's
 16 report for your consideration.
 17 Thank you.
 18 MS. MORENO: I have some questions.
 19 MR. CARLSON: Yes.
 20 MR. COE: I have a lot of questions.
 21 MR. RIEL: Before you answer the
 22 questions, let me just go through the
 23 3-D model we typically do.
 24 MR. AIZENSTAT: Yeah, that's good.
 25 MR. RIEL: As Staff always does,

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1 we've prepared a 3-D model, just to kind
 2 of orient folks.
 3 This is Biltmore Way, City Hall,
 4 427, Merrick Park. This is the subject
 5 property, right here. This is where the
 6 Publix is located, and then this is
 7 Miracle Mile.
 8 I'm just going to kind of reiterate
 9 some of Walter's -- some of the points
 10 that he pointed out in Staff's
 11 recommendation.
 12 Staff is of the opinion that
 13 this -- the project scale as proposed
 14 right here, I believe, is 117 feet in
 15 height. In terms of massing and height,
 16 it does not provide a transition between
 17 land uses. What I mean by that is the
 18 transition of land uses, where you have
 19 the single-family, which is noted in the
 20 yellow color here, and you have the
 21 multi-family development.
 22 You see there's really -- although
 23 we didn't put these -- development to
 24 the north of Biltmore Way, all of these
 25 properties are about 35 to 45 feet in

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1 height. Nowhere on LeJeune Road until
 2 you get to Bird, with only one
 3 exception, in front of the Youth
 4 Center -- I can't think of the building
 5 right there -- that's five or six
 6 stories in height, but nowhere along
 7 LeJeune Road do you see that jump in
 8 height, across LeJeune Road as well as
 9 down here.
 10 Let me just kind of go ahead and
 11 pan around. This is the proposed
 12 Bacardi -- previous Burger King
 13 building.
 14 Staff is basically of the opinion
 15 that this sets a precedent for high-rise
 16 properties jumping across LeJeune Road,
 17 in addition to the fact that you have
 18 the adjoining church, which you'll see
 19 as I pan around here -- it has kind of a
 20 pinkish color -- that has low-rise
 21 zoning, as well, which allows four to
 22 six.
 23 This is obviously the Merrick Park,
 24 which nothing will be constructed on,
 25 then you have kind of the City Hall

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1 complex.

2 We're of the opinion that the
 3 low-rise commercial is the appropriate
 4 use for the property, four to six
 5 stories in height with Mediterranean
 6 bonuses, and therefore, that's why we're
 7 supporting the recommendation for the
 8 change in zoning, to make the land use
 9 and zoning consistent, and if the Board
 10 goes in that direction, obviously, and
 11 we suggest you go in that direction,
 12 they would only need to come back as a
 13 by-right review and go to the Board of
 14 Architects if they construct the
 15 building within the parameters of the
 16 Code.

17 Obviously, if they do a mixed-use
 18 building or some other type of use that
 19 requires a conditional use, it will come
 20 back to this Board.

21 CHAIRMAN KORGE: How would that
 22 affect the residential -- the current
 23 residential use and any redevelopment of
 24 this residential use?

25 MR. RIEL: Well, the MFSA District,

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1 which is this district right here,
 2 allows 60 to 70 feet in height. That's
 3 what the zoning allows. 77 feet is
 4 allowed on this parcel with the
 5 commercial low-rise land use and the
 6 commercial zoning. Staff recommended
 7 the commercial zoning instead of the
 8 commercial limited, because the
 9 commercial limited has very limited in
 10 terms of the height restrictions
 11 adjoining residential.

12 MS. MORENO: Why is that commercial
 13 and not multi-family?

14 MR. RIEL: I don't know the answer
 15 to that.

16 MS. MORENO: Is there any other
 17 property except on Miracle Mile and
 18 Biltmore Way -- on Coral Way and on
 19 Biltmore Way that is commercial, west of
 20 LeJeune?

21 MR. RIEL: There's this building
 22 right across the street here, this one
 23 right here, the four-story --

24 MS. MORENO: Right.

25 MR. RIEL: -- curved one, that

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1 one is actually -- that's commercial
 2 limited, and the reason being -- it's
 3 right here. The reason it's commercial
 4 limited is because it has single-family
 5 adjacent to it.

6 MS. MORENO: That's the 401 Miracle
 7 Mile building?

8 MR. RIEL: Yes.

9 MS. MORENO: Right, but other than
 10 on Miracle Mile, other than on Coral Way
 11 and Biltmore Way, is there any other
 12 commercial building on LeJeune?

13 MR. RIEL: No, not -- I mean, and
 14 I'm trying to get down there.

15 MS. MORENO: There's that Jaycee
 16 Building.

17 MR. RIEL: JCI building, yes.

18 MS. MORENO: Right.

19 MR. RIEL: JCI, which is right
 20 here.

21 MS. MORENO: Everything else is
 22 either the church or residential, et
 23 cetera.

24 MR. RIEL: It's duplex. The only
 25 properties that are commercial, with the

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1 exception of JCI, is this parcel, as
 2 well as the church parcel, on LeJeune
 3 Road, west of LeJeune Road.

4 CHAIRMAN KORGE: All the others, I
 5 guess that would be --

6 MS. MORENO: Everything else is
 7 residential.

8 CHAIRMAN KORGE: Everything else
 9 south is zoned residential on --

10 MR. RIEL: Yes.

11 CHAIRMAN KORGE: -- the west side
 12 of LeJeune?

13 MR. RIEL: Yes.

14 MS. MORENO: And everything north.

15 MR. RIEL: Well, you have Biltmore
 16 Way, which has high-rise.

17 MS. MORENO: Right. Other than
 18 Biltmore Way and Coral Way.

19 MR. RIEL: Right, and the 401
 20 Building.

21 MS. MORENO: Which is on Coral Way.

22 MR. RIEL: Yeah. Well, no, it's
 23 right here.

24 MS. MORENO: Well, it's --

25 MR. RIEL: Yeah, it's on Coral Way,

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1 I'm sorry.
 2 MS. MORENO: That's on Coral Way.
 3 MR. RIEL: Yes.
 4 MS. MORENO: I frankly am not
 5 prepared to support changing it from
 6 residential to commercial. Everything
 7 west of LeJeune is residential. Why am
 8 I putting commercial on those poor
 9 people who live just west of that
 10 building?
 11 MR. RIEL: And Staff, obviously,
 12 when we do recommendations to the Board,
 13 we do a lot of analysis. You know, I
 14 can tell you, I personally went out to
 15 the property a number of times. Given
 16 the fact that you have high-rise across
 17 LeJeune, you know, and it allows 70 feet
 18 in multi-family, anyway, I felt that 77
 19 feet, you know, in terms of --
 20 MS. MORENO: I'm happy for them to
 21 have the feet in multi-family, but --
 22 MR. AIZENSTAT: But it's on
 23 LeJeune.
 24 MS. MORENO: LeJeune has been a
 25 bright line separating the commercial

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1 from the residential, and you're
 2 allowing commercial now to encroach on
 3 the residential aspects of LeJeune.
 4 That is our most sacred part of our
 5 community, making that -- keeping that
 6 residential aspect west of LeJeune.
 7 And as I said, there's nothing
 8 commercial except those, you know, few
 9 buildings on Coral Way and on Biltmore
 10 Way, and then that Jaycee building,
 11 which is an anomaly, because of a
 12 specific desire to bring the Jaycees
 13 International there. Everything else
 14 has remained residential, historically.
 15 I really am concerned about changing
 16 that. It's -- that street has been like
 17 a barrier between our commercial and our
 18 residential.
 19 MR. AIZENSTAT: Which street are
 20 you talking about?
 21 MS. MORENO: LeJeune.
 22 MR. RIEL: LeJeune. You know,
 23 Staff, when we've gone through -- we did
 24 the incompatible land use changes for
 25 the public properties. Pretty much,

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1 Staff has used the Comp Plan as a
 2 guiding in terms of the appropriate land
 3 use on the property. Although I might
 4 agree that, you know, it should be
 5 multi-family and might have less impact,
 6 I just feel commercial is appropriate,
 7 given the land use in this location.
 8 MR. AIZENSTAT: I would suggest --
 9 MS. MORENO: Well, but we can
 10 change the Comprehensive Land Use Plan.
 11 MR. RIEL: You can absolutely do
 12 that. Absolutely, you can. Absolutely.
 13 MR. AIZENSTAT: See, for me, I
 14 mean, I'd rather Eric finish his
 15 presentation and --
 16 MR. RIEL: I'm finished. I'm
 17 finished.
 18 MR. AIZENSTAT: Oh, you're
 19 finished. Okay.
 20 MR. RIEL: Yes.
 21 MR. AIZENSTAT: Then let the next
 22 side also do their presentation and
 23 see --
 24 CHAIRMAN KORGE: Would the
 25 applicant like to make a presentation at

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1 this time?
 2 MS. RUSSO: Good evening,
 3 Mr. Chairman, Members of the Board. For
 4 the record, Laura Russo, with offices at
 5 2655 LeJeune Road. I am here this
 6 evening representing Valencia Investors,
 7 LLC, the owner of the subject property,
 8 and here this evening on behalf of
 9 Valencia Investors is Otto Boudet
 10 Murias, and I am here with the
 11 architects, Javier Font and Patrick
 12 Valent, of Behar Font, and what I'd like
 13 to do before I address Staff's
 14 recommendation, you know, Staff's
 15 report -- needless to say, we
 16 respectfully disagree with some of
 17 Staff's recommendations and conditions,
 18 and what we'd like to do is, I'd like to
 19 have the architects take you through the
 20 project quickly, just to give you an
 21 idea of what we're talking about and
 22 what the project is about, and then
 23 address the six issues that Staff has
 24 placed with respect to the three
 25 applications, the change in land use,

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1 the change in zoning and the site plan
2 approval.

3 Patrick?

4 MR. VALENT: Can you all see this,
5 the site plan?

6 MR. AIZENSTAT: Yes.

7 MR. VALENT: Can you hear me okay
8 without a mike? Perfect. I'm going to
9 take a few minutes. I'm Patrick Valent,
10 with Behar, Font & Partners, and --

11 MS. RUSSO: Hold on, we need the mike.

12 MR. VALENT: I could speak loudly,
13 if you want.

14 MR. RIEL: No, you're going to
15 need the -- to get on the record --

16 CHAIRMAN KORGE: For the TV.

17 MR. RIEL: -- you're going to need
18 to speak through that mike.

19 MR. VALENT: Patrick Valent, with
20 Behar, Font & Partners.

21 I just want to take a few minutes
22 to walk you through some of the key
23 elements of the architecture here,
24 starting with the site plan here.

25 As you can see from the site plan

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1 here, we're basically wrapping the
2 LeJeune and Valencia side with arcades,
3 and we've taken the Valencia side down
4 from two curb cuts to one curb cut, and
5 basically, we've been focusing a lot of
6 our efforts on the pedestrian side here.
7 So, basically, we have the main focal
8 point on the Valencia/LeJeune side,
9 that's where the main entrance point is,
10 and we have arcades.

11 As you can see here, we have the
12 arcade --

13 MR. RIEL: I think you're going to
14 have to move the stuff, because I'm not
15 sure folks at home watching this, it's
16 being picked up.

17 MR. VALENT: How's that? Is that
18 better?

19 MR. RIEL: Here we go.

20 MR. AIZENSTAT: Oh, they found it. They
21 found it.

22 MR. VALENT: Patrick Valent, with
23 Behar, Font & Partners.

24 MR. AIZENSTAT: Is it off?

25 MR. COE: You need to turn the mike

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1 on.

2 MS. ALFONSO RUIZ: The bottom.

3 MR. AIZENSTAT: Just tap it. It's
4 on.

5 MR. COE: Laura's a high-priced
6 technician.

7 MR. VALENT: Better now? Okay.

8 Let me just walk you through some
9 of the key points here when we designed
10 the project. We have arcades that wrap
11 along Valencia and LeJeune, and we've
12 taken those arcades and wrapped them all
13 the way around towards the church site.
14 We've had several meetings with the
15 church group, and this was a result of
16 those meetings, and the plans you have
17 in front of you are the final result of
18 those meetings.

19 Also, it is important to note that
20 we have Board of Architects' approval,
21 Mediterranean approval, DRC. We've gone
22 through several rounds with the City
23 Staff.

24 So, basically, this is the end
25 result here, and as I mentioned, we've

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1 reduced the project on Valencia from two
2 curb cuts to one curb cut, and we've
3 wrapped the arcade on all three sides.

4 Put the elevation up here, Javier.

5 Another key element that we want to
6 point out here is -- as there was a lot
7 of talk about, you know, how the
8 transition is being made between the
9 residential and the various sides, all
10 four facades have a transition and have
11 a step-back. So we didn't just do the
12 step-back on the Valencia or LeJeune
13 side; we also did a step-back on the
14 church side and on the alley side. So,
15 if you look at the various elevations,
16 all four elevations, you'll see that
17 step-back.

