

1 CHAIRMAN AIZENSTAT: Is there anybody that
2 would like to speak on this item?
3 Jill, do we have anybody on Zoom?
4 THE SECRETARY: No, no one on Zoom.
5 CHAIRMAN AIZENSTAT: And what about the
6 phone platform?
7 THE SECRETARY: No.
8 CHAIRMAN AIZENSTAT: At this time, I'll go
9 ahead and close it for public comment and open
10 it for Board discussion. Robert.
11 MR. BEHAR: This is way overdue. This is
12 something that, in my opinion, will benefit the
13 homeowners. I'll make a motion to approve it.
14 CHAIRMAN AIZENSTAT: Venny.
15 MR. TORRE: I'm going to second it, but I
16 have a follow-up question that will take me one
17 minute, just to educate me. So, second.
18 CHAIRMAN AIZENSTAT: We have a motion. We
19 have a second. Any discussion? Chip.
20 MR. WITHERS: No, I'm good.
21 CHAIRMAN AIZENSTAT: Claudia?
22 MS. MIRO: I'm good, as well.
23 MR. BUCELO: Same.
24 CHAIRMAN AIZENSTAT: The same?
25 Luis?

1 law affect those kinds of decisions, where you
2 basically have a value of a property at a
3 million dollars, I can't knock the house down?
4 You know, is that something that would play
5 into this sort of all?
6 MR. COLLER: I don't believe so. I think
7 this basically is a general statement of what
8 the law of takings is, in the State of Florida,
9 and probably under the U.S. Constitution, and
10 the Legislature wanted it reiterated here. I
11 don't think it added anything new to the law of
12 takings or vested rights, but, rather, than
13 expression of what the existing law was and the
14 Legislature wanted it to be in the
15 Comprehensive Plans.
16 MR. TORRE: Thank you.
17 MS. COLLER: Can somebody take this and
18 argue? Yes. Like I said before in the Bert
19 Harris, anybody could sue anybody for anything.
20 MR. TORRE: Thank you for that.
21 CHAIRMAN AIZENSTAT: Thank you.
22 Let's continue with our agenda items. So
23 E-2 and E-3 are related.
24 Craig, you'll go ahead and read those both
25 into the record at the same time?

1 MR. REVUELTA: No.
2 CHAIRMAN AIZENSTAT: Okay. Call the roll,
3 please.
4 THE SECRETARY: Venny Torre?
5 MR. TORRE: Yes.
6 THE SECRETARY: Chip Withers?
7 MR. WITHERS: Yeah.
8 THE SECRETARY: Robert Behar?
9 MR. BEHAR: Yes.
10 THE SECRETARY: Alex Bucelo?
11 MR. BUCELO: Yes.
12 THE SECRETARY: Claudia Miro?
13 MS. MIRO: Yes.
14 THE SECRETARY: Luis Revuelta?
15 MR. REVUELTA: Yes.
16 THE SECRETARY: Eibi Aizenstat?
17 CHAIRMAN AIZENSTAT: Yes. Thank you.
18 MR. TORRE: So my question is, it doesn't
19 pertain to you, but maybe you can help me and
20 maybe our attorney can help me. In our
21 Historic Preservation Board, many, many times
22 we were told -- they would come up, "Oh, my
23 little house is worth this, if you knock it
24 down," dah, dah, dah, and economic factors were
25 not to be taken into consideration. Does this

1 MR. COLLER: Sure.
2 E-2, an Ordinance of the City Commission of
3 Coral Gables, Florida granting approval of
4 proposed amendments to the text of the City of
5 Coral Gables Comprehensive Plan, pursuant to
6 expedited state review procedures and Zoning
7 Code Article 14, to allow an additional height
8 bonus for limiting density for qualifying
9 Planned Area Developments within the Central
10 Business District; providing for a repealer
11 provision, providing for a severability clause,
12 and providing an effective date.
13 E-3, an Ordinance of the City Commission of
14 Coral Gables, Florida, providing for text
15 amendments to the City of Coral Gables Official
16 Zoning Code, Article 2, "Zoning Districts"
17 Section 2-500 "Planned Area Developments," to
18 create the "Height Bonus to PAD Minimum
19 Development Standards in the Central Business
20 District" to award additional height and limit
21 of density for qualifying properties; providing
22 for severability, repealer, codification, and
23 an effective date.
24 Items E-2 and E-3, public hearing.
25 CHAIRMAN AIZENSTAT: Thank you.

1 Mr. Trias.
2 MR. TRIAS: Mr. Chairman, this item was
3 brought by the Commission. The Commission
4 requested that we draft an ordinance that
5 allowed extra height beyond the 190, in the
6 Downtown area.

7 MR. WITHERS: Why?

8 MR. TRIAS: To limit density to 100 units
9 per acre. Again, this is a Commission idea.
10 Sometimes I'm given too much credit for things,
11 okay. I'm just here to explain the logic. The
12 logic is that, at this point, as you know, you
13 well know, the Downtown density is unlimited.
14 So you can do as many units as you want.

15 What is being proposed here is that if the
16 project is a PAD, meaning it's over one acre,
17 and in addition to that, limits density to 100
18 units per acre, then it could be 205 feet tall,
19 as opposed to 190.5. That's the concept.

20 MR. BEHAR: Okay. Just to be clear, if you
21 want to do that -- if you want to limit -- just
22 to understand, maybe you could explain it a
23 little bit more -- if you want to limit the
24 density, why do you have to increase height?
25 Why can't you just, with you have today, limit

1 additional five percent open space. So those
2 are the rules, and the goal is to enhance the
3 aesthetics of future buildings.

4 Yes, sir.

5 MR. WITHERS: So I'm trying to understand
6 the rationale, and like my colleague said, if
7 we're trying to reduce density, why don't we
8 just reduce density?

9 MR. TRIAS: Certainly that's another way to
10 do it.

11 MR. WITHERS: No, I'm asking you. I mean,
12 you're a planner. I mean, if you want to
13 reduce density, do you do it by raising the
14 building or do you do it by reducing density?

15 MR. TRIAS: You do it by reducing density.

16 MR. WITHERS: Okay.

17 MR. TRIAS: But the issue is that this
18 gives you an incentive program.

19 MR. WITHERS: Well, no, but reduce density
20 now. Forget about the incentive, just reduce
21 density.

22 MR. BEHAR: The simpler you could do it --
23 because in the CBD, there's no density maximum
24 now, right?

25 MR. TRIAS: Right. Right.

1 your density and --

2 MR. TRIAS: There are multiple ways to do
3 this, certainly, and the current request is to
4 allow height to allow for flexibility in the
5 design of the building.

6 Now, that requires a Zoning change. That
7 also requires a Comprehensive Plan change. As
8 you know, and as was explained in the prior
9 item today, the Comprehensive Plan is the one
10 that limits the 190 through the Med Bonus. So
11 you have to change both, Zoning and the Comp
12 Plan. That's why we have two Ordinances.

13 Now, we have here -- I don't know if people
14 would like to speak later, but we have a
15 person, who is working on a project that would
16 be affected -- or could take advantage,
17 rather, of these provisions and maybe that
18 person could explain that in some detail. But,
19 as you can see, the area would be in the
20 Downtown, as long as the project doesn't face
21 Miracle Mile, Le Jeune Road, Douglas Road,
22 Ponce de Leon Boulevard or Alhambra Circle,
23 meaning it's kind of like toward the center,
24 it's not at the edges, it needs to get Med
25 Bonus Level 2, yes, and it also provides an

1 MR. BEHAR: I guess, I'm trying to
2 understand and understand why we would do this,
3 is to make maybe bigger units, you know, based
4 on the FAR. You could do that without having
5 anything, you know, imposed on this, making any
6 changes, right? If I want to do -- on a site,
7 I want to limit to "X" amount of units, you
8 know, a hundred, I don't have to have this in
9 place, I could do it.

