

City of Coral Gables
Planning and Zoning Board Meeting
405 Biltmore Way
Coral Gables, Florida 33134

MEETING MINUTES OF
JUNE 21st, 2022

This cause came on to be heard at the time and place aforesaid, when and where the following proceedings were stenographically reported by:

Yvonne Medina, Stenographer

MR. EIBI AIZENSTAT: Good evening. This. Board is comprised of seven members. Four members of the board shall constitute a quorum. In the affirmative vote of four members shall be necessary for the adoption of any motion.

If only four members of the board are present an applicant may request and may be entitled to a continuance to next regularly scheduled meeting of the board.

If the matter is continued due to a lack of quorum, the chairperson or secretary of the board may set a special meeting to consider such matter. In the event that the four votes are not obtained an applicant may request a continuance or allow the application to proceed to the city commission without a recommendation.

Pursuant to resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

However, the Planning and Zoning Board has established the ability for the public comment in this format, may appear and provide those comments non-sworn and without evidentiary value.

Has that changed?

MR. CRAIG COLLIER: If someone appears on Zoom to give testimony, as I understand the procedure now is that they have been sworn in as long as they can be seen. If they're on the telephone then they cannot provide sworn testimony, but if they are on Zoom and then the court reporter would then swear them in.

MR. EIBI AIZENSTAT: Thank you. Thank you
For the clarification.

Lobbyist registration and disclosure.

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities or presentations before City Staff, Boards, Committees or City Commission.

A copy of the ordinance is available in the office of the City Clerk. Failure to register or provide proof of registration shall prohibit your ability to present to the board.

As chairman, I now officially call the City of Coral Gables Planning and Zoning Board Meeting of June 21st, 2020, to order. The time is 6:04.

Jill, please call the roll.

MS. JILL MENEDEZ: He requested to be excused.

Alexander Bucelo?

MR. ALEXANDER BUCELO: Here.

MS. JILL MENEDEZ: Claudia Miro?

MS. CLAUDIA MIRO: Here.

MS. JILL MENEDEZ: Luis Revuelta?
Venny Torre?

MR. VENNY TORRE: Here.

MS. JILL MENEDEZ: Chip Withers?

MR. CHIP WITHERS: Here.

MS. JILL MENEDEZ: Eibi Aizenstat?

MR. EIBI AIZENSTAT: Here.

Notice regarding the exparte communication.

Please be advised that this Board is a quasi-judicial Board which requires Board members to disclose all ex parte communication and site visits. An ex parte communication is defined as any contact, communication, conversation, correspondence, memorandum, or other written or verbal communications that take place outside of public hearing between the members of the public or members of the quasi-judicial Board regarding matters to be heard by the Board.

If anyone made any contact with a Board member regarding an issue before the Board, the Board member must state on the record the existence of the ex parte communication and the party who originated the

1 communication.

2 Also, if a Board member is conducting a
3 site visit specifically related to the case before the
4 Board, the Board member must also disclose such visits.

5 In either case, the Board member must state
6 on the record whether the ex parte communication and/or
7 the site visit will affect the Board member's ability to
8 impartially consider the evidence to be presented
9 regarding the matter.

10 The Board member shall also state that his
11 Or her decision will be based on substantial and
12 competent evidence and testimony presented on the
13 record today.

14 Does any Board member have such
15 communication or site visit to disclose at this time?

16 I did receive an e-mail from a member of
17 the public. I went ahead and sent it over to Jill and
18 asked her to please print that for distribution to all
19 the board members.

20 **MR. CRAIG COLLIER:** Jill is that copy made
21 Also available to Counsel; do we have an extra copy
22 here?

23 **MS. JILL MENEDEZ:** Yes. It was provided.

24 **MR. CRAIG COLLIER:** Okay. Perfect. Thank
25 you.

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1 **MR. EIBI AIZENSTAT:** Thank you.
 2 Swearing in; I would like to ask, first of
 3 all, everyone that will be speaking tonight to please go
 4 ahead with the exception of attorneys, everyone including
 5 the city staff to please stand in the chambers to be
 6 sworn in.
 7 **THE COURT REPORTER:** Please raise your
 8 right hand.
 9 Do you solemnly swear or affirm that the
 10 testimony you are about to give here today will be
 11 the truth, the whole truth, and nothing but the
 12 truth?
 13 **SPEAKERS:(ALL)**I do.
 14 **MR. EIBI AIZENSTAT:** Zoom platform.
 15 Participants, I will ask any person wishing to speak on
 16 tonight's agenda item to please open your chat and send a
 17 direct message to Menendez stating the item number that
 18 you would like to speak before the board and include your
 19 full name. Jill will call you when it is your turn and
 20 you will be sworn in at that time if we can see you on
 21 zoom. I would ask you to be concise for the interest of
 22 time.
 23 Phone platform participants, after zoom
 24 platform participants are done I will ask phone
 25 participants to comment on tonight's agenda item. I would