18 So we transitioned from the arcade
19 and the pedestrian pedestal level, which
20 is about 45 to 50 feet, and then we
21 stepped back approximately 10 to 15
22 feet, depending on which facade, and
23 that creates an even better transition.
24 So, basically, you know, that's how
25 we're transitioning from the residential

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1 to the commercial development.
 2 Aside from that, there was some
 3 comments that we noticed on the
 4 streetscape plan. We have met with the
 5 Planning -- I'm sorry, with the Public
 6 Service departments. We have addressed
 7 the streetscape along Valencia, and
 8 there was a quite a bit of discussion
 9 about whether that streetscape should go
 10 along -- across the street or should it
 11 go to the west, so --

12 MR. AIZENSTAT: That was actually
 13 my -- Isn't that a public parking garage
 14 or something? What's in back of the
 15 building?

16 MR. VALENT: Right here?

17 MR. AIZENSTAT: Yeah.

18 MR. VALENT: That's a public
 19 parking lot.

20 MS. RUSSO: It's the City's surface
 21 parking lot. It's a --

22 MR. AIZENSTAT: Why did you not
 23 extend the off-street to that?

24 MR. VALENT: It was basically -- we
 25 know that we had to have further

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1 discussion on whether -- it was asked to
 2 go to the south, and we weren't sure
 3 that was the right thing to do, because
 4 right now there's quite a few curb cuts
 5 on the existing properties.

6 MS. RUSSO: We're willing to do
 7 either.

8 MR. VALENT: Right.

9 MS. RUSSO: And I think part of it
 10 was, did it make more sense to go west
 11 and continue or --

12 MR. AIZENSTAT: I mean, one thing
 13 for me would be to go -- I'm sorry to
 14 interrupt you.

15 MS. RUSSO: Uh-huh.

16 MR. VALENT: No, that's okay.

17 MR. AIZENSTAT: -- would be
 18 actually to go back into the surface
 19 parking lot.

20 MS. RUSSO: To go west, on the
 21 north side, versus just south on that
 22 side.

23 MR. VALENT: We actually suggested
 24 that to Staff, and they were agreeable.
 25 We met with Alberto Delgado, Public

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1 Works, and the Public Services, and they
 2 said another meeting would be necessary
 3 to finalize that. We're willing to go
 4 either way, to the south or to the west,
 5 so either way works for us.

6 And as I mentioned, we did have
 7 quite a few meetings with the group from
 8 the church. There was quite a bit of
 9 discussion on that transitional area,
 10 the alley to the rear, so much so that
 11 one of the previous submittals actually
 12 had a courtyard that was located within
 13 this little alley place; it was improved
 14 with fountains and water features and
 15 whatnot. At the very end, it was taken
 16 out. There was discussions on whether
 17 that would be the right place for a
 18 courtyard, with loitering or whatever,
 19 so the final result of those meetings is
 20 in your package. That went back to the
 21 Board of Architects and received
 22 approval. So this site plan and floor
 23 plan you have is a result of quite a few
 24 meetings with the church group.

25 And that's basically it, to wrap

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1 up. We're going to talk a little bit
 2 more about the transitional, the
 3 comments on setting precedents and on
 4 the transition, and we have some other
 5 boards we're going to present on that,
 6 as well.

7 MS. RUSSO: And what I'd like to do
 8 is take the comments in reverse order
 9 and start with the historic
 10 preservation.

11 As Patrick told you, we did meet
 12 with the church members. We met with
 13 church representatives. But we also met
 14 with the City's Historic Preservation
 15 Department, as we were in the midst of
 16 coming up with the design of this
 17 building, to see what were some of the
 18 issues that the Historic Preservation
 19 officer and Department had, because the
 20 historic or the actual -- originally,
 21 the only building on the church that is
 22 targeted for designation is the building
 23 immediately to the north, which is a
 24 rectangular building. It seems now that
 25 perhaps the other buildings that are on

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1 there now, the church reading room, and
 2 what I would call the Neoclassical
 3 building on Biltmore, too, may also be
 4 eligible for historic preservation.

5 So we met with Kara Kautz and with
 6 Simone Chin, listened to some of their
 7 concerns and issues, implemented that
 8 into the design, but at no point were we
 9 ever asked to come back to the
 10 Department, nor were we asked to go back
 11 to the Historic Preservation Board, so I
 12 find that comment a little disingenuous.
 13 It's almost like saying you didn't do
 14 something, but we weren't asked to do
 15 it, and we met with the property owners
 16 to the north, but we would be more than
 17 happy to, you know, take these plans and
 18 present them.

19 With respect to Number 5, the
 20 insufficient streetscape improvements,
 21 as Patrick indicated to you before, from
 22 Day One, I advised the client and Staff
 23 advised the client that there's always
 24 additional streetscape, whether it's
 25 done across the street or whether it's

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1 done to the west. When you're coming in
 2 for a change in land use, change in
 3 zoning, you're going to have to do more
 4 than just your side of the property.

5 The big issue here was not that we
 6 didn't want to do it, but what made more
 7 sense, to extend it across the City
 8 surface parking lot up to the Laroc, you
 9 know, or to do it across the street, or
 10 to do some combination -- excuse me,
 11 some combination of both.

12 On the south side, as you know, on
 13 the corner immediately south, is a
 14 condominium building, with certain curb
 15 cuts already established. It is a
 16 condominium building. It probably won't
 17 be redeveloped for decades.

18 To the west of that are a couple of
 19 older, lower rise -- two-story older
 20 apartment buildings that also have curb
 21 cuts. So we thought, if the City wanted
 22 us to do the south side, we would, but
 23 we know we're going to do the south or
 24 the west, so it's not that we don't want
 25 to do it; we just don't know which ones.

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1 So, with respect to Number 5, we're more
 2 than happy to do any additional
 3 streetscape improvement.

4 With respect to Number 4, required
 5 traffic improvements, as part of the
 6 submittal to this project, we submitted
 7 a traffic report. After that report was
 8 reviewed by Public Works, there were
 9 three issues that were raised. Our
 10 traffic engineer, who is here,
 11 Mr. Richard Garcia, addressed them in a
 12 technical memo to Alberto Delgado, who
 13 was fine with all but one of the issues.
 14 We went and did even more research, and
 15 it has to do with the intersection at
 16 Biltmore and Hernando, and it turns out
 17 that the actual traffic impact of the
 18 additional square footage is minor. I
 19 think it's nine seconds and .3 seconds
 20 at your peak periods.

21 What you have currently is
 22 apparently not the best designed street,
 23 on Hernando and Biltmore, in the
 24 intersection, but the impact of our
 25 request is minimal to that intersection.

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1 With respect to Number 3,
 2 inconsistency with the City Hall
 3 setting, I respectfully disagree with
 4 Staff, and I disagree because when you
 5 look at the land use -- and I'm going to
 6 ask Patrick to put a land use map up --
 7 which is what we're talking about here,
 8 the City Hall has high-rise land use
 9 immediately to the west of it, and if
 10 you look in your packets, you have the
 11 land use map, and it's the map with all
 12 the colors. What we call the brown
 13 building and blue building, if you
 14 recall, the City bought the blue
 15 building. The blue sits on high-rise
 16 and the brown building sits on high-rise
 17 land use now. Right now, the City owns
 18 it, but if the City found itself in a
 19 need to sell the blue building, and the
 20 person who owned the brown building
 21 bought it, or somebody else in the
 22 future came, until that land use is
 23 changed, the City is sitting surrounded
 24 by high-rise.

25 What the City also didn't put in

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1 their Staff Report is that on our block,
 2 the block that has the church on the
 3 northeast corner, our property is on
 4 the -- I'm sorry -- yes -- well, the
 5 intersection, the north corner -- we're
 6 on the south. We have the Laroc, which
 7 is a high-rise, 13-story condominium,
 8 residential condominium building, on the
 9 corner of Valencia and Hernando, and to
 10 the north of that, which most of you --
 11 I think it's a strip of stores, the
 12 Design Store, and there's a Roche
 13 Bobois, et cetera, that's all high-rise
 14 land use, and then if you continue to
 15 the west, you have high-rise land use.

16 And so, you know, with all due
 17 respect to Staff, I argue that we're not
 18 setting the precedent. The precedent
 19 was set with the Laroc, in terms of the
 20 height, and at that time, when it was
 21 done, in the '80s, the entire strip,
 22 Valencia to the north, was all
 23 site-specific high-rise, 150 feet, all
 24 the way past the David William, and so
 25 on our block, that pattern of

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1 development has already been set with
 2 the 13-story high-rise. So we're not
 3 adding a high-rise to our block; that
 4 high-rise already sits there.

5 So whether this building is there
 6 or not, the Laroc is a condominium, it's
 7 not a single-owned building, so it's not
 8 going to go anywhere for the longest
 9 time, and it's actually in -- further
 10 in, toward the west, where you would
 11 think you would want less development,
 12 less height and less intensity.

13 I argue that our location on
 14 LeJeune, where you have approximately
 15 42,000 cars trafficking on a daily
 16 basis -- about 22,000 go northbound,
 17 about 20,000 go southbound on a given
 18 day -- that that particular corner,
 19 which to the east has the Publix, and
 20 for those of you -- you see that Publix
 21 is a high-rise land use site, but it has
 22 as-of-right development for 16 stories.

23 The property immediately to the
 24 south of that is developed as a
 25 high-rise for 13 stories, and the

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1 property to the south of us is currently
 2 nonconforming. It does not meet the
 3 MFSA, and it is a condominium, so it's
 4 not going anywhere, and it is a
 5 condominium building at four stories,
 6 which I believe serves as the buffer.
 7 You have -- Valencia is actually the
 8 true buffer, and then from Valencia
 9 south, you have your higher intensity or
 10 your higher density, and you have an
 11 alley, and then to the south of the
 12 alley you have your single-family.

13 So it's actually serving as -- the
 14 buffer is Valencia, the south side of
 15 Valencia, and then your single-family,
 16 which is south of the alley, that
 17 bifurcates on an east-west basis.

18 MR. AIZENSTAT: Is it single -- I'm
 19 sorry to interrupt you. Is it
 20 single-family or is it duplex zoned?

21 MR. COE: Multi.

22 MR. AIZENSTAT: I thought that
 23 was --

24 MS. RUSSO: On that -- Well, what
 25 becomes on the north side of -- if you

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1 were looking -- I don't know if you
 2 have it in front of you, if you have --

3 MR. VALENT: We have a board here.

4 MR. AIZENSTAT: No, I'm talking
 5 about --

6 MR. VALENT: North?

7 MS. RUSSO: Look at Valencia. On
 8 the south side of Valencia, you have
 9 MFSA zoning and it's residential, low
 10 density.

11 MR. AIZENSTAT: Right.

12 MS. RUSSO: Then you have an alley
 13 that runs perpendicular to LeJeune that
 14 bifurcates the block, and to the south
 15 of the alley, facing -- which I believe
 16 is what, Sevilla? On the north side of
 17 Sevilla are single-family.

18 MR. AIZENSTAT: Those yellow --
 19 That looks like low density to me. Am I
 20 wrong? I'm looking at this.

21 MR. COE: That's low density.

22 MS. RUSSO: Yes, but I'm saying to
 23 you -- This is our property.

24 MR. AIZENSTAT: Right.

25 MS. RUSSO: I'm saying, this is the

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1 actual transition.

2 MR. AIZENSTAT: Understood.

3 MS. RUSSO: These properties are
4 low-density. They form -- and this one
5 here on the corner is nonconforming and
6 won't change any time soon.

7 You then have -- these properties
8 are allowed to go 35 feet --

9 MR. AIZENSTAT: Right.

10 MS. RUSSO: -- because they're
11 adjacent to the single-family. They're
12 Separated by an alley.

13 MR. AIZENSTAT: Right, but --

14 MS. RUSSO: So the transition --
15 and these are single-family, the yellow
16 is.

17 MR. AIZENSTAT: Is it single-family
18 or is the yellow low-density?

19 MS. RUSSO: The yellow is single-
20 family.

21 MR. CARLSON: It's low-density,
22 multi-family.

23 MR. AIZENSTAT: Right.

24 MS. RUSSO: The yellow?

25 MR. AIZENSTAT: Yes.

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1 MR. CARLSON: Well, the yellow, the
2 light yellow, which is on the south side
3 of Valencia, is low-density
4 multi-family.

5 MR. AIZENSTAT: Right. That --

6 MS. RUSSO: Okay.

7 MR. AIZENSTAT: That's what I'm
8 saying. So you're actually going
9 through even a further --

10 MS. RUSSO: So it's the light
11 yellow versus the yellow yellow for
12 single-family.

13 MR. VALENT: That's your first
14 buffer, is the multi-family, then it
15 gets into single-family.

16 MR. AIZENSTAT: That's what I'm
17 saying, I mean, so your building up here
18 buffers as you go along.

19 MR. VALENT: Exactly. That's what
20 this exhibit is meant to show you. We
21 basically were showing this east-west
22 corridor here, showing the precedence or
23 the line is already created, and then we
24 put the blocks in. You can see we
25 inserted in the maximum height you could

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1 go with multi-family.

2 MR. AIZENSTAT: I mean, as far as
3 the buffer, I mean, I do agree that
4 Valencia should be it, not the alley
5 that is between the church and --
6 between the church and the property. In
7 other words, there's an alley that runs
8 between the church and the property.