10 MR. TRIAS: Yes. You could limit your
11 project to a hundred units. That's correct.

12 MR. BEHAR: I mean, I'm trying to
13 understand the reasoning, the purpose behind
14 this.

15 MR. TRIAS: The purpose is to have more
16 flexibility with the building design.

17 MR. BEHAR: But don't you have, in the CBD,
18 190 feet six inches today?

19 MR. TRIAS: Yes, sir.

20 MR. BEHAR: So let's say I was to do, you
21 know, I guess, a 16, 17, 18 building -- I don't
22 know. I'm trying to see why --

23 MR. TRIAS: I think you're leading towards
24 an answer. It's the 18 stories that could be
25 possible, for example.

1 MR. BEHAR: But you could still do 18
 2 stories in 190 feet.
 3 MR. TRIAS: You could.
 4 MR. BEHAR: There's no reason why you
 5 couldn't. I mean, I'm trying to understand, so
 6 I could make, you know -- you know, and, then,
 7 the question, this would only apply for a PAD,
 8 a PAD, correct?
 9 MR. TRIAS: Yes.
 10 MR. BEHAR: Is there any specific -- you
 11 mentioned there's a specific project that this
 12 -- will take advantage of.
 13 MR. TRIAS: I'm familiar with one project
 14 and the representative is here and maybe he
 15 could explain it.
 16 MR. BEHAR: Not right now.
 17 MR. TRIAS: Yeah.
 18 MR. BEHAR: Would this be considered --
 19 would this be considered like spot zoning, if
 20 we do this?
 21 MR. TRIAS: No. It's a voluntary process,
 22 the PAD, so it's not any different than any
 23 other PAD. It's just that it has some
 24 additional benefits.
 25 MR. REVUELTA: It's just an overall change

1 CHAIRMAN AIZENSTAT: What I'd like to do at
 2 this point is open it up for public comment.
 3 Jill, do we have any individuals here that
 4 would like to speak?
 5 Please step up.
 6 MR. JIMENEZ: I didn't sign up. It's a
 7 good thing I don't like an audience.
 8 Good evening, Joe Jimenez, Executive Vice
 9 President and General Counsel for Codina
 10 Partners, 2020 Salzedo, Fifth Floor.
 11 MR. REVUELTA: Executive counsel for, whom?
 12 MR. JIMENEZ: Codina Partners. Excuse me,
 13 I'm sorry. I have actually been in trial for
 14 the last two weeks. I'm a little
 15 overcaffeinated. If I call any of you, Your
 16 Honor, I apologize.
 17 MS. MIRO: Tell me your last name again,
 18 I'm sorry.
 19 MR. JIMENEZ: Jimenez, with a "J."
 20 Because the project correctly was mentioned
 21 by Mr. Trias and we are mentioned in the Staff
 22 report, we've made no secret of our involvement
 23 in this Ordinance. The City Code requires an
 24 application of this kind to find a sponsor on
 25 the Commission. The Mayor and Commissioner

1 in the Code, I guess.
 2 MR. BEHAR: Maybe. Maybe there's one site
 3 that we're looking at --
 4 CHAIRMAN AIZENSTAT: Why don't we do
 5 something, Ramon, are you done with your
 6 presentation?
 7 MR. TRIAS: I am.
 8 MR. WITHERS: I have one more question of
 9 Ramon. So talk to us about the architecture
 10 element on top of the 205 feet, what does that
 11 do? It stays the same?
 12 MR. BEHAR: 25 feet --
 13 MR. TRIAS: Yeah, that would stay the same,
 14 yes, sir.
 15 MR. REVUELTA: 30 feet or 24 percent.
 16 MR. WITHERS: What is it?
 17 CHAIRMAN AIZENSTAT: 30 feet, 24 percent.
 18 MR. BUCELO: It's based on a percentage.
 19 MR. TRIAS: Yes. In the Downtown, there's
 20 a percentage, so it could be substantial, the
 21 height, yeah, but it's not habitable. So it's
 22 just decorative.
 23 MR. WITHERS: Yeah, but it's still height.
 24 MR. TRIAS: Yes. Yes, of course.
 25 Thank you very much.

1 Anderson have sponsored it, and I'm happy to
 2 explain the reasoning behind it.
 3 If you are unfamiliar with the project,
 4 this is a project that Armando -- excuse me,
 5 Mr. Codina, has openly discussed in public.
 6 He's discussed it with the Chamber of Commerce.
 7 He's discussed it in any number of meetings.
 8 So he's made no secret of the fact that he
 9 eventually wants to live in this building.
 10 This building is designed to be something
 11 that we don't believe Coral Gables, or, for
 12 that matter, Miami-Dade County has ever seen,
 13 and, yes, Mr. Behar, it is strictly for large
 14 units. As I've heard at least three of you
 15 say, you are architects, and as it has been
 16 explained to me by our architects and others,
 17 is that when you have a unit the size of the
 18 ones that we're proposing -- so, for example,
 19 in the Sofia, which is located at 2000 Salzedo
 20 Street, where I was the first resident -- I
 21 don't live there anymore, but I was the first
 22 resident there, the average unit was 950 square
 23 feet. The smallest unit in this building would
 24 be 2,000. The largest unit would be in the
 25 neighborhood of 12,000.

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1 The geometry of the ceiling height, just
 2 the vastness of the area, require it a little
 3 bit higher. At 18 stories, which by a City
 4 Attorney opinion, we would be allowed to apply
 5 for, without this Ordinance, by the way,
 6 without it, with a 15-foot minimum on the
 7 ground floor, plus ten feet clear on the
 8 remaining stories, we can't do it at a height
 9 of 190.5.

10 The idea was to address the concerns of
 11 residents that say development is impacting
 12 Downtown, whether by traffic, by any number of
 13 measures. Impact is measured, on any
 14 residential development, by doors, by units.
 15 That's how you charge fire impact fees, that's
 16 how you charge police impact fees, park impact
 17 fees, school impact, any number of things,
 18 door.

19 The FAR doesn't increase here. As you were
 20 talking about in the last item, and I do
 21 realize that -- I'm sorry that people didn't
 22 stick around. I had no problem discussing this
 23 in front of anybody. We are not building
 24 anything larger, floor area wise, than we
 25 could. By our calculations, being experienced

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1 We found two members of the City Commission
 2 willing to bring it up for discussion, willing
 3 to refer it to this Board. Hopefully this
 4 Board can see the wisdom of it.

5 We have a type of product that we need this
 6 envelope to build. If we can't, okay, well,
 7 then we go back to the drawing board and we do
 8 something else. We just need, because
 9 Mr. Codina wants a specific kind of product,
 10 that requires a specific kind of building
 11 height -- and I'm not going to sit here and be
 12 disingenuous with a Planning Board, obviously
 13 it has to make financial sense, too, and to do
 14 that, I need to be able to put a certain amount
 15 of square footage into this.

16 If we go down to 16 feet -- or, excuse me,
 17 190 and a half feet, and I get the same FAR,
 18 but I still want 10-foot ceilings, I don't lose
 19 a floor or two, I lose three. And you can see
 20 by -- because there's no half measure. I can't
 21 go to 190.7. So it's a voluntary program.
 22 You're not forcing me to take advantage of it.
 23 You're not forcing anybody else to take
 24 advantage of it.

25 To answer your question about spot zoning,

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1 developers and builders, having built something
 2 eight blocks away, by our math, we could do,
 3 under the current Code, with the normal
 4 process, coming to this Board, the Med Bonuses
 5 and everything out, if we were to build another
 6 Sofia, we can do in the neighborhood of 310 to
 7 315 units.

8 We are voluntarily taking advantage of a
 9 bonus, to get this different type of product,
 10 that is not available, and voluntarily limiting
 11 ourselves from an unlimited density, to 100
 12 units per acre. We're actually going to come
 13 in at much less than that. I think our number
 14 right now is 160. Our acreage is about 1.74
 15 acres.

16 Mr. Withers, to answer your question, as
 17 you discussed in the last item, I have no
 18 interest in getting into a fight with the City
 19 if all of a sudden you decide to lower my
 20 density. I'd have no choice, because I'd lose
 21 a lot of property rights, but if I'm doing it
 22 voluntarily, to take advantage of a 14 and a
 23 half foot bonus, I think that solves both of
 24 our problems. I think it's something that I
 25 can offer up. It's an idea that we offered up.