9 MS. RUSSO: And that alley was
10 vacated in the '60s.

11 MR. AIZENSTAT: Right, but --

12 MS. RUSSO: Right. There used to
13 be an alley that ran --

14 MR. AIZENSTAT: That's not a good
15 buffer --

16 MR. VALENT: You're talking about
17 this alley here.

18 MR. AIZENSTAT: -- to use that.
19 Right. That's not a good buffer.

20 MR. CARLSON: There's no alley now.

21 MS. KEON: There's no alley anymore.

22 MR. AIZENSTAT: It's been vacated.
23 MS. RUSSO: It's been vacated up
24 to -- Show them to where.

25 Basically, the alley --

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1 MR. VALENT: To this point, right
2 here.

3 MS. RUSSO: And then it runs south.
4 MR. VALENT: It turns right here
5 and goes like that.

6 MS. RUSSO: So that --

7 MR. AIZENSTAT: It's still an open
8 space.

9 MS. RUSSO: What used to be and
10 what visually --

11 MR. VALENT: It is. It's not
12 developed.

13 MS. RUSSO: -- looks like an alley,
14 is actually church property.

15 MR. AIZENSTAT: Okay, because it's
16 an open space to me, and to me, that
17 should not be used as a buffer line
18 between, let's say, your property and
19 the church. If you're going to use a
20 buffer line, it should be more Valencia,
21 that runs -- as opposed to that alley.

22 MR. VALENT: Well, basically, we --
23 That was one of the reasons why, as I
24 mentioned, we stepped back the building
25 there. We really didn't want to have a

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1 wall there, and that's what we did. It
 2 just wasn't appropriate to do a solid
 3 wall. We see some -- the Laroc, for
 4 instance. We really wanted to bring
 5 this in. You can see the buffer here.
 6 It's even greater on that side than it
 7 is on the Valencia side.

8 MR. AIZENSTAT: Right. I see that
 9 you stepped it up, too.

10 MR. VALENT: Well, you can see that
 11 it's quite -- quite extensive on the
 12 north side there, and we felt that it
 13 was appropriate to do it on the north
 14 and on the west side, because that
 15 abuts, you know, that residential side.

16 MR. AIZENSTAT: It -- I don't know,
 17 is the City-owned parking lot -- what's
 18 that zoned? Is that --

19 MR. CARLSON: That has MESA zoning,
 20 as well, and the land use designation is
 21 multi-family, medium-density.

22 MR. AIZENSTAT: Okay. I'm sorry to
 23 interrupt.

24 MS. RUSSO: So, currently,
 25 incompatible use and land use

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1 designation, because it's being used
 2 for, you know, City purposes and it's
 3 being used for commercial parking for
 4 both City Hall and for the -- you know,
 5 the areas -- for the commerce, you
 6 know, the businesses in the area.

7 MR. VALENT: If I could just finish
 8 that point one more time. I think your
 9 point was very well made, that we feel
 10 that the precedence is already set
 11 there. You have the David William, you
 12 have Laroc. You have -- as you can see
 13 from this aerial, which we didn't
 14 create; that's existing. That line of
 15 tall buildings is already created there.
 16 Then beyond that, you have multi-family
 17 to the south and then you have
 18 single-family. So we feel that we
 19 transition, and it's important to note
 20 that we're not going high-rise in the
 21 sense of 190 feet. We're not asking for
 22 190 feet. We've come down significantly
 23 from 190. 117 is mentioned. So it
 24 transitions from the high-rise, 190, to
 25 our 117, to 45.

99

1 MR. AIZENSTAT: Laroc is how tall?
 2 MR. VALENT: We believe
 3 approximately 140 to 150 feet.

4 MS. RUSSO: It was built with 13
 5 stories prior to the days of
 6 Mediterranean, when the height of a
 7 high-rise building was 150 feet.

8 MR. VALENT: But more importantly,
 9 it goes straight up, too. I think it's
 10 important to note the shape of the
 11 Laroc. It really -- it just goes
 12 straight up. There are no vertical
 13 breaks.

14 So we have a lower height and quite
 15 a few -- actually two levels of vertical
 16 breaks in these facades.

17 MS. RUSSO: And in the concurrency
 18 review, what you have here is property
 19 with an existing land use designation of
 20 commercial, so the request to go to
 21 high-rise is to add extra square footage
 22 to the property, and in the concurrency
 23 review, which is your level of services,
 24 whether your water, your sewer, your
 25 traffic -- there are -- you know,

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1 basically, all levels of services are
 2 okay with the additional building, the
 3 additional stories, you know, the
 4 ten-story request that we're making.

5 You know, traffic, which everyone
 6 perceives, but the traffic that is being
 7 generated and the difference between the
 8 low-rise and what we're requesting as a
 9 ten-story, 117 building, is minimal.
 10 And so we -- excuse me.

11 (Inaudible comments)

12 MS. RUSSO: Show -- Another point
 13 is that this basically is sort of the
 14 terminus of Miracle Mile. There was a
 15 comment, you have the #01, which is at
 16 the end of Miracle Mile, across the
 17 street. You have this property.

18 MR. VALENT: Right in here. See,
 19 coming right here. That's the
 20 commercial district, at the end there.
 21 We definitely think that it will really
 22 help Miracle Mile, help the businesses.
 23 This type of element is appropriate.

24 MS. RUSSO: Right, and while the
 25 church property is currently being used

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1 as a church, it does have also the
 2 commercial land use designation, and at
 3 some time in the -- you know, in the
 4 future, which is the whole purpose of
 5 the land use designation, is for future
 6 development, it will at some point be a
 7 commercial developed property.

8 So, based on the foregoing, we
 9 respectfully request the change in land
 10 use, which would allow the ten-story
 11 building that we're requesting, the
 12 change in zoning, which would correct
 13 the incompatibility, which would match
 14 the zoning to the land use, and site
 15 plan approval, which would keep the
 16 project at the requested 10 stories and
 17 117 feet. So, although it would be
 18 under a high-rise category, it would
 19 actually be limited to the 117 feet and
 20 ten-story building that Mr. Valent
 21 showed you.

22 MR. AIZENSTAT: Are the people from
 23 the church here?

24 MS. RUSSO: Yes, they are here.

25 MR. AIZENSTAT: Okay. I just

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1 wanted to know.

2 MR. RUSSO: Their legal
 3 representative is here, in case you want
 4 to ask him questions.

5 MR. AIZENSTAT: Yeah, but I'm
 6 sorry, I've interrupted you a couple of
 7 times --

8 MS. RUSSO: That's okay. No, no,
 9 no, that's fine. That's all right.
 10 I've concluded my presentation. Our
 11 traffic engineer is here and the
 12 architects, and needless to say, we're
 13 prepared to answer any questions or
 14 concerns that you may have.

15 CHAIRMAN KORGE: Well, let's take
 16 questions from the Board.

17 MR. SALMAN: I think we should
 18 listen to the public first and then we
 19 can --

20 CHAIRMAN KORGE: You want to listen
 21 to the public first?

22 MR. SALMAN: Yeah.

23 MR. AIZENSTAT: Yeah, I would.

24 CHAIRMAN KORGE: Okay. Good
 25 enough. We'll reserve questions for

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1 later.

2 MS. RUSSO: Okay.

3 CHAIRMAN KORGE: Will you --

4 MR. RIEL: They need to be sworn
 5 in.

6 CHAIRMAN KORGE: I'm sorry?

7 MR. RIEL: They need to be sworn
 8 in. We have eight people that are --
 9 seven or eight people that signed up.

10 CHAIRMAN KORGE: Whoever is here to
 11 testify, would you stand up to be sworn
 12 in, please?

13 (Thereupon all who were to speak
 14 were duly sworn by the court reporter.)

15 CHAIRMAN KORGE: Okay, would you
 16 call the first name?

17 MS. MENENDEZ: Talbot Trammell.

18 MR. TRAMMELL: Mr. Chairman and
 19 Members of the Board, I'm Talbot
 20 Trammell. I represent the church, and
 21 you mentioned a few minutes ago about
 22 the alley.

23 MR. AIZENSTAT: Right.

24 MR. TRAMMELL: The alley is a fee
 25 simple interest owned by the church.

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1 They refer to it as an alley at times,
 2 but it's not alley legally at all, and
 3 hasn't been for 48 years, not used by
 4 the public, it's blocked off, and
 5 concerning the setback, there's a zero
 6 setback from our property to theirs, as
 7 I understand it.

8 And I heard that they had the
 9 right, if it's a Mediterranean bonus
 10 situation, to have a zero setback,
 11 and -- but we've had no discussions with
 12 them concerning the setback. The only
 13 reason I mention that is, in here in the
 14 Staff Report, it appears that we had
 15 discussed -- it implies that we had
 16 discussed, perhaps, that. We've had
 17 many discussions with them and they've
 18 been very nice, and Mr. Behar and Ms.
 19 Russo and their representatives have
 20 agreed to make the plans of our 18
 21 spaces like we want them, and the
 22 entrance specifically, and we sure
 23 appreciate that, and they put that in
 24 the last plan and that's the one that's
 25 been filed and we're happy with that

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1 aspect of it, so that's where we stand.
 2 We filed a report that we have no
 3 objection to the application. We don't,
 4 but obviously, we hadn't gotten into the
 5 setback/buffer thing, and we'd like to
 6 have as much as we could in the way of a
 7 setback, if that's possible, but that's
 8 our position.

9 Our church hasn't discussed
 10 anything except the features of the
 11 parking garage that we would have, and
 12 we're happy with those and that was our
 13 main concern.

14 Do you have any questions?

15 MS. MORENO: I'm sorry, but you
 16 have an objection here in the blue
 17 paper. Can you explain to me what that
 18 is?

19 MR. TRAMMELL: An objection? No, I
 20 don't.

21 MS. MORENO: It says, "The Church
 22 objects to the site plan because it
 23 illegally puts the Church's entrance to
 24 its parking area on the alley and not on
 25 Valencia Avenue to be used jointly with

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1 Valencia Investors' users."

2 MR. TRAMMELL: Thank you so much.
 3 That was a good question. When we sold
 4 them the property, as a condition of the
 5 sale, they agreed to give us an
 6 easement, which was recorded, giving us
 7 18 spaces, and in the easement, they
 8 were supposed to give us a joint
 9 entrance to the parking garage. We
 10 didn't know where the garage was going
 11 to be built, we didn't know where the
 12 entrance would be, but if it was a joint
 13 drive to the garage, we knew that our
 14 drive would be just as good as theirs,
 15 it would be just as pretty and just as
 16 safe and have as big a turn radius and
 17 everything, and so that was in there.

18 When the plans came out, they had
 19 two separate entrances. They had theirs
 20 on Valencia and they had ours on the
 21 alley. The plans aren't too well marked
 22 about the entrance and exit on the
 23 alley, and after thinking about it, we
 24 were willing to do that if it could be
 25 made safe and wide, because the turning

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1 radius, when you're coming down the
 2 alley and you're about three -- there's
 3 a zero foot setback, or not much
 4 setback, and you have to make a turn
 5 around, the entrance is too narrow, but
 6 they've corrected that. Mr. Behar and
 7 them said they would do it, and they
 8 did, and we thank them for doing that,
 9 and they've made -- we're happy with the
 10 entrance now.

11 But then I said that if you or
 12 someone doesn't approve the site plan
 13 and we don't get what we've agreed, we
 14 want to reserve our objection to not
 15 being on Valencia, where it's just as
 16 good as theirs, and so -- yes, sir.

17 MR. AIZENSTAT: So the way the site
 18 plan is now, you'll remove your
 19 objection if that's the case?

20 MR. TRAMMELL: Yes, sir, that's
 21 correct.

22 MS. MORENO: Did I understand you
 23 to say that you sold this property to
 24 them, the church did?

25 MR. TRAMMELL: Yes, we did.

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1 MS. MORENO: Thank you.

2 MR. SALMAN: And that's the only
 3 condition of sale?

4 MR. TRAMMELL: Sir?

5 MR. SALMAN: That was the only
 6 condition of the sale, was that access
 7 agreement that you have?

8 MR. TRAMMELL: No, it was -- They
 9 paid -- There were many conditions of
 10 the sale. We got paid cash --

11 MR. SALMAN: Good for you.

12 MR. TRAMMELL: And there was a
 13 regular real estate contract.

14 CHAIRMAN KORGE: I think what Mr.
 15 Salman is asking --

16 MR. TRAMMELL: The price was six
 17 million dollars or something.

18 MR. SALMAN: But what I'm saying,
 19 there's no contingent -- there's no
 20 contingent issue?

21 CHAIRMAN KORGE: It's not
 22 contingent on rezoning.

23 MR. RIEL: No, I believe that's --

24 MR. TRAMMELL: No, No, sir, it
 25 wasn't. They bought it as is. It

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1 wasn't conditional.
 2 MR. RIEL: That restriction, I
 3 think, is dated back 10 or 15 years, has
 4 been, for the 18 spaces?
 5 MR. TRAMMELL: No, it's --
 6 MR. CARLSON: No, that -- that
 7 was agreed --
 8 MR. RIEL: It was part of the sale?
 9 Okay.
 10 MR. CARLSON: -- in order to buy it.
 11 MR. TRAMMELL: In 2005, when we
 12 sold them the property, that's when they
 13 gave us the easement. It was part of
 14 the sale. At the closing, they gave us
 15 this grant of easement, which is in the
 16 court file.
 17 MR. RIEL: Time flies.
 18 MR. TRAMMELL: And, you know, said
 19 they'd give us --
 20 MR. AIZENSTAT: Yeah.
 21 MR. RIEL: Time flies.
 22 MR. AIZENSTAT: So the way -- so,
 23 according to the site plan that you
 24 have, you're okay with your 18 parking
 25 spaces, where they sit and so forth?