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1 because I do happen to be an attorney and I'm
 2 happy to address a legal issue, the Publix site
 3 that's been discussed to be developed time and
 4 time again, can absolutely take advantage of
 5 this on the Salzedo side. Any number of
 6 assemblages or anything else that can go up --
 7 the Salzedo site that we built could have taken
 8 advantage of it. So this is, by no means,
 9 directed to us. We just don't -- we are giving
 10 a less abstract version of this law, to show
 11 you what we have in mind to do with it.

12 The only way to take advantage of this, the
 13 only way this becomes an issue, because I agree
 14 with your point, your point and your point. On
 15 the last one, I know that site. A former
 16 landlord of mine owns the site next to the
 17 Junior League. It's 12,000 square feet.
 18 You're not getting above eight stories on that
 19 site and I agree with you.

20 The only way this becomes an issue is if
 21 you lower the density. Otherwise, the law just
 22 stays the same. And this reduction goes even
 23 below the limit placed outside the CBD, which
 24 is 125. So it's a drastic reduction from what
 25 you have inside the CBD today, to even lower

1 than you would have outside the CBD. So that's
 2 why we believe in the wisdom of this --
 3 MR. BEHAR: But Mr. Jimenez, what you're
 4 asking basically is increasing every floor by a
 5 foot, right?
 6 MR. JIMENEZ: It depends what you would
 7 build to, but, yeah, I would say --
 8 MR. BEHAR: You can go to 18 stories. You
 9 know you're not going to increase the parking.
 10 You would increase your habitable floors. By
 11 the way --
 12 MR. JIMENEZ: The height.
 13 MR. BEHAR: The height. So you're not
 14 really -- you're still going to be 18 stories.
 15 What you're going to do is try to give those
 16 apartment levels additional height.
 17 MR. JIMENEZ: Exactly.
 18 MR. TRIAS: Mr. Chairman, just to clarify,
 19 in most areas, we have a 16-story Site Specific
 20 maximum. So that is what the Code that Chip
 21 was talking about had for a long time. So to
 22 do 18 stories, there has to be that additional
 23 change of the Site Specific. I just want to
 24 make that very clear, so it's in the record.
 25 MR. JIMENEZ: This isn't about my site.

1 opinion, that I know the City Attorney has on
 2 his desk, it went from ten to twelve. Where
 3 there was a maximum of twelve, they took it up
 4 two. That's why I'm saying 18. I didn't mean
 5 to be disingenuous and I agree with my friend,
 6 Ramon, it's not at all, but we could go in --
 7 MR. TRIAS: The only reason I'm mentioning
 8 this is for transparency, so everybody
 9 understands what the issues are.
 10 CHAIRMAN AIZENSTAT: Venny.
 11 MR. TORRE: Yeah. This is a for sale
 12 product?
 13 MR. JIMENEZ: No, sir. This would be a
 14 rental product. Armando -- anything I say, I'm
 15 not breaking confidence, because he talks about
 16 it all of the time, because he's so proud of
 17 the building, he will not live in a condo that
 18 he developed, but he'll live in a rental that
 19 he developed.
 20 MR. TORRE: Okay. It's good to know that.
 21 MR. JIMENEZ: Rental, and long term, at that.
 22 MR. TORRE: So first point is, I appreciate
 23 your firm, the work you do, the work you're
 24 planning to do, the integrity of the work that
 25 you guys provide. This is impactful. I think

1 MR. TRIAS: No. No. No.
 2 MR. JIMENEZ: This is not about my site,
 3 which is my point to Mr. Behar.
 4 MR. TRIAS: The request is not about this
 5 site. The request is more general. The
 6 request, when described in terms of 18 stories,
 7 is beyond what it says here only, because it
 8 also sometimes would require amending some Site
 9 Specifics. So I just want to make it very
 10 clear, so we're completely transparent.
 11 CHAIRMAN AIZENSTAT: Just to understand, in
 12 that area, what's the highest stories of a
 13 building?
 14 MR. TRIAS: 16 stories and 190 feet.
 15 CHAIRMAN AIZENSTAT: That's currently,
 16 though?
 17 MR. TRIAS: Yeah, that is typically the
 18 Site Specifics.
 19 MR. JIMENEZ: With one exception, and I
 20 think the City Attorney has an opinion, this
 21 has nothing to do with my project. The City
 22 Attorney's Office long ago opined that with a
 23 PAD, the flexibility allowed by the Code in a
 24 PAD, that's in the Commission discretion, to
 25 extend the maximums, and the City Attorney's

1 this is what we should be talking about, these
 2 great big projects, investments that are coming
 3 into the City, but I also believe there's a lot
 4 of other things that we need to be talking
 5 about.
 6 The discussion here goes into the density,
 7 and I'm going to flat out tell you, this is a
 8 huge mistake. Not your project, not what
 9 you're trying to do, in the general sense.
 10 You're trying to do a good project and all of
 11 that. The lower density, as a measure of
 12 planning policy, in Downtown, is a total
 13 fallacy. When you spend \$150,000 in a retail
 14 strategy mission, blah, blah, blah, the first
 15 thing they tell you, at the top of the list is,
 16 maximize your density in Downtown, bring in
 17 residents. This policy is flawed and terrible.
 18 So I apologize for saying that, and I
 19 understand that there's some people thinking
 20 that way, bringing down traffic. You want
 21 people walking, you want people using their
 22 bike, you want people less driving. If you
 23 look at the urban academics, they'll tell you
 24 that's what Downtowns are doing.
 25 I understand what you're trying to do. I

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1 don't know how you're going to rent 12,000
 2 square feet or 6,000 square feet or 3,000
 3 square feet, but that's great, if you can do
 4 it.
 5 MR. JIMENEZ: Armando openly says, if he's
 6 wrong about the market, he'll have the biggest
 7 house in Coral Gables.
 8 MR. TORRE: But a measure of give and take,
 9 normally what you would do is, you're
 10 increasing your size, you'd have to lower it
 11 someplace else. You have to give something
 12 else.
 13 So what I first asked Mr. Trias is, if
 14 they're doing this, is the FAR dropping? No.
 15 So basically you're dropping the density, but
 16 you're increasing the Commercial, so nothing's
 17 changed size-wise. The project is not going to
 18 be diminished by this at all. It's still
 19 300,000 square feet.
 20 MR. JIMENEZ: No. No. My point at the
 21 beginning is --
 22 MR. TORRE: But the impact to our City is
 23 mostly about the FAR, and if you're dropping
 24 the density, but you're increasing the
 25 Commercial -- it's a balance. If you put 175

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1 here. I want to be clear on that.
 2 MR. JIMENEZ: Thank you, Mr. Chair.
 3 CHAIRMAN AIZENSTAT: I think we all should
 4 be clear. We are here for the two agenda items
 5 and you are here for your public comment.
 6 MR. BEHAR: That's it.
 7 CHAIRMAN AIZENSTAT: And we thank you for
 8 it.
 9 MR. JIMENEZ: You're welcome, sir.
 10 MR. TRIAS: Mr. Chairman, Mr. Jimenez was
 11 here just for illustration and then that's it.
 12 Now, that is not the request. He has submitted
 13 a project, separate from this, that meets the
 14 current Code and he would like to see if this
 15 is approved, and then he will modify it.
 16 MR. TORRE: So what I was thinking was,
 17 okay, so the density to me is not where we
 18 should be trying to incentivize. It's the
 19 opposite. I'm not in favor of that. So this
 20 is about what we can we do to give that extra
 21 height. Is there a place for that height?
 22 In my view, it's in the public realm and
 23 the benefits to the public realm, that the
 24 benefits -- you want to do a great job on the
 25 ground floor, you want to do something specific

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1 Residential units, you have to take them away
 2 from the Commercial units.
 3 MR. JIMENEZ: I don't think that's true,
 4 because, in my line of work, it's rentable
 5 square footage. How many doors I have is
 6 irrelevant --
 7 MR. TORRE: Right. But all that counts is
 8 FAR.
 9 MR. JIMENEZ: Excuse me?
 10 MR. TORRE: FAR --
 11 MR. TRIAS: For transparency sake, again,
 12 because you have submitted a project, it is
 13 4.375. They were taking advantage of --
 14 MR. BEHAR: 4.375 --
 15 MR. TRIAS: Yeah. That is the request.
 16 MR. BEHAR: You're bringin TDRs --
 17 MR. JIMENEZ: As we did on the Sofia.
 18 MR. TORRE: Here's a point, for Claudia and
 19 others that were -- the FAR in a Mixed-Use goes
 20 to 4.375. So the Residential units --
 21 MR. BEHAR, no, it's 3.0, 3.5. With Med
 22 Bonuses. You're allowed to bring it up .875,
 23 which would put it at 4.375.
 24 CHAIRMAN AIZENSTAT: I think we need to
 25 consider, we're not talking about this project

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1 and the great around the perimeter, what people
 2 touch and feel, maybe then we'll give you the
 3 height. I don't think density is where the
 4 trade should be.
 5 MR. TRIAS: The proposal is to add five
 6 percent open space.
 7 MR. TORRE: Excuse me, let me finish. So
 8 you have this huge building. You have these
 9 walls -- so let me go back.
 10 These small buildings exist. The
 11 building -- the street has a bunch of different
 12 people you pass by, you all know of these great
 13 things that exist in the City. You're knocking
 14 it down to put this one building. Now you have
 15 a whole wall of vaults and electric room and
 16 entrances. Now you're walking by a hundred
 17 feet of pretty much boring.
 18 Then, the point is, what do you on the
 19 ground floor to make it an unbelievable
 20 experience passing by? What happens to that
 21 bottom 30 feet? That's where the value is.
 22 And if you do something amazing, get the
 23 height.
 24 CHAIRMAN AIZENSTAT: You're saying, that's
 25 where the value is to the City.

1 MR. TORRE: That's where a bonus should
 2 lie. Density removal, no.
 3 CHAIRMAN AIZENSTAT: Claudia.
 4 MS. MIRO: That makes perfect sense to me.
 5 MR. BEHAR: I agree a hundred percent. We
 6 should not be looking at removing density. We
 7 want density. And I agree, maybe it's not five
 8 percent, maybe it's a little bit more, but if
 9 you create some benefit -- spaces that will
 10 benefit the public, I'm in favor of the
 11 additional, whatever, fifteen feet, it's not a
 12 problem, because I think you will get -- it
 13 doesn't matter, your project or any project in
 14 the Downtown area, it will be a much better
 15 project.
 16 In reality, whether you're looking at 190
 17 or 204, it doesn't matter. At that point, it
 18 really doesn't -- to me, in my opinion, doesn't
 19 matter. I think Venny is correct. We should
 20 concentrate more of what the public will
 21 benefit from, and if it's an additional five,
 22 ten percent open space, I think that's what we
 23 would -- you know, I would prefer to have.
 24 MR. TORRE: I know that that's all we talk
 25 about, and I'm going to start hopefully trying

1 building has four sides. You activate one
 2 side. The three other sides are dead. So, a
 3 good example, the building -- I'm not trying to
 4 pick on your building. Your building's
 5 fantastic. I'm not trying to put anything
 6 negative. I'm trying to be general.
 7 To do all of these condo offices and condo
 8 things, that never get turned on, is a dead
 9 space. You put -- it's the entire line of
 10 condo offices and meeting rooms for a condo
 11 that will never be used. Put something active,
 12 make it retail. So, again, you have to look at
 13 what's really being proposed and say, does it
 14 really activate -- does it really help
 15 Valencia, does it help Almeria? Two streets
 16 Downtown, middle of Downtown, or any street of
 17 the sort, should be active, should be really
 18 active, should be looked at for what kind of
 19 activation, should we really explore it,
 20 because otherwise we're losing our Downtown.
 21 We've got Miracle Mile and what? And then the
 22 other street doesn't get anything, and the next
 23 street doesn't get anything. The next thing
 24 you know, we have nothing.
 25 MS. MIRO: And I think that's what we're

1 to change the conversation. Open spaces are
 2 great. Pocket parks are great. But public
 3 realm is more than that.
 4 MR. BEHAR: But, Venny, it's not
 5 necessarily. If you have a building that's
 6 going to be 205 feet high, you need more of a
 7 setback because of the back of sidewalk and
 8 where the building starts.
 9 MR. TORRE: So you see all of the buildings
 10 on Le Jeune that never get occupied. They're
 11 empty. They're vacant. It happens all of the
 12 time. These spaces become, basically, ghost
 13 towns. It's not activated. They're not made
 14 to be activated.
 15 MR. BEHAR: But look at the Sofia, with the
 16 restaurant that they have, okay.
 17 MR. TORRE: That's what we want.
 18 MR. BEHAR: Okay. But what happens in a
 19 building -- and that portion of the building is
 20 not 200 feet. If you create --
 21 MR. TORRE: So I'm going to create another
 22 one --
 23 MR. BEHAR: -- a public space there, that
 24 they will benefit.
 25 MR. TORRE: Four sides, right -- the

1 moving towards, it's to revitalize that area.
 2 MR. TORRE: Well, but then the point is,
 3 down below, on that ground floor, is what we
 4 should be focusing on, and not the 190 or 200
 5 feet.
 6 CHAIRMAN AIZENSTAT: Alex.
 7 MR. BUCELO: I agree.
 8 CHAIRMAN AIZENSTAT: Luis.
 9 MR. REVUELTA: I actually don't have a
 10 problem with the lower density. And I
 11 understand what everybody is saying, but I
 12 think people will continue to come to Florida
 13 and Coral Gables, like there is no end to this
 14 thing.
 15 And I keep asking myself about the magic of
 16 the 205, you know, the problems with the 205,
 17 reversed engineered to some sort of a project,
 18 and I do agree, given the fact that we get
 19 involved in luxury condos, that the higher
 20 ceilings are a matter of quality in any city.
 21 So I think there's got to be a way that you can
 22 incentivize a higher ceiling product, which I
 23 think -- I wish them all the best in the
 24 success of that, but I believe this is going to
 25 be a condo conversion, in my opinion, for

1 whatever it's worth, in my crystal ball, but I
 2 think the issue that I struggle with is that
 3 every time that we recommend something and the
 4 law is passed, it creates a precedent and it
 5 creates an ability for somebody else to say,
 6 oh, he got that, I'd like to get 208, I'd like
 7 to get 210. You know, where does it stop?
 8 And I don't have a problem with height.
 9 I've always argued high and thin is better than
 10 low and wide. I think the problem with the
 11 project in the Circle is not the height, it's
 12 the massiveness of that project, just like the
 13 project on Dixie Highway. The height is not
 14 the issue. The issue is massiveness, and,
 15 frankly, the traffic and density.
 16 CHAIRMAN AIZENSTAT: Luis, could you speak
 17 into the microphone please? Thank you.
 18 MR. REVUELTA: I'm sorry.
 19 So I don't have a problem giving the extra
 20 height, as long as it's within some sort of
 21 realm, and I agree -- I think what you said,
 22 190, 205 -- you can't look at a building and
 23 say, hey, that's 205 feet and six inches. I
 24 can't do that. Maybe because I'm old and
 25 decrepit, you know, there's -- there's got to

1 luxury Downtown destination area?
 2 I mean, like Venny said, I mean, I think of
 3 the Chocolate Fashion right there, and I think
 4 of the Lebanese Restaurant right down the
 5 street and I think of Sykes Printing and I
 6 think of all of the little mop and pop shops.
 7 You know, what's it going to do to the
 8 character of that street if you come in and you
 9 just throw 100 feet of concrete, you know,
 10 facing north -- what would it be, Almeria? Is
 11 that the northern border of this project?
 12 MR. TRIAS: Yes. Valencia.
 13 MR. WITHERS: Valencia?
 14 MR. BEHAR: We're not looking at a project,
 15 remember.
 16 MR. WITHERS: No, I know, but I'm just
 17 saying, I'm envisioning that part of town.
 18 Now, I know what you're going to say. So I
 19 guess my question is, when we pass something
 20 like this, and the Commission has the ability
 21 to horse trade on a PAD, they don't have to
 22 give the 205 feet, is that correct?
 23 MR. TRIAS: They don't have to approve it,
 24 no, certainly. They could approve less, yeah.
 25 MR. WITHERS: So they could give more