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1 MR. TRAMMELL: Yes, sir. Is
 2 this --
 3 MS. RUSSO: Show him the site plan.
 4 MR. VALENT: I'm sorry, what was
 5 the question?
 6 MR. AIZENSTAT: According to the
 7 site plan, if the gentleman was
 8 satisfied --
 9 MR. TRAMMELL: Yes, sir. Where is
 10 the first --
 11 MR. AIZENSTAT: -- with the parking
 12 spaces and the site plan itself.
 13 MS. RUSSO: He wants to see the
 14 site plan.
 15 MR. VALENT: Right in here. This
 16 is the alley.
 17 MR. TRAMMELL: This is the alley.
 18 MR. VALENT: This is it.
 19 MR. TRAMMELL: Yes, sir. We've
 20 approved this site plan, and they filed
 21 it at the last minute, but --
 22 MR. AIZENSTAT: Okay. I just
 23 wanted --
 24 MR. TRAMMELL: -- it's in there
 25 now, and thank you. That was our main

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1 concern about the thing.
 2 MR. VALENT: And we did go to
 3 Public Works with this.
 4 MR. AIZENSTAT: Okay. That's what
 5 I wanted to make sure.
 6 MR. TRAMMELL: And the Board of
 7 Architects, too.
 8 MR. VALENT: Everyone.
 9 MR. TRAMMELL: Okay. Thank you.
 10 MR. AIZENSTAT: I'm just going to
 11 ask you a different question, it might
 12 not pertain to this, but how do you feel
 13 about your property having a historic
 14 designation?
 15 MR. TRAMMELL: Well, I'm not
 16 authorized to speak to that, because the
 17 membership would be the one that would
 18 give that thought, and I can't tell you.
 19 I really can't answer that.
 20 MR. AIZENSTAT: Because that would
 21 limit you to what you can do with your
 22 property down the road.
 23 MR. TRAMMELL: Yes, sir.
 24 MR. AIZENSTAT: That's why I ask
 25 that.

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1 MR. TRAMMELL: Yes, sir, it would.
 2 MR. AIZENSTAT: You're pretty
 3 content with the sale of the other land.
 4 MR. TRAMMELL: Yes, sir. No,
 5 that's a big thing, and it's an issue in
 6 our church and some people feel strong
 7 in one way --
 8 MR. AIZENSTAT: Okay.
 9 MR. TRAMMELL: -- or another way,
 10 but I just can't speak to that. We
 11 haven't discussed that in --
 12 MS. MORENO: No official position
 13 yet.
 14 MR. TRAMMELL: If you want to ask
 15 me -- but I'm not here to tell you what
 16 I think.
 17 MR. AIZENSTAT: Thank you.
 18 CHAIRMAN KORGE: Thank you very
 19 much. Call the next speaker, please.
 20 MR. TRAMMELL: Thank you guys.
 21 MR. AIZENSTAT: Thank you for your
 22 time.
 23 MR. TRAMMELL: Thank you.
 24 MS. MENENDEZ: Stanley Davidson.
 25 CHAIRMAN KORGE: Please state your

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1 name and address for the record.
 2 MR. DAVIDSON: My name is Stanley
 3 Davidson.
 4 CHAIRMAN KORGE: Your address,
 5 Mr. Davidson?
 6 MR. DAVIDSON: My office number is
 7 2655 LeJeune Road.
 8 About two and a half years ago, I
 9 was approached by a real estate man who
 10 was trying to sell me this property,
 11 with the understanding they were going
 12 to be converted to a commercial zoning.
 13 I met with my architect, we drove
 14 through the property, looked at it, and
 15 we decided this property is ideal for it
 16 to stay the way it is, as a residential
 17 property, and we declined to consider
 18 the purchase of it, on the basis of
 19 converting it.
 20 MR. RIEB: Mr. Davidson, you're
 21 going to need to speak up a little bit.
 22 MR. DAVIDSON: All right. We
 23 declined to consider buying it with the
 24 idea of converting it to a commercial
 25 zoning.

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1 The property -- the people that
 2 bought it paid a tremendous amount of
 3 money for it, with the idea to convert
 4 it to a high-rise, and it will change
 5 the neighborhood completely. It would
 6 be a precedent for many other requests
 7 for a zoning change for commercial, and
 8 I'm all against it. I would much rather
 9 that it remain residential, the way it
 10 is. Even a high-rise residential
 11 condominium is not as objectionable as a
 12 commercial building in this area, as
 13 residential as it is.
 14 Certainly, for the owners, they
 15 couldn't possibly claim any hardship,
 16 because they knew exactly what the
 17 zoning was when they bought it. I would
 18 much rather that it remain residential,
 19 the way it is, but however, if it would
 20 be changed to commercial, it certainly
 21 shouldn't go over six stories, including
 22 the bonus for Mediterranean, and it
 23 certainly should have at least 15 feet,
 24 as the Planning Board recommended, 15
 25 feet setback from LeJeune, 10 feet

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1 setback from the alley, and 10 feet
 2 setback from Valencia.
 3 We certainly agree with the
 4 Planning Board to deny their request.
 5 Thank you.
 6 MR. AIZENSTAT: Can I ask you
 7 something? First, when you talk about
 8 the setbacks, for example, the setback
 9 from LeJeune --
 10 MR. DAVIDSON: The setback on
 11 LeJeune is recommended at 15 feet.
 12 MR. AIZENSTAT: It's 15 feet.
 13 Isn't it today that we would like to do
 14 a zero setback, with spaces and stores,
 15 or am I wrong?
 16 MR. CARLSON: Currently, the
 17 required -- the required setbacks for
 18 the property without Mediterranean
 19 bonuses would be 10 feet on the north,
 20 which would be adjacent to the church
 21 property, and 15 feet from LeJeune,
 22 which has been designated as the front
 23 of the property.
 24 MR. AIZENSTAT: Okay.
 25 MR. CARLSON: And then along

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1 Valencia and along the alleyway, they
 2 can go to zero, but at a certain height
 3 there's a step-back.
 4 MR. AIZENSTAT: And how do they
 5 have it?
 6 MR. CARLSON: Well, they have --
 7 They're requesting a zero setback on the
 8 north, adjacent to the church property.
 9 They're going from 10 feet to zero.
 10 They're requesting going from 15 to 10
 11 along LeJeune, and I believe they're
 12 meeting the setbacks on Valencia and on
 13 the alleyway.
 14 MR. AIZENSTAT: The other buildings
 15 that are on LeJeune, that are recently
 16 constructed, for example, where the
 17 Burger King was going to go in or where
 18 City National -- what setbacks do those
 19 buildings have?
 20 MR. CARLSON: I can't -- I would
 21 not --
 22 MR. SALMAN: Zero.
 23 MR. RIEB: Those are zero.
 24 MR. AIZENSTAT: Those have zero
 25 setbacks.

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1 MR. RIEL: Most definitely zero.
 2 MR. AIZENSTAT: Right. So I don't
 3 see why this one --
 4 MS. KEON: The church -- but the
 5 church is set back.
 6 MR. AIZENSTAT: No, no, I'm not
 7 talking about the church setback. I'm
 8 just talking about the LeJeune setback.
 9 MR. SALMAN: What is the setback of
 10 that church?
 11 MR. DAVIDSON: The LeJeune setback
 12 is recommended 15 feet, but the height
 13 is also a problem.
 14 MR. AIZENSTAT: And another
 15 question, if I may ask you. I was a
 16 little confused at the beginning. You
 17 currently -- your office is currently on
 18 LeJeune or you currently live there?
 19 MR. DAVIDSON: Yes, on the east
 20 side of LeJeune, not on the west side.
 21 MR. AIZENSTAT: On the other side
 22 of LeJeune --
 23 MR. DAVIDSON: Right.
 24 MR. AIZENSTAT: -- which is where
 25 the City National Bank building is?

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1 MR. DAVIDSON: Right.
 2 MR. AIZENSTAT: And then you were
 3 talking about something that you looked
 4 into buying this property?
 5 MR. DAVIDSON: It was offered to me
 6 and I declined to buy it --
 7 MR. AIZENSTAT: Okay.
 8 MR. DAVIDSON: -- because I didn't
 9 want to have it converted. The idea
 10 was, it was offered to me with the idea
 11 to convert it to a commercial zoning,
 12 and my architect thought it would be
 13 incompatible with the neighborhood and I
 14 agreed with him and we declined to buy
 15 it.
 16 MR. AIZENSTAT: Thank you.
 17 CHAIRMAN KORGE: Let's call the
 18 next witness, please.
 19 MS. MENENDEZ: Maggie Manara.
 20 Henry Pino.
 21 CHAIRMAN KORGE: Please state your
 22 name and address for the record.
 23 MR. PINO: Yes. Good evening.
 24 Henry Pino, 232 Andalusia Avenue, Unit
 25 370. I own my office there, and have

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1 been there for like five years.
 2 I've looked at the project, and I
 3 think the project really does a lot for
 4 the area. I think that there's a
 5 precedent set there, especially since
 6 there's a commercial parking space area
 7 that's been there for years now, and I
 8 really don't have a problem with the
 9 project. I think it does -- it does
 10 revitalize the area quite a bit from
 11 what's there right now.
 12 MR. AIZENSTAT: And your office is
 13 how close?
 14 MR. PINO: About two blocks away.
 15 We're right next to the Chocolate
 16 Fashion Bakery that's on Andalusia
 17 Avenue. Yeah, right there.
 18 MR. AIZENSTAT: Thank you.
 19 MR. PINO: Thank you.
 20 MS. MENENDEZ: Nita Yeung.
 21 CHAIRMAN KORGE: State your name
 22 and address for the record.
 23 MS. YEUNG: Nita Yeung.
 24 CHAIRMAN KORGE: Address?
 25 MS. YEUNG: My office address is at

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1 4104 Aurora Street, in Coral Gables. My
 2 family owns duplexes on the 2900 block
 3 of LeJeune, and we support this project.
 4 MR. AIZENSTAT: And you -- I'm
 5 sorry, the telephone rang. Can you say
 6 that again?
 7 MS. YEUNG: My family? My family
 8 owns duplexes on the 2900 block of
 9 LeJeune.
 10 MR. AIZENSTAT: Okay.
 11 MS. YEUNG: And we support this
 12 project.
 13 MR. AIZENSTAT: You support it?
 14 MS. YEUNG: Yes.
 15 MR. AIZENSTAT: Okay, thank you.
 16 MS. YEUNG: Thank you.
 17 MS. MENENDEZ: Henry Paper.
 18 MR. PAPER: Good evening,
 19 Mr. Chairman, Members of the Board. My
 20 name is Henry Paper. I live at 600
 21 Biltmore Way. That's two blocks to the
 22 west of this property.
 23 By way of just a little background
 24 on myself, I'm an attorney. I've
 25 practiced for many years, appeared

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1 before many boards, State and Federal
 2 agencies. Along with my partners, we
 3 own a significant amount of land in this
 4 City, including almost the whole north
 5 side of the 700 block of Valencia
 6 Avenue.

7 I'm very familiar with this
 8 property -- with this project, and for
 9 all the reasons that have been expressed
 10 earlier tonight by counsel for the
 11 applicant and architect for the
 12 applicant, we echo our support for this
 13 project. I don't want to belabor the
 14 point, take a lot of your time, but I
 15 think everyone on the Board is very
 16 familiar with this site. I know I am.
 17 I go past it multiple times every day.
 18 It's clearly not a residential site.
 19 The zoning has not kept pace with the
 20 character of the surrounding properties,
 21 pretty much all high-rise.

22 I don't have a particular dog in
 23 this fight. I just care about this City
 24 and love the City and like to see the
 25 City prosper. You know Coral Gables has

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1 become a very prominent and well-known,
 2 prestigious corporate address around the
 3 country. We have a lot of multi-
 4 national corporate residents in this
 5 town, and to continue to attract them,
 6 you need new office product.

7 Our properties are not commercial.
 8 I would support it even if they were
 9 commercial. I think that the request
 10 only does good things for the City, and
 11 I think that the proposed office use is
 12 not too intense for the site. It
 13 provides a very well-reasoned and
 14 balanced transition between the very
 15 intense commercial activity in the
 16 Central Business District and the less
 17 intense activity to the south in the
 18 residential district.

19 I think the office use -- if you're
 20 looking at a commercial use for this
 21 site, office is an excellent selection.
 22 You know, it's quite benign and clean.
 23 Pretty much in the evenings after six or
 24 seven o'clock, there's no activity going
 25 on in office space. Weekends, there's

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1 no activity in the office space, as
 2 opposed to what you have at a commercial
 3 use over here. Parking requirements for
 4 the office are less intense than retail.

5 So I think, for those reasons, and
 6 for the reasons previously expressed, we
 7 support the application and we hope you
 8 do, too.