1 be some reasoning. I mean, there's got to be a
 2 certain area of precedence, that you're not
 3 basically going above.
 4 So I'm struggling with this. I don't mind
 5 the higher ceilings. I don't mind the lower --
 6 and it's like Mr. Jimenez was saying, this is
 7 an option. You're not obligating anybody to
 8 take advantage of this. And I think that no
 9 matter what we do, we're never going to
 10 disincentivize the private sector of developers
 11 of just bringing density. There's nothing we
 12 can do to stop people coming to South Florida.
 13 So while you guys think about it and talk more,
 14 I'll think about it.
 15 CHAIRMAN AIZENSTAT: Thank you.
 16 Chip.
 17 MR. WITHERS: Well, first of all, I echo
 18 Venny, on Armando is a gentleman and the type
 19 of developer I think Coral Gables likes to
 20 have.
 21 Your mention of walking down 100 feet and
 22 seeing water, you know, flush outs and service
 23 areas and louvered doors with red lights behind
 24 them really caught my attention, and I guess
 25 the point is, you know, Coral Gables -- is it a

1 through variance, if they wanted to?
 2 MR. TRIAS: I don't think so, because it's
 3 a Comp Plan change. So you cannot go beyond
 4 the Comp Plan, no.
 5 MR. WITHERS: I see.
 6 MR. TRIAS: Now, Mr. Withers, I would also
 7 say that in the update that the Zoning Code did
 8 back in February, many very good things were
 9 done about the transparency at the ground
 10 level, the storefront requirements, and, for
 11 example, in Le Jeune, there's a ten-foot
 12 mandatory setback for buildings to enhance the
 13 sidewalks. So there were many things that were
 14 done in the Code that you all worked on that I
 15 think go towards Mr. Torre's concern about
 16 having an active ground level. So all of those
 17 things apply. All of those things would't go
 18 away because of the extra height.
 19 MR. WITHERS: I don't have a problem with
 20 the extra height in that part of town, you
 21 know, in the Central Business District. I have
 22 height issues in other parts of town, but not
 23 in Downtown.
 24 MR. BEHAR: And let me answer your question
 25 to see. In the CBD, I think 99 percent of all

1 of the properties have alleys in the back of
 2 it, correct?
 3 MR. TRIAS: Yes. That's typical.
 4 MR. BEHAR: So if you are not -- you don't
 5 have to put those service area on the street.
 6 You could put it on the alley. And you could
 7 activate the whole street without a problem.
 8 So to say that you're going to have a hundred
 9 feet of a solid wall, I don't think that's
 10 correct.
 11 MR. TRIAS: But that's not allowed.
 12 MR. BEHAR: First, it's not allowed. Now,
 13 what the one additional setback or open space
 14 could do, Venny, is like, if you have a
 15 property that goes from Almeria to the other
 16 block, you could create yourself an internal
 17 drive and you could put all of those
 18 services --
 19 MR. TORRE: I think you missed what I said,
 20 and I'm not suggesting there wouldn't be cut
 21 drives and access for trucks and all of that
 22 stuff. That's fine. It has to happen. That
 23 happens in the Regions building, where the back
 24 of the police has, that you enter this alley
 25 and nobody even knows that they're there.

1 is saying, he's talking about something else,
 2 other than open space.
 3 MR. TRIAS: Yes. Yes. I understand. All
 4 I'm saying is that this is the only thing that
 5 we have right now related to that --
 6 MR. TORRE: There's a very good book by
 7 Victor Dover about streetscapes and what
 8 happens on the ground, and you've read the
 9 book. That's what I'm talking about. You
 10 know the book. You know what I'm talking
 11 about. You have certain things, certain
 12 criteria, that the experts will tell you should
 13 be happening on the ground floor.
 14 MR. BEHAR: You know, something that we are
 15 required to do, that I think takes away from
 16 that, is the requirement to put arcades. You
 17 know, that we're going away from that now.
 18 MR. TRIAS: It's an option. It's not a
 19 requirement.
 20 MR. BEHAR: Because the arcade, in a
 21 building like this, will be bad.
 22 MR. TRIAS: Furthermore, in the Code update
 23 that you worked on, arcades were eliminated
 24 from Miracle Mile, for example, because it's
 25 not a good way to deal with retail.

1 I think there has to be a pronounced
 2 acknowledgment that we need to focus on the
 3 quality of what happens on the ground in the
 4 Downtown, constant. It's my opinion. I
 5 think -- I don't have a problem with 203 feet,
 6 I don't, for any. I just don't think that the
 7 trade, in my view, should be for lower density.
 8 It should be for other trades. Give it to me
 9 on the ground, I want to expand those
 10 storefronts, I want to have liveliness, I want
 11 to have cafes, as much as I can, but I don't
 12 think the trade should be for lower density.
 13 MR. BEHAR: And I agree with you. I don't
 14 think we should give up any density, no, for
 15 that. I rather give them something else to
 16 allow --
 17 MR. TORRE: So I'm in favor of up to 203
 18 feet. I just want to give you a different
 19 trade.
 20 MR. TRIAS: Yeah, the current proposal that
 21 deals with your issue says that extra five
 22 percent open space. Now, that could be
 23 changed. That could be ten percent, that could
 24 be something --
 25 CHAIRMAN AIZENSTAT: But I think what Venny

1 MR. REVUELTA: Aren't some of the things
 2 that we're talking about things that have to be
 3 controlled by the architectural review board?
 4 MR. BEHAR: The Board of Architects --
 5 MR. REVUELTA: You know, mechanical spaces
 6 and this and that and the other, these are
 7 things that are to be controlled at the level
 8 of the architectural review board.
 9 MR. TRIAS: And they are. They are
 10 currently. Anytime we have a Mixed-use
 11 project, first it goes to the Board of
 12 Architects, then it comes to you. You get a
 13 chance to deal with the issues. In fact, the
 14 Fire Department is very sensitive to the
 15 different locations and so on. So you can
 16 really see that there's an effort to do the
 17 things you're talking about. The question is,
 18 how do we Codify it? How do we make the Code
 19 stronger?
 20 MR. BEHAR: The point, I think, is, we -- I
 21 mean, I'm not in favor of reducing -- like
 22 Venny is saying, reducing density for the
 23 height. Let's put it somewhere else, you know.
 24 That's my opinion. And I will support -- I'll
 25 make a motion -- are we ready for motions yet?

1 MR. TORRE: I think we have two or three
 2 people that haven't spoken. I want to make
 3 sure that we don't hog the space.
 4 MR. REVUELTA: I agree with everything that
 5 Venny said. The problem is that, how do you
 6 incentivize somebody to put a use -- a business
 7 that activates a City and is not controlled by
 8 the market? I think it's out of our control.
 9 MR. TORRE: We have incentives now that are
 10 Mediterranean, that are subjective to
 11 Mediterranean, that's a good thing for the
 12 City. We have to say, it's a good thing for
 13 the City to incentivize great streetscapes.
 14 Just like we have the Mediterranean Bonus as a
 15 great incentive to keep the fabric of the City,
 16 it's a great incentive that the downstairs of
 17 all of these buildings are top notch. It's the
 18 exact same way.
 19 MR. REVUELTA: I'm in agreement with you,
 20 but then that needs to be Codified. In my mind
 21 I'm saying, okay, if I'm writing this Code, if
 22 I'm going to give somebody another fourteen and
 23 a half feet, what am I going to tell them to
 24 have a successful business and quality
 25 materials and a loggia and this and that and

1 I'm not so sure how we can blend the two on
 2 an item like this, and maybe I'm confused.
 3 MR. TORRE: Last point, which I didn't --
 4 price point, right, you get a bigger unit, it
 5 gets to be a bigger price point, more
 6 expensive. More expensive for sale, more
 7 expensive for rent, they're bigger. One of the
 8 biggest issues in the real estate market is
 9 affordability. The smaller units are more
 10 affordable, and the further and further we get
 11 into this decade, whatever, it's just becoming
 12 harder and harder. I mean, the smaller units
 13 are the affordable units, and you're talking
 14 about, we're leaving people out of the market.
 15 We need to provide for affordability. Well, we
 16 need to have more units.
 17 MR. REVUELTA: You are absolutely right.
 18 What happens, though, on this luxury product,
 19 whether it's rental or condo, that the moment
 20 you have affordable housing, with a luxury
 21 product --
 22 MR. TORRE: No. No. I didn't say that. I
 23 never said the word.
 24 MR. REVUELTA: You were not suggesting
 25 that.