9 Questions? Thank you very much.

10 CHAIRMAN KORGE: Thank you.

11 MR. AIZENSTAT: Thank you.

12 MS. MENENDEZ: George Prendes.

13 CHAIRMAN KORGE: Please state your
 14 name and address for the record.

15 MR. PRENDES: My name is George
 16 Prendes. I hold offices at 7600 Red
 17 Road. I'm a property owner of various
 18 residential property in the Valencia
 19 block. I have familiarized myself with
 20 the project, and rather than standing
 21 here and talking about all the positive
 22 things that everyone else has spoke
 23 about, I'm all in agreeance (sic) for
 24 the project. I think it's not only good
 25 for the City but it's good for the area.

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1 Being the use that it's presently
 2 having, I think that this is a very good
 3 project, and I think that you should all
 4 consider approving the application.

5 Thank you.

6 CHAIRMAN KORGE: Any more?

7 MS. MENENDEZ: No more speakers.

8 CHAIRMAN KORGE: No more? Okay.

9 We'll close the public hearing portion
 10 and go to questions for the applicant.

11 MR. AIZENSTAT: Can I ask a
 12 question?

13 CHAIRMAN KORGE: And for the City,
 14 too, but why don't we start with the
 15 applicant?

16 MR. AIZENSTAT: On the bottom
 17 floor, what do you propose to do on the
 18 first floor of the property?

19 MR. VALENT: The ground floor is --
 20 The ground floor will also be office.
 21 The offices are split on two sides, on
 22 both sides of the lobby, so it will be
 23 office use.

24 MR. AIZENSTAT: So it will all be
 25 office?

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1 MS. RUSSO: And there's no retail
2 use.

3 MR. AIZENSTAT: So there's no
4 retail, there's not going to be any
5 restaurants, loud noise?

6 MS. RUSSO: No restaurant, no
7 retail use.

8 MR. VALENT: No.

9 MS. RUSSO: Strictly office.

10 MR. AIZENSTAT: For the neighbors
11 or anything like that?

12 MR. VALENT: Not at all.

13 CHAIRMAN KORGE: Somebody needs to
14 explain to me, because I'm still
15 confused about the height limits
16 surrounding the property. Looking at --
17 I see, from your presentation, the paper
18 presentation, I see it's on Block Number
19 6, I guess, and I'm having trouble
20 figuring out, what are the -- Putting
21 aside this particular project, all
22 around it there are height limitations.
23 What are they?

24 MR. CARLSON: Can I walk you
25 through them?

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1 CHAIRMAN KORGE: I would appreciate
2 that very much.

3 MR. CARLSON: All right.

4 Currently, the subject property, as
5 a low-rise commercial site, would be
6 allowed four to six stories, up to 77
7 feet.

8 CHAIRMAN KORGE: Do this for me.

9 MR. CARLSON: Okay.

10 CHAIRMAN KORGE: Just --

11 MR. CARLSON: I just started --

12 CHAIRMAN KORGE: Biltmore Way, you
13 know -- Start from Biltmore Way and work
14 your way south --

15 MR. CARLSON: Okay.

16 CHAIRMAN KORGE: -- so I understand
17 what all these colors mean.

18 MR. CARLSON: Okay. On Biltmore
19 Way to the north, which is the church
20 property, that also has a commercial
21 low-rise intensity land use designation.
22 That allows four to six stories, six
23 stories with Mediterranean bonuses, up
24 to 77 feet. As I said, the subject
25 property is the same. You go to the

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1 west of the property, that is
2 residential use, multi-family,
3 medium-density. Okay, that's a medium
4 density. It's an NFSA zoning
5 designation, and because it's adjacent
6 to low-rise -- or excuse me, low-
7 density, which is across the street to
8 the south, that's limited to 60 feet in
9 height.

10 So the brown properties all along
11 the north side of Valencia, from the
12 subject property all the way to Hernando
13 Street, that's allowed to go to 60 feet.

14 MS. RUSSO: But for the fact that
15 it's already developed with the Laroc,
16 and you have --

17 MR. AIZENSTAT: Yes, what's there?

18 MS. RUSSO: In other words, that's
19 at 150, so -- and the Laroc being a
20 condominium, not a single-owned
21 apartment building, in order for a
22 condominium to be terminated, you would
23 need every single owner in there to
24 agree, and then that building could be
25 taken down.

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1 So the fact that the height
2 limitation is 60, it --
3 CHAIRMAN KORGE: I know where the
4 Laroc is, but where exactly is the Laroc
5 in relation --

6 MS. RUSSO: The Laroc is -- the
7 only thing separating our project from
8 the Laroc is the City's surface parking
9 lot.

10 (Thereupon, Mr. Coe left.)

11 MR. CARLSON: And so if the City's
12 surface parking lot were to be
13 developed, it would have to -- it would
14 be limited to 60 feet. If anything else
15 on the north side of Valencia Avenue was
16 to be developed, it could only go to 60
17 feet.

18 Across the street -- again, heading
19 south, across the street on the south
20 side of Valencia, that's low-density
21 multi-family.

22 MR. AIZENSTAT: That's the light
23 beige?

24 MR. CARLSON: That's the light
25 beige, and because it's adjacent to

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1 single-family, it's limited to 35 feet
2 in height.

3 MR. AIZENSTAT: Well --

4 MR. CARLSON: So on the south side
5 of Valencia -- In the MESA district,
6 when an MESA district abuts a
7 single-family or duplex-zoned property,
8 it's limited in height to 35 feet, and
9 this all along here abuts those zoning
10 districts, so on the south side of
11 Valencia, the highest you can go is 35
12 feet.

13 On the north side of Valencia, the
14 highest you can go is 60 feet, and then
15 when you go south of -- actually, onto
16 Almeria Street, which is south of the
17 low-density, that's single-family and
18 that's subject to the single-family
19 development provisions.

20 So what you have is the existing
21 church at 77 --

22 MS. RUSSO: But now go west,
23 because west of the existing church you
24 have high-rise at 150, with bonuses to
25 190.

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1 MR. CARLSON: But we're going
2 around the southern side.

3 MS. RUSSO: Take the existing
4 church site and go west.

5 MR. CARLSON: But as you asked,
6 going south from Biltmore, it's 77 for
7 the church site, it's 77 for the subject
8 site, it's 60 for the north side of
9 Valencia, it's 35 on the south side of
10 Valencia, and then it's the
11 single-family south of there --

12 MS. RUSSO: Which is 29.

13 MR. CARLSON: -- which is 29.

14 CHAIRMAN KORGE: So why is -- If
15 everything surrounding it to the north
16 and west is 60 feet or higher, why would
17 we impose a 35-foot requirement right on
18 LeJeune, across the street from the
19 35-foot -- or what size -- what height
20 requirement are we setting there? You
21 want to set what height requirement --
22 the City, the Staff, wants to set it at
23 what height?

24 MR. AIZENSTAT: 77.

25 MR. CARLSON: We want -- our

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1 recommendation is the same height as
2 what the church is, which has the same
3 land use designation. The church can go
4 four to six, 77 feet. That's the same
5 land use designation which the subject
6 property has, and we're recommending the
7 same height.

8 CHAIRMAN KORGE: So, Ms. Russo, why
9 should that be higher than everything
10 else around it?

11 MS. RUSSO: Because even though
12 Mr. Carlson keeps telling you that to
13 the west of the subject property is 60
14 feet, I'm telling you, that's on a map
15 without looking -- if you go right
16 outside and you look --

17 CHAIRMAN KORGE: I understand.

18 MS. RUSSO: -- the reality is that
19 that development pattern is -- is --

20 MR. AIZENSTAT: There.

21 MS. RUSSO: -- is there. The
22 precedent has been set. When the Laroc
23 was built in the '80s, it was determined
24 that this whole corridor on the north
25 side of Valencia was high-rise.

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1 So whether we even discuss it going
2 to the west of Hernando, I'm taking --
3 my position is that our block is a
4 unique block. If you just look at Block
5 6, you start out with the fact that you
6 have the church property at 77. You go
7 west and you have high-rise, potentially
8 up to 190, and you have the proper
9 frontage there. You go south and you
10 already have 130 -- I mean, a 150-foot
11 high-rise and then you have a surface
12 commercial parking lot, and so we're
13 saying 10 stories is a transition, and
14 what makes it particularly different
15 from the south is the fact that we're on
16 LeJeune and we're commercial, and
17 LeJeune is not that wide. LeJeune is
18 only a 60-foot right-of-way, and then
19 immediately east of us we have the
20 potential, which is already under
21 consideration, of Publix going 16
22 stories as-of-right on their site, and
23 to the south, Mr. Davidson's building,
24 which is a 13-story, 150 -- a
25 150-foot-high building.

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1 MR. RIEL: Mr. Chair --
 2 MS. RUSSO: So, you know, even
 3 though our category that we're asking
 4 for is a hundred -- I mean, is
 5 high-rise, our site plan request
 6 specifically is limiting us to 10
 7 stories, which is -- you know, the
 8 problem here is, the City has a mid
 9 range that is only six to eight, so
 10 anything above eight to 16 automatically
 11 is considered high-rise. So our request
 12 is for 10 stories and 117 feet.

13 MR. AIZENSTAT: Your 10 stories
 14 includes your bonuses?

15 MS. RUSSO: 10 stories, using all
 16 bonuses. I mean, you know, it's 10
 17 stories, 117 feet.

18 MR. AIZENSTAT: Tops?

19 MS. RUSSO: Tops.

20 MR. SALMAN: Six, period, end of
 21 story.

22 MR. VALENT: Top, maximum.

23 MS. RUSSO: Maximum.

24 MR. SALMAN: Six, period, end of
 25 story. Never again, no more than 117.

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1 MR. VALENT: No more.

2 MS. RUSSO: Excuse me?

3 MR. SALMAN: No more than 117?

4 MS. RUSSO: No more than 117.

5 MR. SALMAN: Except for your
 6 parapets and other stuff.

7 MR. VALENT: Yes. That is our
 8 finished roof slab height.

9 MR. RIEL: Mr. Chair, I just want
 10 to remind the Board, if you recall, we
 11 did an MFSA study, which included Bird,
 12 Biltmore Way, Segovia. That area was
 13 designated as a transitional zone. When
 14 we went back and redid the Zoning
 15 Code -- that was in advance of the
 16 Zoning Code. The intent was to
 17 transition off of Biltmore Way, as you
 18 go back off of Biltmore Way, to
 19 transition down to single-family.

20 Staff is of the opinion that
 21 LeJeune Road is the dividing line.
 22 Although, you know, the applicant
 23 indicates that Laroc is down the street,
 24 that's kind of an anomaly. That was
 25 developed under the site-specific

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1 standards --
 2 MR. AIZENSTAT: But it's there.
 3 MR. RIEL: -- in the early '80s.
 4 MS. RUSSO: And to the west.
 5 MR. RIEL: I understand that, but
 6 it was developed in the early '80s,
 7 under site-specific, which allowed 13
 8 stories. But also note, the Laroc is
 9 also set back. It's not, you know, 10
 10 foot from the road, as well, so -- I
 11 mean, when we did the MFSA and the
 12 transition zone, we realized the Laroc
 13 was there. It's been there 25 years.
 14 It's not going to go anywhere. We
 15 understand that. And that was taken
 16 into consideration when we looked at the
 17 MFSA zoning district.

18 MS. RUSSO: But that whole
 19 corridor -- I mean, just to -- you know,
 20 again, respectfully, we disagree, but if
 21 I take the corridor, he says Laroc, and
 22 then I continue, my father lived in the
 23 600 Biltmore Way, and that was the whole
 24 block. I mean, 600 Biltmore Way is 13
 25 stories before Mediterranean, but it

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1 also was the whole block north of
 2 Valencia. It wasn't just, you know, the
 3 south half on the Biltmore side. It was
 4 the whole block, and if you continue
 5 going west, that pattern goes on. Then
 6 you have the David William.

7 So what I'm saying is, I think the
 8 development pattern is already
 9 established. The precedent is there,
 10 and on this block, more than anything,
 11 it's more evident. It's right there
 12 next to us. And it's on a calmer part
 13 of the block. I mean, if anything, you
 14 would think the more intense use and the
 15 intense height should be on LeJeune,
 16 where you have 40,000 cars going by
 17 daily, not on Hernando, where you have,
 18 you know, much less traffic.

19 CHAIRMAN KORGE: Well, that implies
 20 that where the church property is
 21 located, putting aside historical
 22 considerations, that would end up at a
 23 similar height at some point.