1 the other? I'm struggling with how to Codify
 2 that, despite the fact that I'm totally in
 3 agreement with what you're saying. There is a
 4 challenge in how do you incentivize that -- I
 5 don't feel the same concern about the density,
 6 because I think this just happened to be a
 7 developer that said, hey, I don't want to have
 8 a lot of density, I want to have high ceilings,
 9 and I want to go at it, but I think most of
 10 what's going to happen is that people are going
 11 try -- not to curtail themselves, and I don't
 12 know how many people are going to take
 13 advantage of this, by the way. You know, for
 14 fourteen and a half feet, to cut down the
 15 density this much, I'm struggling, because, I
 16 mean, 118 stories -- my understanding is 180
 17 feet. It's not ten feet clear. You need to
 18 add about eight inches or nine inches of slab
 19 and you need to have a decent retail space, and
 20 then you have parking, et cetera, et cetera, so
 21 to me everything that you said is right and it
 22 goes back to what Chip was saying, you know, we
 23 should have other discussion items or Workshops
 24 in which we address like the north side of
 25 Biltmore Way and things like this.

1 MR. TORRE: No. No. I said, more
 2 affordable units. I didn't say affordable --
 3 MR. REVUELTA: Well, I'll tell you what, to
 4 your point --
 5 MR. TORRE: No, I started saying, the price
 6 point is tied to the square foot. If I have a
 7 600 square foot apartment, it's cheaper than a
 8 900 square foot apartment, but they're still
 9 one bedroom.
 10 MR. REVUELTA: I'm taking your lead on
 11 this. If there is an incentive that a
 12 developer wants to do X, Y, and Z, there might
 13 be a fund in which that developer will put
 14 money for affordable housing. It's not
 15 inventing this, that already exists, right?
 16 Add it somewhere else in the City.
 17 I mean, that's an incentive that's a
 18 win-win situation, right. So, I mean, I'm just
 19 basically following your lead on that.
 20 MR. BEHAR: Well, I'm going to tell you, I
 21 think the additional height, I don't have a
 22 problem. I think it could be better. But I
 23 have a problem reducing -- as an incentive,
 24 reducing the units, because what's going to
 25 happen, that's today, the trend. The trend,

1 you know, Luis, is to do bigger units today.
 2 MR. REVUELTA: Today.
 3 MR. BEHAR: Today. I don't know what's
 4 going to happen five, ten years from now, then
 5 we're going to be a hundred unlimited units --
 6 MR. REVUELTA: We're going to be New York
 7 and Hong Kong. We're going to have drawers in
 8 buildings. That's what's going to happen.
 9 CHAIRMAN AIZENSTAT: But isn't the ground
 10 floor going to be dictated by economics, in
 11 general?
 12 MR. REVUELTA: Of course.
 13 CHAIRMAN AIZENSTAT: You could drive
 14 whatever you want to go into the ground floor
 15 to make it visible for people to walk by,
 16 cafes, whatever it is, but those landlords are
 17 going to have to get "X" amount of dollars per
 18 square foot to survive.
 19 MR. TORRE: Aren't they getting extra
 20 height?
 21 CHAIRMAN AIZENSTAT: And to thrive.
 22 MR. TORRE: That's the give.
 23 CHAIRMAN AIZENSTAT: But even if they're
 24 getting extra height, how do they support
 25 downstairs?

1 that lower density, even the ones that do high
 2 end, like Ugo Colombo does.
 3 But I think, a greater open area,
 4 landscaped green area percentage, if we're not
 5 comfortable with five, let's just pick a
 6 number, and I think a certain contribution to
 7 an affordable housing fund, it's a win-win
 8 situation, for what we're trying to say here,
 9 and I'm in agreement with whatever everybody
 10 else has said.
 11 MR. TORRE: I say that you can have a
 12 fifteen, twenty foot belt of green around a
 13 building in Downtown and have dead walls and
 14 you haven't gained anything. A bunch of people
 15 will sit there, but it's still a dead building.
 16 MR. REVUELTA: I mean, the City of Miami
 17 struggled with that after Miami 21, which is
 18 another big discussion, but are we not
 19 addressing that in the architectural Code and
 20 with the review board?
 21 MR. TRIAS: Yes.
 22 MR. REVUELTA: I mean, that is the first
 23 place that that needs to be caught and not be
 24 allowed. Actually, you can maybe even codify
 25 it even more strictly.

1 MR. BUCELO: Can they subsidize?
 2 MR. TORRE: Well, then you're saying, then
 3 don't make it a requirement for active and let
 4 them have dead downstairs and the --
 5 CHAIRMAN AIZENSTAT: No. No. I'm not
 6 saying the --
 7 MR. TORRE: No. No. I'm just saying, is
 8 the -- the betterment of the community and the
 9 betterment of the Downtown revolves, in my
 10 view, about active Downtowns. It revolves
 11 around 24-hour Downtowns.
 12 CHAIRMAN AIZENSTAT: A hundred percent.
 13 MR. TORRE: So that, in a general sense, is
 14 a better solution overall, everybody wins, the
 15 developer wins, the community wins, everybody
 16 wins, when there's a more lively downstairs, if
 17 everybody is doing it. If nobody's doing it,
 18 then, you know, nobody is going to do it,
 19 because it doesn't make sense. Retail is the
 20 hardest thing to do. I'm not doing it.
 21 MR. REVUELTA: I think if you -- I don't
 22 have a problem with the density, because I
 23 don't think too many people are going to take
 24 advantage of this. I can't think of how many
 25 clients of mine are going to take advantage of

1 MR. TRIAS: I think we get so much
 2 negativity all of the time, which doesn't
 3 reflect the quality of the work that is being
 4 done in this City, frankly. I mean, many of
 5 you deal with those projects. You do top notch
 6 Mixed-Use projects, that are very active at the
 7 ground level, and you, especially some of you
 8 know how difficult it is sometimes to get
 9 through the Board of Architects, how difficult
 10 it is -- right?
 11 MR. BEHAR: Absolutely. You're absolutely
 12 correct.
 13 MR. TRIAS: And at the end, the projects
 14 are nice.
 15 MR. TORRE: All I'm saying is, what do you
 16 want to be when you grow up? You either have
 17 to have some goals and some ideas or you just
 18 let people just do whatever they want. So,
 19 this, to me, is something we should be striving
 20 for.
 21 The second thing -- and I'm sorry, I'm
 22 taking up all of the time --
 23 CHAIRMAN AIZENSTAT: Go ahead.
 24 MR. TORRE: -- CBD, the Central Business
 25 District, that's what we're talking about.