24 MR. AIZENSTAT: It could.

25 MS. RUSSO: It could.

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1 MR. AIZENSTAT: Yeah.
 2 MS. RUSSO: I mean, the request
 3 would have to come before you. It
 4 wouldn't be an automatic thing. The
 5 request would have to come before you.
 6 MR. AIZENSTAT: The way I look --
 7 MS. RUSSO: And I think that
 8 depends on what, you know, are the
 9 ultimate plans -- what the ultimate
 10 plans are for the church. Whether or
 11 not there's historic designation, I
 12 mean, I think, you know, like all
 13 things, you have to take it, you know,
 14 on its own merits, when and if that
 15 comes before you. It may never come
 16 before you, because, you know, the
 17 church may embrace the historic
 18 designation. The church may not.
 19 MS. MORENO: Ms. Russo, I was on
 20 this Board when this area came before
 21 us, on an emergency basis, because of
 22 the concern of the neighborhood of
 23 overdevelopment, and the MFSA was
 24 adopted as a response to the fact that
 25 the buildings that were there were

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1 high-rises, the David William and the
 2 600 and the Laroc and all of those.
 3 The intent at that point was to
 4 provide incentives by creating the
 5 townhouse area and all of that, to avoid
 6 further development of this area, and
 7 this project goes against all of that,
 8 in addition to which it's not
 9 residential. It's commercial.
 10 MS. RUSSO: But I think --
 11 MR. AIZENSTAT: But --
 12 MS. MORENO: Everything west of
 13 LeJeune is residential.
 14 MS. RUSSO: Yeah, but this was
 15 already -- in other words, the
 16 request -- this property already has a
 17 commercial land use designation that
 18 some Board, you know, one of your
 19 predecessors, made a determination that
 20 that was the appropriate land use for
 21 the site. We did not make that request.
 22 So, already having the land use
 23 designation of commercial, which makes
 24 this an unusual block and I think very
 25 different -- I understand exactly what

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1 you're saying, as you proceed further
 2 west. I think it's an entirely, you
 3 know, different situation when you're on
 4 LeJeune Road and you already have a
 5 commercial --
 6 MS. MORENO: There's not a single
 7 commercial building on LeJeune Road
 8 except for the Jaycee building at the
 9 corner of University and the 401 Miracle
 10 Mile building. That's it. Everything
 11 else -- that little strip of Biltmore
 12 Way that has some stores. Everything
 13 else is residential, either duplex or
 14 small apartment buildings. There's
 15 nothing commercial west of LeJeune Road.
 16 You would be creating --
 17 MS. RUSSO: Until you go south.
 18 South of Bird Road, there is.
 19 MS. MORENO: South of Bird Road is
 20 different. This has been, historically,
 21 the Coral Gables residential district.
 22 I love your project. I can't support it
 23 where it is.
 24 MR. AIZENSTAT: See, I feel the
 25 opposite. I feel that as a commercial,

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1 as what it is, I think it would be
 2 better twofold, and one is, we wouldn't
 3 have the traffic that the residential
 4 would bring. If you look at today's
 5 environment and what's going on, I don't
 6 know if I would support another
 7 residential project there. There's so
 8 many residential projects. By one
 9 token, they're not doing -- One of my
 10 concerns would have been actually if
 11 they're doing commercial, if they're
 12 doing restaurants or bars or anything
 13 down below that might impact --
 14 MR. RIEL: But understand, if the
 15 applicant gets approval of the site plan
 16 and has commercial zoning and they
 17 decide to put a restaurant in and they
 18 meet the parking requirements, they will
 19 be approved for a restaurant.
 20 MR. AIZENSTAT: That might be
 21 something --
 22 MR. RIEL: And there are a whole
 23 host of other commercial uses that are
 24 intense.
 25 MS. RUSSO: I can proffer no

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1 restaurant, no retail, and that could be
 2 a condition that we would put in the
 3 declaration of restrictive covenant.
 4 MR. AIZENSTAT: And to me, with
 5 traffic, if they've done -- I don't know
 6 the traffic. If they have done their
 7 traffic and the City is satisfied with
 8 their traffic -- unfortunately, we don't
 9 have the City Staff here from Traffic to
 10 talk about it, but if they have done
 11 their traffic to where the City is
 12 satisfied, and I've got a commercial
 13 area to where I don't have traffic at
 14 night there, I don't have traffic on the
 15 weekends, meaning it brings in more
 16 traffic, I'm okay with the City's
 17 recommendation to make it commercial.
 18 It makes sense to me.

19 As far as the building itself, I
 20 think what you physically see there is
 21 totally different than what I'm looking
 22 at on paper, and if I look at it that
 23 way, it makes sense to me. It's stepped
 24 back. I see the buffers. I see the
 25 buffer zone as Valencia and not, quote,

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1 unquote, what would have been that alley
 2 between the properties. I mean, that --
 3 I'm sorry, you know, that's the way I
 4 feel.

5 MR. SALMAN: The Biltmore Way
 6 corridor -- correct me if I'm wrong --
 7 was always intended to be a high-rise
 8 corridor.

9 MR. RIEL: Yes.

10 MR. SALMAN: I mean, from Day One.

11 MR. RIEL: Yes.

12 MR. SALMAN: From the day Merrick
 13 laid it out.

14 MR. RIEL: It dates back to 1929,
 15 yes.

16 MR. SALMAN: Exactly.

17 MR. RIEL: Because we did the
 18 analysis as part of the MESA.

19 CHAIRMAN KORGE: I'm sorry, which
 20 corridor are you saying?

21 MR. RIEL: The Biltmore Way.

22 MR. SALMAN: The whole Biltmore Way
 23 corridor. It was always --

24 MR. RIEL: It was changed. It was
 25 residential, though, at one time --

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1 MR. SALMAN: Yeah.
 2 MR. RIEL: -- but it still had the
 3 height of 190 feet. It switched to
 4 commercial.

5 MR. SALMAN: That's correct, and I
 6 just want to state that for the record.

7 Also, the MESA issue was a reaction
 8 to the growth of housing on the north
 9 side of Valencia --

10 MR. RIEL: Correct.

11 MR. AIZENSTAT: Right.

12 MR. SALMAN: -- where we were going
 13 to be blocking a lot of people's views,
 14 and it was -- but they were building
 15 pretty much as-of-right in many
 16 respects, and what they had -- what they
 17 suffered was pretty much a downzoning of
 18 their situation because of this new --
 19 and I wasn't necessarily in agreement
 20 with the whole process, by the way.

21 You have a very unique property. I
 22 think you're abutting a much taller
 23 building already across the street,
 24 because the way the whole zoning is set
 25 up, instead of zoning across streets,

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1 we're zoning back to back, and there's a
 2 whole series of issues that we can't fix
 3 because they're all underlying, but the
 4 reality is that this becomes the last
 5 possible place you're going to be able
 6 to build a high-rise, on that end of
 7 that corridor, from -- going south. I'm
 8 looking at going south. And you have
 9 two that would bracket the whole area
 10 around the City Hall, the one on the
 11 800 -- or, excuse me, the 401 --

12 MS. RUSSO: The 401.

13 MR. SALMAN: -- Building, which
 14 eventually will probably be redeveloped
 15 as it reaches its life cycle, and this
 16 site, and they are far enough away from
 17 the City Hall not to be a visual
 18 nuisance to them.

19 Likewise, I like the fact that
 20 you're not going to be putting any kind
 21 of intense retail use on the ground
 22 floor, so that it would be a quiet
 23 neighbor to the residents along
 24 Valencia.

25 The duplexes that are there, you

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1 know, ladies and gentlemen, those were
 2 all built as pretty much land banks, I
 3 mean, a way to be able to pay for the
 4 taxes and eventually be developed for
 5 their intended use. Now their intended
 6 use has changed, because of the new
 7 MESA, so they're sort of stuck there,
 8 into their relative density, but
 9 initially that was designed to be and
 10 intended to be of a higher density than
 11 what is currently allowed, and that's
 12 why you have the alleyway separating
 13 that from the single-family residential,
 14 and that was -- that was not a mistake.
 15 If you go to the next block, they're
 16 back to back.

17 MS. RUSSO: They're back to back.
 18 MR. SALMAN: Okay. Again, that's
 19 not a mistake. There's underlying logic
 20 to the plan.

21 And you're right, this is a unique
 22 site, and I think that the request to
 23 repair the zoning to the higher -- to
 24 the high-rise intensity for the
 25 commercial is logical and one that I

1 would support.

2 So I don't see any reason why -- I
 3 don't think you're asking for anything
 4 that's not illogical (sic).

5 CHAIRMAN KORGE: Pat, would you --

6 MS. KEON: I would have to agree
 7 with Cristina. I think that LeJeune
 8 Road, in this community, for -- I've
 9 lived here for 35 years. I'm going to
 10 tell you, for those 35 years and for a
 11 very long time, LeJeune Road is the
 12 bright line between the commercial
 13 development and the residential
 14 community, and despite that you may have
 15 that development along Biltmore Way and
 16 you have that -- but it's limited to
 17 Biltmore Way. It doesn't -- most of it
 18 is a half of a block. This is not
 19 Biltmore Way. This is Andalusia and
 20 Valencia. It's not Biltmore Way.

21 I think that you have some
 22 protection for this residential area by
 23 having that whole corner done as
 24 low-rise, and it does step back, so you
 25 don't have canyons, and you don't have

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1 that sense going down LeJeune, you don't
 2 have that sense coming up Biltmore Way.
 3 It does gradually go up high and then it
 4 comes back down again, which is an
 5 entirely different look than if you sat
 6 at that height all along.

7 So I would have to strongly agree
 8 with the argument that Cristina has
 9 proffered and could not support this --
 10 that height at this place, although it's
 11 a beautiful building. It's a beautiful
 12 building, and you deserve all the credit
 13 in the world for your design capability,
 14 because it's beautiful. I really think
 15 we have a very ominous obligation to
 16 ensure that we protect the residential
 17 community that exists here west of
 18 LeJeune Road.

19 CHAIRMAN KORGE: Are you saying
 20 that you're opposed to even the Land Use
 21 Plan change proposed by the Staff?

22 MS. MORENO: I am. I would propose
 23 changing the Comprehensive Land Use Plan
 24 to residential.

25 MS. KEON: I mean, I would even --

1 MS. MORENO: The MESA.

2 MS. KEON: Right. I mean, I --
 3 that would be my preference, but to
 4 leave it as low density, so then I know
 5 it's no more than four stories or
 6 whatever. I could live with that and I
 7 could support that, which is --

8 CHAIRMAN KORGE: Is it four
 9 stories?

10 MS. RUSSO: It's four stories and
 11 up to 77 feet with bonuses.

12 MS. KEON: I mean, I could live
 13 with what's there, knowing that that is
 14 also the designation of the church, so
 15 if the church ever sells, that will
 16 remain that, also, so you have that
 17 gradual tapering from that four or five
 18 stories, whatever, back into where then
 19 it does go up, it undulates and it comes
 20 back down as it goes into the
 21 residential neighborhoods, and the fact
 22 that Laroc is there, you know, one
 23 mistake does not make for another.

24 MR. SALMAN: If this project were
 25 to be casting shadows on single-family

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1 residences, I would suggest that you
 2 might have a stronger point, but
 3 honestly, your concern with regards to
 4 canyons is not going to happen here.

5 MS. MORENO: You start with this
 6 one, and the next thing, we're going to
 7 get --

8 MS. KEON: The church will go next,
 9 and it will keep going.

10 MS. MORENO: And it will keep on
 11 going, all down LeJeune. "We're across
 12 the street from commercial, there's
 13 already precedents." You know, it will
 14 be commercial buildings from Coral Way
 15 to Bird Road, all along LeJeune.

16 MR. AIZENSTAT: Well, I see -- I'm
 17 sorry.

18 CHAIRMAN KORGE: I'm a little
 19 concerned. I mean, we -- I have a
 20 strong recollection of that whole
 21 moratorium area --

22 MS. MORENO: Uh-huh.

23 CHAIRMAN KORGE: -- and we went
 24 through this in excruciating detail.
 25 There were compromises --

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1 MS. MORENO: Yeah, people crying
 2 and people fighting here.

3 CHAIRMAN KORGE: It was pretty
 4 contentious, but compromises were made,
 5 and I don't know, I mean, just undoing
 6 that, even if it seems logical -- I
 7 mean, it doesn't sound like it's, you
 8 know, out in left field somewhere, and
 9 the design is superb, I mean, there's no
 10 question about that. I don't know. I
 11 mean, just undoing that political
 12 compromise, I don't know that's a wise
 13 thing to do, I mean, and I don't think
 14 that the owner should be surprised. You
 15 know, this wasn't something that
 16 happened 30 years ago. It was highly
 17 contentious. It slowed down the Zoning
 18 Code rewrite, because we had to address
 19 that before we could finish up the
 20 rewrite. I mean, I -- you know, in a
 21 perfect world, maybe it should have been
 22 designated for a higher rise commercial
 23 use, but that wasn't the compromise. I
 24 don't --

25 MR. SALMAN: This is a boundary

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1 property for that area, for that
 2 designated area.

3 CHAIRMAN KORGE: Well, the whole
 4 issue was that boundary area in there.

5 MS. MORENO: Yeah, right, that was
 6 the issue.

7 CHAIRMAN KORGE: I mean, those were
 8 the issues.

9 MS. MORENO: And the result was
 10 that MFSA area. That was the result of
 11 all that brouhaha that we had here.

12 MR. SALMAN: It was a brouhaha. It
 13 was silly.

14 .

15 MR. AIZENSTAT: You see, to me,
 16 everything which I read from the
 17 objections is noise and traffic. By
 18 going commercial, I think you're helping
 19 that out, with this specific property.

20 CHAIRMAN KORGE: Well, I don't
 21 think changing to conform to the
 22 Comprehensive Land Use Plan as
 23 low-intensity or low-density
 24 commercial does any violence to the --
 25 what we did in the moratorium area,

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1 because that was there in the moratorium
 2 area when we made all those other
 3 changes to the MFSA. So conforming to
 4 the Comprehensive Land Use Plan doesn't
 5 concern me, but changing the
 6 Comprehensive Land Use Plan now to a
 7 higher intensity of use, I mean, I don't
 8 know that I'm prepared to do that at
 9 this time, myself.