1 We're not talking about the outside. We're
 2 talking about the Central Business corridor.
 3 That's why I believe it should be that.
 4 MR. TRIAS: We're not talking about US-1,
 5 for example.
 6 MR. TORRE: No. We're talking about the
 7 CBD, two or three streets.
 8 MR. COLLER: You may want to think about
 9 extending the meeting, in light of where we are
 10 in our agenda.
 11 CHAIRMAN AIZENSTAT: Let's see what time we
 12 have. We have 8:51. Are we going to make a
 13 motion on E-2 first? Anybody want to make a
 14 motion?
 15 Anybody want to make a motion to extend the
 16 time?
 17 MR. REVUELTA: Go Alex. I'm waiting for
 18 you. I would make a motion to approve, with
 19 the condition that the Commission requires or
 20 requests more green area --
 21 MR. TRIAS: Would you make a suggestion?
 22 MR. REVUELTA: -- or greater setbacks --
 23 either a greater setback or a combination of a
 24 greater setback, an open area and a
 25 contribution to be determined to an affordable

1 percent.
 2 MR. REVUELTA: How did you come up with the
 3 five percent?
 4 MR. TRIAS: The five percent was the
 5 recommendation from the Commissioner that is
 6 sponsoring this.
 7 MR. REVUELTA: So the five percent did not
 8 come from a study that the Planning Department
 9 did, it's a Commissioner recommending five --
 10 MR. TRIAS: Yeah. It was reviewed by Staff
 11 and we looked at some comparables, and we felt
 12 that it was reasonable. Although, frankly, ten
 13 percent was within range of something --
 14 CHAIRMAN AIZENSTAT: Ramon, one second.
 15 Before we continue, we are supposed to adjourn
 16 at 9:00. Is there anybody that wants to make a
 17 motion for E-2 and E-3 at some point or not?
 18 MR. REVUELTA: Who is in charge of those
 19 motions?
 20 CHAIRMAN AIZENSTAT: Anybody want to make a
 21 motion to extend ten minutes?
 22 MS. MIRO: I'll make a motion.
 23 CHAIRMAN AIZENSTAT: We have a motion by
 24 Claudia to extend ten minutes.
 25 MR. BUCELO: Ten minutes.

1 housing fund.
 2 MR. TRIAS: Are you comfortable with a
 3 percentage, either ten percent or --
 4 MR. REVUELTA: I hate that. You know, it's
 5 like, I'm not comfortable with 205. Why is it
 6 not 200? Why is it not 210?
 7 Every time I read a Code that has a number
 8 like this, I'm saying, you know, who ended up
 9 doing this thing?
 10 MR. BEHAR: Luis, you, as an architect, I
 11 think if you do a quick analysis, you're going
 12 to see why the additional fifteen feet or
 13 whatever.
 14 MR. REVUELTA: No. No. No. I understand
 15 where he's coming from, but it's a rhetorical
 16 question that I was asking. He asked me, what
 17 percentage? They're recommending five. I'm
 18 saying, if I, out of my belly button, recommend
 19 six, eight, what am I doing? I don't know if I
 20 can --
 21 MR. TRIAS: The reason I'm saying this is
 22 that we already have the Board of Architects
 23 that deals with the quality of the spaces. The
 24 Zoning Code is not that tool. It's a big,
 25 rough, tool that gives you five percent, ten

1 MR. TORRE: Second.
 2 CHAIRMAN AIZENSTAT: Venny seconds. Call
 3 the roll, please, Jill.
 4 THE SECRETARY: Robert Behar?
 5 MR. BEHAR: Yes.
 6 THE SECRETARY: Alex Bucelo?
 7 MR. BUCELO: Yes.
 8 THE SECRETARY: Claudia Miro?
 9 MS. MIRO: Yes.
 10 THE SECRETARY: Luis Revuelta?
 11 MR. REVUELTA: Yes.
 12 THE SECRETARY: Venny Torre?
 13 MR. TORRE: Yes.
 14 THE SECRETARY: Chip Withers?
 15 MR. WITHERS: Yes.
 16 THE SECRETARY: Eibi Aizenstat?
 17 CHAIRMAN AIZENSTAT: Yes.
 18 So we're on E-2. What was your motion?
 19 MR. REVUELTA: Well, I was trying to answer
 20 Ramon's question before making the motion.
 21 What is the current percentage required?
 22 MR. TRIAS: Well, for the PAD, it's twenty
 23 percent.
 24 MR. REVUELTA: The proposal is five percent
 25 in addition to twenty?

1 MR. TRIAS: Yes, at a minimum. That's the
 2 baseline, yeah.
 3 MR. REVUELTA: Any thoughts on that, in
 4 terms of percentages?
 5 MR. WITHERS: Look, I mean, this whole
 6 discussion, let's call it what it is, it's
 7 about a luxury Downtown condominium -- or not
 8 condominium, a rental unit in our Downtown area
 9 that wants another fifteen feet. Whether we
 10 say there's a specific project this item is all
 11 about, we all know that that's what this item
 12 is all about. So what we do when developers
 13 come to us with, you know, their plans that we
 14 don't like? We sometimes go back to them and
 15 say, come back -- you heard what we have to
 16 say, come back to us with a plan or an idea
 17 that we would like to see you do on your
 18 streetscape or something like that.
 19 I don't know, by just saying, go to 205 and
 20 a half feet, and we're going to keep your unit
 21 density under a hundred, is that really going
 22 to give us the building and the look we want?
 23 CHAIRMAN AIZENSTAT: Chip, if you're
 24 talking about, it's all about a developer,
 25 don't we ask for a Site Plan to review, based

1 Board of Architects, great spaces. How else
 2 you're going to be able to get more benefit to
 3 the public? In every major well-planned city,
 4 you do have more, for lack of a better word,
 5 public spaces, that the public benefits, and
 6 Mr. Trias, as a City Planner, do you agree with
 7 that or not?
 8 MR. TRIAS: Yes.
 9 MR. BEHAR: Okay. So do we benefit? I am
 10 a hundred percent in favor of the additional
 11 fifteen feet, not only for this project, for
 12 any project, because it's going to make it --
 13 whether the units' an average of 2,000 or an
 14 average of a thousand, is going to be a better
 15 unit, better quality.
 16 So I think -- I don't know your answer, to
 17 answer your question, Luis, whether it's an
 18 additional five percent or an additional ten
 19 percent, but I think that I would not put it on
 20 density. Let the market drive that, whether
 21 they want to do big units or small units. I
 22 want more units. I've been in favor always of
 23 bringing, you know, more Residential to the
 24 Downtown.
 25 We did a project, which was completed eight

1 on that?
 2 MR. WITHERS: We saw the Site Plan on this.
 3 So they're vacating the alley, if you remember.
 4 MR. JIMENEZ: No.
 5 MR. WITHERS: No? That's a different one?
 6 Okay. Sorry about that.
 7 MR. BEHAR: But, look, you're absolutely
 8 right, and I'm finished, because you're going
 9 in the right direction.
 10 MR. WITHERS: No. So all I'm saying is,
 11 maybe we say, come back with an idea of what we
 12 can do to enhance the Downtown streetscape. I
 13 mean, you guys are the architects. You're the
 14 smart ones.
 15 MR. BEHAR: What is the -- you know, what
 16 is the most benefit we could get out of a --
 17 we're going to have -- the market is going to
 18 drive what type of use of unit. You want to
 19 do -- in the Downtown, you want to have
 20 businesses that instead of paying you \$45 a
 21 foot is going to be able to pay you a hundred
 22 dollars a foot. A restaurant will be able to
 23 do that. An office will not be able to do
 24 that, on the ground level.
 25 So you are going to have, by control by the

1 years ago, seven years ago, Columbus Center,
 2 which is in the CBD, basically, and you have
 3 200 units. They're an average of like 900.
 4 But you know what, you want good quality units.
 5 It would benefit it if we had the additional
 6 height. It would have been a much better
 7 project. Because instead of having nine foot
 8 four, you had ten-foot ceilings. It's a better
 9 unit.
 10 So what I would do, I would put the
 11 condition that you have, perhaps, a little bit
 12 more public space, open space, in return for
 13 the height.
 14 MR. REVUELTA: I agree with that. And
 15 that's where I was going. I think, to benefit
 16 the public, there's things that we can do in
 17 recommending to the Commission right now, for
 18 creating better public spaces, which is what
 19 Venny started talking about.
 20 MR. TORRE: I think we have a discussion
 21 that goes around certain things that deal with
 22 the ground floor or the public realm. Call it
 23 the public realm, and that could be many
 24 different things. I don't know that we need to
 25 be specific and say, this is how the trade

1 goes. I think that doesn't -- in other words,
 2 we don't have to say specifically it's going to
 3 be ten percent. There should be something
 4 given for the height, and I'm not sure what
 5 that is, that makes sense and is discussed
 6 further than today.

7 So the response today should be, as a
 8 measure of public policy, this Board, maybe not
 9 you, but I do not agree density should be
 10 incentivized to be dropped, and, therefore,
 11 giving the bonus for this purpose is not
 12 approved, recommending that additional height
 13 would be granted under other options, that we
 14 should look at and agree to.

15 MR. BEHAR: But you have to quantify that.
 16 MR. TORRE: I'm denying the cause. Come
 17 back and we can figure out what that benefit
 18 should be. We're not approving this project.
 19 MR. BEHAR: But we're approving an
 20 amendment to the Comp Plan?
 21 MR. TRIAS: Yeah. The main issue --
 22 MR. TORRE: So you want to say what bonuses
 23 are tied to it, specifically, right now, and
 24 that means green space only?
 25 MR. BEHAR: Certainly, but what I agree

1 CHAIRMAN AIZENSTAT: Ramon, go ahead,
 2 please.

3 MR. TRIAS: Yeah, if I could summarize.
 4 From my point of view, the big deal is that for
 5 a long time 190.5 has been this magic number.
 6 So we're saying, no more, now we have a little
 7 bit more. So that's why this is significant.

8 And the question is, how is that worth it
 9 to the community? Well, if you have better
 10 quality design at the ground level, right,
 11 that's what I understand, which includes public
 12 space and the uses next to the public spaces.
 13 Is that it? We can probably draft some
 14 language that is appropriate for a Zoning Code
 15 if you agree with that concept and forward it
 16 to the Commission.

17 MR. TORRE: But let's say, you, in the
 18 Design District, did something similar, where
 19 the --
 20 MR. TRIAS: Yes, we did.
 21 MR. TORRE: -- the ground floor cannot have
 22 this, the ground floor cannot have that, the
 23 glass has to be clear. There's a few things
 24 that we could think about. I'm not suggesting
 25 I know anything about what this should be. But

1 with you on is that we're not reducing density,
 2 right? I don't know, maybe you and I have the
 3 one -- and Luis kind of expressed that so far.
 4 I haven't heard the other Members.

5 How else -- we've got to give them a
 6 direction. How do we then --
 7 MR. TORRE: But why wouldn't the expert
 8 tell us what we think the City should benefit
 9 from, that they should be giving away or what
 10 is the goal that we should be striving for?
 11 Maybe it is green space, but there may be other
 12 benefits.

13 MR. TRIAS: I think --
 14 MR. BEHAR: And not necessarily green
 15 space.
 16 MR. TORRE: Could there be better
 17 architecture? I don't know. I'm just saying,
 18 there's a lot of things --
 19 MR. REVUELTA: The typical things are open
 20 space, setbacks, are for public spaces, and
 21 affordable housing. I mean, those are things
 22 that always, in different municipalities, that
 23 keep popping up.
 24 MR. TRIAS: Mr. Chairman, if I could just
 25 summarize.

1 there's things we can quantify, as to what may
 2 be a better solution, let's suppose, not 50
 3 feet of dead space should ever be had. I'm
 4 making up some. It could be that certain
 5 things are blocked from happening.

6 MR. TRIAS: And I think that Coral Gables
 7 has always relied on the very good work of the
 8 Board of Architects to be able to finish those
 9 details. Other cities have very prescriptive
 10 guidelines. I mean, some of you probably have
 11 worked with them, and they're not necessarily
 12 any good. So you don't want to go that way,
 13 either. So you have to be able to get that
 14 balance.

15 So I think I understand your point. I
 16 don't think we can draft the language right
 17 now, at nine o'clock, but if you want to make a
 18 motion and --
 19 MR. COLLER: May I make a suggestion for a
 20 motion?
 21 CHAIRMAN AIZENSTAT: Please.
 22 MR. COLLER: That you would approve it on a
 23 modified basis, that rather than density being
 24 the incentive, the following factors should be
 25 looked at as a possible incentive for

1 additional height. Those factors being,
 2 activating the first floor, you know, all of
 3 the other things that we've talked about, and
 4 then you approve it on that basis, specifically
 5 saying that you do not believe that density is
 6 the appropriate, I guess, give back.
 7 CHAIRMAN AIZENSTAT: Incentive.
 8 MR. COLLER: Incentive, right. So that
 9 would be one way to get to some sort of motion
 10 to indicate to the Commission how you feel.
 11 CHAIRMAN AIZENSTAT: The other option may
 12 be to -- Ramon to come back with what has been
 13 discussed and be more definitive.
 14 MR. COLLER: A Motion to Defer is always in
 15 order.
 16 MR. TRIAS: Yes, that's also an option.
 17 MR. TORRE: I guess what I'm trying to
 18 do --
 19 MR. BUCELO: I'll move to defer.
 20 MS. MIRO: I'll second it.
 21 MR. WITHERS: I'll second it.
 22 CHAIRMAN AIZENSTAT: We have a Motion to
 23 Defer. We have a second.
 24 MR. COLLER: Is this on both items?
 25 CHAIRMAN AIZENSTAT: Well, let's do E-2

1 to encourage Staff to --
 2 CHAIRMAN AIZENSTAT: At the next meeting.
 3 MR. WITHERS: Okay. Next meeting?
 4 MR. TRIAS: Yes. Yes. Certainly.
 5 MR. BEHAR: And listen, it's going to be
 6 very simple. I mean, I don't see this being a
 7 very elaborate modification. I think that --
 8 and I think the message is, this is going to go
 9 in the direction that you're going to get the
 10 additional height.
 11 MR. TRIAS: I mean, I think I can forward
 12 your comments very easily to the sponsors and
 13 they can understand --
 14 MR. BEHAR: And more so, I am confident
 15 that the project that potentially could benefit
 16 from it is going to provide everything that we
 17 want to ask for. The quality is going to be
 18 there. So I don't foresee, you know --
 19 CHAIRMAN AIZENSTAT: On Item E-3, is there
 20 a motion, also?
 21 MR. BUCELO: I'll move to defer.
 22 CHAIRMAN AIZENSTAT: Defer.
 23 MR. BEHAR: I'll second it.
 24 CHAIRMAN AIZENSTAT: We have a second. Any
 25 discussion? No?

1 first.
 2 MR. COLLER: Okay.
 3 CHAIRMAN AIZENSTAT: You have a motion?
 4 MR. REVUELTA: I'll move to defer.
 5 CHAIRMAN AIZENSTAT: E-2. You have a
 6 second to defer on E-2.
 7 Any discussion? No?
 8 Call the roll, please.
 9 THE SECRETARY: Chip Withers?
 10 MR. WITHERS: Yes.
 11 THE SECRETARY: Robert Behar?
 12 MR. BEHAR: Yes.
 13 THE SECRETARY: Alex Bucelo?
 14 MR. BUCELO: Yes.
 15 THE SECRETARY: Claudia Miro?
 16 MS. MIRO: Yes.
 17 THE SECRETARY: Luis Revuelta?
 18 MR. REVUELTA: Yes.
 19 THE SECRETARY: Venny Torre?
 20 MR. TORRE: Yes.
 21 THE SECRETARY: Eibi Aizenstat?
 22 CHAIRMAN AIZENSTAT: Yes.
 23 MR. WITHERS: Mr. Chair, we know, when the
 24 discussion was brought by the Mayor and a
 25 Commissioner, is there a time frame we can try

1 Call the roll, please.
 2 THE SECRETARY: Robert Behar?
 3 MR. BEHAR: Yes.
 4 THE SECRETARY: Alex Bucelo?
 5 MR. BUCELO: Yes.
 6 THE SECRETARY: Claudia Miro?
 7 MS. MIRO: Yes.
 8 THE SECRETARY: Luis Revuelta?
 9 MR. REVUELTA: Yes.
 10 THE SECRETARY: Venny Torre?
 11 MS. MIRO: Yes.
 12 THE SECRETARY: Chip Withers?
 13 MR. WITHERS: Yes.
 14 THE SECRETARY: Eibi Aizenstat?
 15 CHAIRMAN AIZENSTAT: Yes.
 16 We have right now 9:05. If we are going to
 17 take --
 18 MR. COLLER: Mr. Chairman, E-5 could be
 19 disposed of pretty quickly if the Board is
 20 interested.
 21 CHAIRMAN AIZENSTAT: If we can dispose of
 22 it in five minutes.
 23 MR. COLLER: I think we can.
 24 MR. TRIAS: Which one?
 25 MR. COLLER: E-5.