10 MR. AIZENSTAT: Let me ask you a
 11 question, Eric. One of the Board
 12 members had to leave, and we're also
 13 missing, obviously, Robert, who had to
 14 recuse himself. How does that affect
 15 the vote or --

16 MR. RIEL: Well, it depends on how
 17 you vote.

18 MR. AIZENSTAT: No, no, no, I don't
 19 mean by that. What I'm saying is --

20 MR. SALMAN: But they would have a
 21 right to appeal, won't they?

22 MR. RIEL: Well, if you go -- if
 23 you go for -- you need to have four
 24 votes for a recommendation, whatever
 25 that motion may be. So, for instance,

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1 if you have two-three or three-two, it
 2 goes forward with a no recommendation,
 3 with the indication that three
 4 parties --
 5 CHAIRMAN KORGE: However I vote,
 6 it's going to be no recommendation.
 7 That's clear already, right? I mean --
 8 MR. AIZENSTAT: Right. That's why
 9 I'm saying -- because from what I'm
 10 hearing, I mean, you're already
 11 missing --
 12 MS. KEON: Two.
 13 CHAIRMAN KORGE: So, I mean,
 14 getting to the point that you're driving
 15 to --
 16 MS. RUSSO: But it could be
 17 three-three. It could be a three-three,
 18 which would still go --
 19 MR. RIEL: That option goes to the
 20 applicant. If they want to postpone
 21 their request until the next meeting,
 22 they can certainly do that. That's up
 23 to them.
 24 CHAIRMAN KORGE: And I'm not sure
 25 that how we vote really is going to

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1 make it --
 2 MS. RUSSO: We'll move forward,
 3 only because, you know, with the next --
 4 with the missing Board member, you could
 5 still end up with the three-three or
 6 four-two, but, you know, either way, we
 7 prefer to move forward.
 8 CHAIRMAN KORGE: Move forward?
 9 MS. RUSSO: Please.
 10 CHAIRMAN KORGE: So, if there's no
 11 further discussion, what we should do, I
 12 guess, is first take the proposal of the
 13 Comprehensive Land Use Plan change, and
 14 take a motion one way or another on
 15 that, which would be, I guess, the
 16 applicant --
 17 MR. SALMAN: Well, actually, we
 18 need four votes --
 19 MS. KEON: Yeah.
 20 MR. SALMAN: -- because there's two
 21 issues for two different bodies.
 22 MR. AIZENSTAT: You need two votes.
 23 MR. SALMAN: No, it's four votes.
 24 MS. RUSSO: I think you need to
 25 vote on three different things.

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1 MS. KEON: Three different.
 2 MR. SALMAN: Correct, three.
 3 MR. RIEL: You need three motions.
 4 MR. SALMAN: But we are acting --
 5 CHAIRMAN KORGE: Well, first, we're
 6 a Local Planning Agency --
 7 MR. SALMAN: Local Planning Agency.
 8 MS. RUSSO: Right.
 9 MR. SALMAN: And then also Planning
 10 and Zoning.
 11 CHAIRMAN KORGE: For a change of
 12 land use from Commercial Use, Low-Rise
 13 Intensity, to Commercial Use, High-Rise
 14 Intensity. That's the request of the
 15 applicant.
 16 MS. MORENO: I move that we deny
 17 that request.
 18 CHAIRMAN KORGE: Is there a second
 19 for that motion?
 20 MS. KEON: I'll second.
 21 CHAIRMAN KORGE: Any discussion on
 22 that motion?
 23 Let's call the roll on that,
 24 please.
 25 MS. MENENDEZ: Bibi Aizenstat?

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1 MR. AIZENSTAT: Okay, just to be
 2 clear, she voted to deny?
 3 MS. MORENO: Deny.
 4 CHAIRMAN KORGE: A motion to deny.
 5 MR. AIZENSTAT: So I like it, so I
 6 would vote --
 7 CHAIRMAN KORGE: No.
 8 MR. SALMAN: No.
 9 MR. AIZENSTAT: Right. Okay, I
 10 just wanted to be clear. Thank you.
 11 No.
 12 MS. MENENDEZ: Pat Keon?
 13 MS. KEON: Yes.
 14 MS. MENENDEZ: Cristina Moreno?
 15 MS. MORENO: Yes.
 16 MS. MENENDEZ: Javier Salman?
 17 MR. SALMAN: No.
 18 MS. MENENDEZ: Tom Korge?
 19 CHAIRMAN KORGE: Yes.
 20 Now we're convening as the Planning
 21 and Zoning Board for review of a change
 22 of zoning from NFSA to --
 23 MR. RIEL: Commercial.
 24 MS. RUSSO: Commercial.
 25 CHAIRMAN KORGE: -- Commercial.

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1 Can we even do that with a denial
 2 of a --
 3 MR. RIEL: Yes.
 4 MS. RUSSO: Yes.
 5 MS. MORENO: Yes.
 6 MR. RIEL: Yes, you can. Staff is
 7 recommending you change the zoning to be
 8 consistent with the land use.
 9 MS. RUSSO: Staff is recommending
 10 approval of Number 2.
 11 MS. KEON: Yes.
 12 CHAIRMAN KORGE: Okay. Well,
 13 before we go down that road, how do you
 14 feel about that, changing it, now that
 15 it's just low-rise? Would you still
 16 prefer that?
 17 MR. SALMAN: You'd still want the
 18 commercial.
 19 MS. RUSSO: Well, yes, I would
 20 still like the inconsistency corrected.
 21 CHAIRMAN KORGE: You would like it
 22 to be consistent.
 23 MS. RUSSO: Absolutely.
 24 CHAIRMAN KORGE: Okay.
 25 MR. AIZENSTAT: I'd like to make a

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1 motion that we move toward the Staff
 2 recommendation on that.
 3 MR. SALMAN: I'll second it.
 4 CHAIRMAN KORGE: Second. Any
 5 discussion on that?
 6 MS. KEON: Let me make sure. Will
 7 you clarify for me what this commercial
 8 is? This is low-rise?
 9 CHAIRMAN KORGE: It's low-rise.
 10 MS. KEON: Four-story, as is shown
 11 currently on the land use map that's in
 12 this?
 13 MS. MORENO: Yes.
 14 MR. RIEL: The height is regulated
 15 by the Commercial Low-Rise Intensity,
 16 which allows four floors --
 17 MS. KEON: Okay.
 18 MR. RIEL: -- up to six with
 19 Mediterranean bonuses, and the permitted
 20 height would be 77 feet, is a Commercial
 21 zoning.
 22 MS. MORENO: Eric, can't we request
 23 a change in land use to this
 24 Multi-Family Special area?
 25 MR. RIEL: You could certainly do

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1 that.
 2 MS. MORENO: Okay. Now, should I
 3 have done that as the Local Planning
 4 Board before this?
 5 CHAIRMAN KORGE: Yes.
 6 MR. RIEL: Well, what's unique
 7 here, you have a change in land use.
 8 You had a motion for denial. It's
 9 three-two, so that's a no recommendation
 10 to go forward.
 11 If the Board wants to go in that
 12 direction of changing the land use from
 13 Commercial Low-Rise to another, I would
 14 suggest that motion be made now --
 15 MS. MORENO: Okay.
 16 MR. RIEL: -- before you act upon
 17 the zoning.
 18 MR. AIZENSTAT: Well, we have a
 19 motion and a second, so how do you --
 20 MR. RIEL: Right. You obviously
 21 need a motion and second, if that's the
 22 intent of the Board.
 23 CHAIRMAN KORGE: Well, I'm not
 24 going to change my vote on the first
 25 one, so if you still want to -- if you

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1 want me to reopen the Local Planning
 2 Agency as a courtesy to you, I'll do
 3 that, if nobody objects, and we'll go
 4 vote, the way you want, but I'm not
 5 going to change my vote. I'm not going
 6 to --
 7 MR. AIZENSTAT: What?
 8 CHAIRMAN KORGE: Do you want to
 9 reopen the Local Planning Agency?
 10 MS. MORENO: I just want it to be
 11 clear that we're not forced to change it
 12 to commercial because the Land Use Plan
 13 says it's commercial. You also have the
 14 option of changing the Land Use Plan to
 15 Multi-Family Special Area.
 16 CHAIRMAN KORGE: I certainly
 17 understood that.
 18 MS. MORENO: Okay.
 19 CHAIRMAN KORGE: I presume
 20 everybody else did. So we have a motion
 21 for item Number 2, the change of zoning
 22 from MFSA, Multi-Family Special Area, to
 23 C, Commercial, to correct the
 24 inconsistency, and there's a second for
 25 that motion. Is there any discussion on

1 that motion?

2 No discussion? We'll call the roll

3 on that, please.

4 MS. MENENDEZ: Cristina Moreno?

5 MS. MORENO: No. As I indicated, I

6 would prefer to change the Land Use

7 Plan.

8 MS. MENENDEZ: Javier Salman?

9 MR. SALMAN: Yes.

10 MS. MENENDEZ: Eibi Aizenstat?

11 MR. AIZENSTAT: Yes.

12 MS. MENENDEZ: Pat Keon?

13 MS. KEON: Yes.

14 MS. MENENDEZ: Tom Korge?

15 CHAIRMAN KORGE: Yes.

16 MR. RIEL: That goes forward as an

17 approval, four-one. So we need a motion

18 on the site plan.

19 CHAIRMAN KORGE: Pardon me?

20 MR. RIEL: We need a motion on the

21 site plan.

22 CHAIRMAN KORGE: Yes, on the site

23 plan review, which --

24 MS. MORENO: I make a motion to

25 deny the site plan review, consistent

with our refusal to change the intensity, which I believe is a prerequisite.

MR. AIZENSTAT: Right.

MR. RIEL: Yes, it is.

MS. KEON: I'll second it.

CHAIRMAN KORGE: There's a motion and a second. Is there any discussion on that?

No discussion? We'll call the roll.

MS. MENENDEZ: Javier Salman?

MR. SALMAN: No.

MS. MENENDEZ: Eibi Aizenstat?

MR. AIZENSTAT: No.

MS. MENENDEZ: Pat Keon?

MS. KEON: Yes.

MS. MENENDEZ: Cristina Moreno?

MS. MORENO: Yes.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Yes.

MR. RIEL: That motion goes forward with no recommendation, as well.

CHAIRMAN KORGE: Yes.

MS. RUSSO: Thank you.

1 MR. AIZENSTAT: Thank you.
2 CHAIRMAN KORGE: Are we done?
3 MR. RIEL: Just one quick -- I just
4 want to -- We prepared an attainable
5 housing summary. The Commission asked
6 us to try to get the word out. I just
7 gave you a copy. It's in front of you.
8 We have nothing else.
9 CHAIRMAN KORGE: The meeting is
10 adjourned.
11 (Thereupon, the meeting was
12 adjourned at 8:10 p.m.)

C E R T I F I C A T E

JOAN L. BAILEY & ASSOCIATES

(305) 358-2829

CITY OF CORAL GABLES
PLANNING & ZONING BOARD MEETING

AUGUST 13, 2008

August 13, 2008

City of Coral Gables - Planning Department
Letters Received from Property Owners

Application No. 02-07-455-P – “2600 LeJeune Office Building (Change of Land Use, Rezoning and Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	08 13 08	Consuelo de Marchena 400 Valencia, Apt. # 5 Coral Gables, FL 33134	X		I think this building proposed will help to reduce our property taxes.
2.	08 13 08	430 Valencia LLC Jose Iglesias Coral Gables, FL 33134	X		We need more office space to support the retail on Miracle Mile which is suffering before all stores have to close down.
3.	08 13 08	Ivan Villalobos 400 Valencia Avenue, #4 Coral Gables, FL	X		This will bring great revenue to Coral Gables. This will also take away the eyesore that we have now. We need change in our economy!
4.	08 13 08	Daniel Jose Guerra 400 Valencia Avenue, Apt. # 7 Coral Gables, FL 33134	X		I am in favor of this new project for this location – this proposed building is compatible with the area since there is a much taller building to the west & surrounding. I think this building will be an asset to the City of Coral Gables & will help with our tax (unreadable).
5.	08 13 08	Roland A. & Hilda B. Iglesias 525 Coral Way, # 304 Coral Gables, FL 33134	X		I am in favor of this project which sits in a very commercial corridor and is compatible with most of the heights of previously approved buildings to the west, we need help to lower our taxes and support the stores and restaurants before they all have to shut down.
6.	08 13 08	Alberto Manara/ Maggie Manara 511 Sevilla Coral Gables, FL	X		LeJeune Road is getting too overbuilt with high rises. Impact on traffic and quality of life.
7.	08 13 08	Ernest Limniatis 845 S. Alhambra Circle Coral Gables, FL 33146	X		
8.	08 12 08	Itoi-Sang Yeung	X		Dear Members of the Planning Board,
					I am the owner of several residential duplex properties along Le Jeune Road. I do not object to the proposed change in land use and change in zoning applications for the above referenced property.
					I understand that the project is asking for 10 stories in height and believe this is appropriate especially because of its location on the very trafficked Le Jeune Road.
					Sincerely, Itoi-Sang Yeung
9.	08 12 08	Barbara V. Hertz 441 Valencia Avenue, Apt. 1001 Coral Gables, FL 33134	X		I object because a tall building on that corner will increase traffic, spoil views, and spoil the feeling of community in the area.
10.	08 12 08	Jaclyn Smith 441 Valencia Avenue, #Ph Coral Gables, FL 33134	X		- Obstruction of view to my unit. - Property devaluation because of obstruction of view. - Too large of a tower for such a classic “residential” area.
11.	08 12 08	Dora C. Venegas 441 Valencia Avenue, #402 Coral Gables, FL 33134	X		Too much noise and traffic.

August 13, 2008

City of Coral Gables - Planning Department
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Application No. 02-07-455-P – “2600 LeJeune Office Building (Change of Land Use, Rezoning and Site Plan Review)

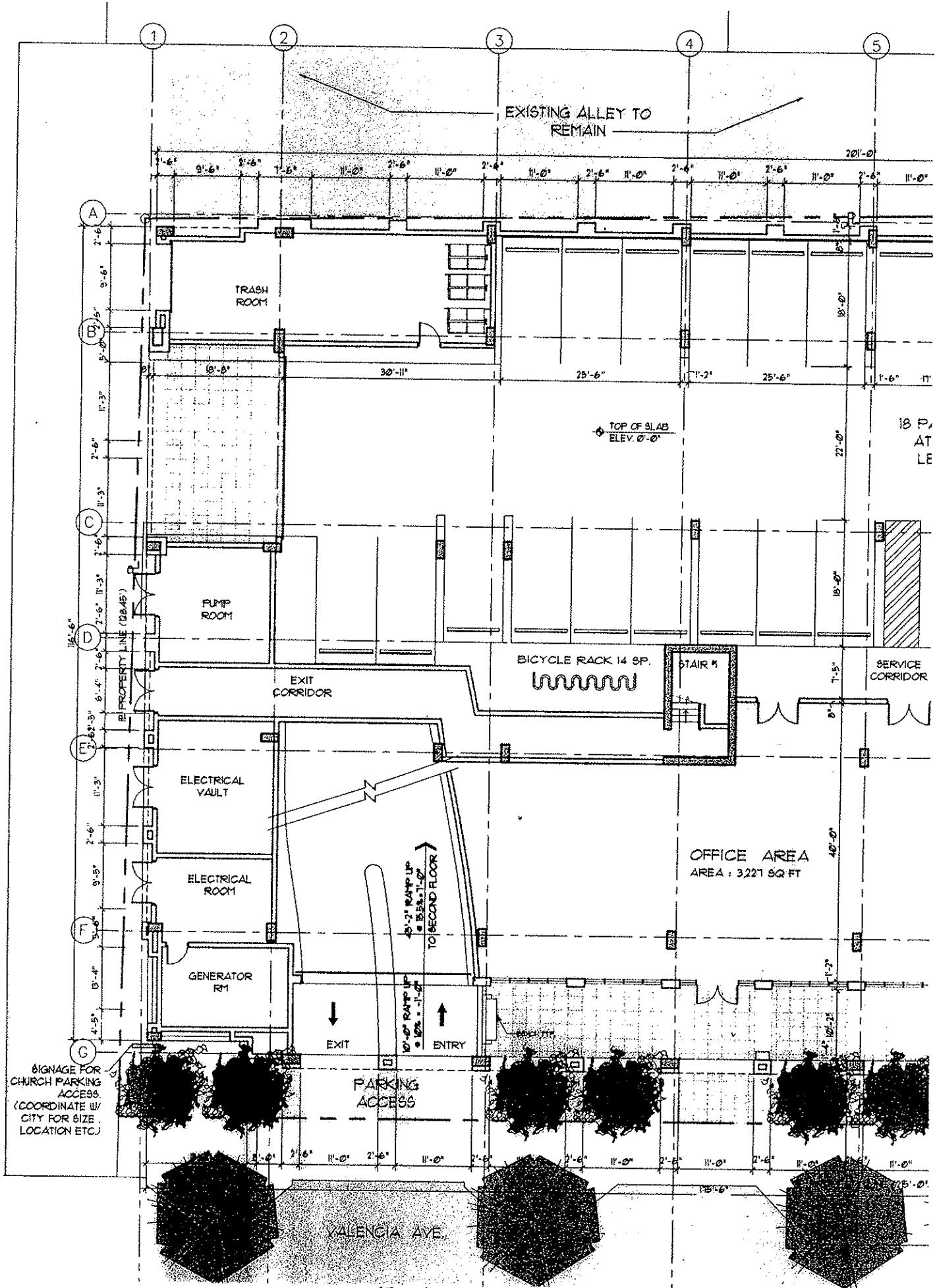
	Date Received	Name and Address	Object	No Objection	Comments (verbally)
12.	08 12 08	Frank Panebianco 441 Valencia Avenue, #1201 Coral Gables, FL 33134	X		I object because: 1. Must keep that area residential. 2. Increase in traffic. 3. Block view of owners of 441 Valencia East Side (I live on west side). 4. Devalue our property.
13.	08 12 08	Marta P. Manzarbeitia 441 Valencia Avenue, #502 Coral Gables, FL 33134	X		Too much noise and traffic.
14.	08 12 08	Diana G. Lopez Ona 441 Valencia Avenue, Apt. 301 Coral Gables, FL 3134	X		I am worried parking, traffic and noise.
15.	08 12 08	Rogelio & Maria Cisneros 441 Valencia Avenue, #1002 Coral Gables, FL 33134	X		Too much noise & traffic & is going to block our view.
16.	08 12 08	Michiko Yazawa 441 Valencia Avenue, 901 Coral Gables, FL 33134	X		Obstruction of view and I don't want have more traffic.
17.	08 12 08	Adriana Moreno-Zarate 441 Valencia Avenue, Apt. 701 Coral Gables, FL 33134	X		- Obstruction of view to my unit - Property devaluation - Tower to large for our residential area
18.	08 12 08	Hilda R. Bocles 441 Valencia Avenue, #801 Coral Gables, FL 33134	X		My view will be very much affected – my property will be devalue due to the rezoning to commercial from residential. – Traffic and noise will increase with very negative effects.
19.	08 12 08	Alberto C. Garcia-Tunon 441 Valencia Avenue, Apt. 601 Coral Gables, FL 33134	X		- The existing “concrete wall” in areas surrounding the proposed project (inc. the incomplete Bacardi Bldg) does not warrant additional construction in the neighborhood. - The “ten (10) story” height of the proposed commercial building, in excess of other buildings in the adjoining area, will seriously compromise the scenery facing CG City Hall. - The proposed building will seriously jeopardize <u>existing</u> traffic and parking problems in both side of LeJeune Avenue
20.	08 12 08	Marta Hernandez 9504 S.W. 89 Place Miami, FL 33176 Owner of: 441 Valencia Avenue, #501 Coral Gables, FL 33134	X		That side of LeJeune Road. Is all residential, such tall building for commercial purposes is going to depreciate our properties.
21.	08 12 08	Irvin J. Rand 441 Valencia Avenue, #603 Coral Gables, FL 33134	X		Too much noise and too much traffic.
22.	08 12 08	Cesar Badillo and Shayrin Badillo 400 Valencia Avenue, Unit 1 Coral Gables, FL 33134	X		I object to changing the zoning from MFSa to Commercial. I live directly across from the proposed project. This project is not at the same scale as the surrounding properties. Approving this change will reduce not only the value of my property but it will diminish our quality of life due to: increased traffic, noise & construction.

August 13, 2008

City of Coral Gables - Planning Department
Letters Received from Property Owners

Application No. 02-07-455-P – “2600 LeJeune Office Building (Change of Land Use, Rezoning and Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
23.	08 11 08	Manuel Berberian 436 Almeria Avenue Coral Gables, FL 33134	X		Too many commercial structures around a residential zone – STOP! This Mayor was elected to stop proliferation of hi rise buildings – what a treason!
24.	08 07 08	First Church of Christ, Scientist P.O. Box 140504 Coral Gables, FL 33114 Talbot W. Trammell Attorney and Agent for the Church 410 Andalusia Avenue Coral Gables, FL 33134	X		The Church does not object to this application because it approves of the Church's parking area in the most recent Site Plan filed, a portion of which is attached hereto as Exhibit A; however, if, and only if, the portion of this most recent Site Plan which applies to the Church's parking area is not approved by the Board of Architects, this Board and the City Commission, the Church makes the following objection. Objection: The Church objects to the Site Plan because it illegally puts the Church's entrance to its parking area on the valley and not on Valencia Avenue to be used jointly with Valencia Investors' users as required by the Grant of Easement that Valencia Investors (Valencia) gave the Church. A copy of the Grant of Easement was recorded in the Official Public Records of Miami-Dade County and is in the City's File on the "2600 LeJeune Office Building" application.
25.	08 05 08	Ramon Fernandez Miriam Blanco 357 Almeria Avenue, # 505 Coral Gables, FL 33134	X		Exhibit A is attached. The City is becoming ugly & congested especially if you place a 10 story which will seem like a high rise in that lot which nothing should be taller than City Hall. The Building (Bacardi) seems Taller than Code?
26.	08 04 08	Robert B. Moorman 365 Miracie Mile Coral Gables, FL	X		Go ahead. We NEED more office buildings in Downtown. We need more high rises. Our crooks in City Hall need more payoffs. Brown needs more taxes – He's hungry & thirsty.
27.	08 04 08	Stanley S. Davidson 2655 LeJeune Road Suite 711 Coral Gables, FL 33134	X		I object to the height – it ought to be in accordance with existing “Commercial Use, Low-rise Intensity”. The change would certainly be incompatible with the existing neighborhood and would create a precedent for requests for other incompatible changes. The owners are not deprived of anything since they acquired the property recently while being fully acquainted with existing zoning and its limitations.



2600 LeJeune Office Building

**Change of Land Use, Rezoning
and Site Plan Review**

08.13.08 PZB Meeting

1

Request

- The applicant is making three requests required for the proposed 2600 LeJeune Office Building, as follows:
 1. Change of land use from "Commercial Use, Low-Rise Intensity" to "Commercial Use, High-Rise Intensity".
 2. Change of zoning from "MFSA", Multi family Special Area to "C", Commercial.
 3. Site plan review of proposed 10 story / 117' high commercial office project.

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- The change of land use is required to allow construction of a proposed 10 story high-rise commercial building.
- The change of zoning is necessary to correct the existing inconsistent residential zoning to be in compliance with the property's commercial land use designation.
- A site plan must be submitted for review with any rezoning application.

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Recommendation

- The Planning Department recommends denial of the change of land use and site plan for the proposed 10 story commercial office project.
- The Planning Department recommends approval of the change of zoning to correct the existing inconsistent residential zoning to be in compliance with the property's commercial land use designation.

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Background

- The property is located adjacent to the Church of Christian Scientist complex, which has been identified as a candidate for historic designation.
- Property is located within MFSA District boundaries.
- Two story apartment buildings and a surface parking lot currently occupy the property.
- The existing residential zoning is inconsistent with the property's commercial land use designation.

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Basis of denial

- As described in Staff's report, there are inconsistencies and incompatibilities with specific Comprehensive Plan objectives and polices which prompts Staff not to support the requested change in land use and site plan, that include the following concerns:
 - Incompatible land use with existing residential properties (lacks transition between uses).
 - Establishes precedent (high-rise within MFSA District).

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- Inconsistent with City Hall setting (existing low-rise scale and historical character).
- Required traffic improvements (intersection of Hernando Street and Biltmore Way).
- Insufficient streetscape improvements (north side of Valencia Avenue).
- Historic preservation (adjacent church building and complex).

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Change of zoning

- The request for change of zoning satisfies Zoning Code standards for review:
 - Would correct existing inconsistent zoning designation.
 - Would provide for the redevelopment of an underdeveloped property.
 - Would promote and is consistent with some CLUP objectives and policies.

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Change of land use

- The request for change of land use does not satisfy Zoning Code standards for review:
 - Inconsistent with specific CLUP objectives and policies.
 - Incompatible with adjacent residential properties.
 - Insufficient streetscape and traffic improvements provided.
 - Would impact adjoining church complex and historic City Hall setting.

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- It is Staff's recommendation that the property be developed according to the existing "Commercial Use, Low-Rise Intensity" land use designation allowing for a maximum 77'-0" building height, which is compatible with the surrounding properties and uses.

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Findings of fact

- Proposed project is not consistent with specific goals, objectives and policies of the City's Comprehensive Plan.
- Proposed project does not satisfy all Zoning Code standards for CLUP map amendments.
- Proposed height and massing of the project would have an adverse effect on adjacent residential properties and surrounding historic structures and their setting.

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- Requested development bonuses could not be awarded if developed according to the property's current "MFSA" zoning designation.
- Required traffic improvements are identified that have not been addressed.
- The proposed change of zoning would correct an existing inconsistent zoning designation to be compatible with the property's current commercial land use designation.

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Conditions of approval

- The Planning Department recommends denial of the request for change of land use and the proposed site plan. However, an alternative recommendation and conditions of approval are included in Staff's report if the Board recommends approval of the applicant's development proposal.