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1 Then we will have the presentation by the
 2 applicant or it's agent. It will be followed by
 3 presentation by staff.
 4 I will then go a head and open up for
 5 public comment. First in chamber, then in zoom platform,
 6 and then the phone platform.
 7 I will then close the public comment. We
 8 will have board discussion, then a motion, discussion and
 9 second of motion if necessary for it's final comments and
 10 a vote.
 11 Tonight we have one item on the agenda which
 12 is for 1505 Ponce Deleon Boulevard. So items E-1 thru E-5
 13 are for that property.
 14 **MR. CRAIG COLLIER:** Mr. Chairman, with your
 15 permission we are going to read all of them in.
 16 Item E-1. An Ordinance of the City
 17 Commission of Coral Gables, Florida amending the Future
 18 Land Use Map and Mixed-Use Overlay District Map of the
 19 City of Coral Gables Comprehensive Plan pursuant to
 20 Zoning Code Article 14, Process Section 14-213,
 21 Comprehensive Plan Text and Map Amendments, and Small
 22 Scall amendment procedures SS163. 3187, Florida Statutes,
 23 from Commercial Mid-Rise Intensity to Commercial High
 24 Rise Intensity for Lot 3 thru 5 and Lots 18 thru 20, and
 25 from Multi-Family Medium Density to Commercial Mid-Rise

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1 ask you to be also concise for the interest of time.
 2 We have for tonight for the approval may
 3 11th, 2022 minutes. Has everybody had a chance to take a
 4 look at them?
 5 Is there a motion?
 6 **MS. CLAUDIA MIRO:** Yes.
 7 **MR. EIBI AIZENSTAT:** We have a motion by
 8 Claudia; second by Alex.
 9 **MR. ALEXANDER BUCELO:** Yes.
 10 **MR. EIBI AIZENSTAT:** Any comments?
 11 Call the role please.
 12 **MS. JILL MENENDEZ:** Claudia Miro?
 13 **MS. CLAUDIA MIRO:** Yes.
 14 **MS. JILL MENENDEZ:** Venny Torre?
 15 **MR. VENNY TORRE:** Yes.
 16 **MS. JILL MENENDEZ:** Chip Withers?
 17 **MR. CHIP WITHERS:** Yes.
 18 **MS. JILL MENENDEZ:** Alex Bucelo?
 19 **MR. ALEXANDER BUCELO:** Yes.
 20 **MS. JILL MENENDEZ:** Eibi Aizenstat?
 21 **MR. EIBI AIZENSTAT:** Yes.
 22 The procedure we will use in tonight 's.
 23 Agenda.
 24 First, we will have the identification of
 25 the agenda item by Mr. Collier.

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1 Intensity for Lot 6, Block 36, Douglas Section, and
 2 extending the North Ponce DeLeon Boulevard Mixed-Use
 3 overlay district to include Lots 6 and 17 of said Block
 4 36, 1505 Ponce deLeon Boulevard, 126 and 122 Menores
 5 Avenue, Coral Gables,Florida;providing for a repealer
 6 provision, severability clause, and providing for an
 7 effective date.
 8 Item E-2. An Ordinance of the City
 9 Commission of Coral Gables, Florida making zoning
 10 district boundary changes pursuant to Zoning Code Article
 11 14, Process Section 14-212, Zoning Code Text and Map
 12 Amendments, for Lots three through five and Lots 18
 13 through 20, from Mixed-Use 2 MX2 District to Mixed-Use 3
 14 MX3 District, and for Lot 6, Block 36, Douglas Section,
 15 from Multifamily 2 MF2 District to Mixed-Use 2 MX2
 16 District, and extending the North Ponce DeLeon Boulevard
 17 Mixed-Use Overlay district to include Lots 6 and 17 of
 18 said Block 36, 1505 Ponce deLeon Boulevard, 126 and 122
 19 Menores Avenue,providing for a repealer provision
 20 severability clause and providing for an effective date.
 21 Item E-3. An ordinance of the City
 22 Commission of Coral Gables, Florida granting approval of
 23 a Plan Area Development P A D pursuant to Zoning Code
 24 Article 14, Process, Section 14-206, General Procedures
 25 for Planned area Development for a proposed Mixed-Use

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1 project referred to as 1505 Ponce on the property legally
 2 described as Lots 1 through 6 and Lots 17 through 22,
 3 Block 36, Douglas Section 1505 Ponce deLeon Boulevard,
 4 126 and 122 Menores Avenue, Coral Gables, Florida;
 5 including required conditions, providing for a repealer
 6 provision, sever ability clause, and providing for an
 7 effective date.

8 E-4 a Resolution of the Sty Commission of
 9 Coral Gables, Florida approving Mixed-Use Site Plan and
 10 Conditional Use of review pursuant to zoning code Article
 11 14, Process Section 14-203, Conditional Uses, for a
 12 proposed mixed-Use project referred to as 1505 Ponce on
 13 the property legally described as Lots 1 through 6 and
 14 Lots 17 through 22, Block 36, Douglas Section 1505 Ponce
 15 deLeon Boulevard, 126 and 122 Menores Avenue, Coral
 16 Gables, Florida including required conditions providing
 17 for a repealer provision, severability clause, and
 18 providing for an effective date.

19 Item E-5. A Resolution of the City
 20 Commission of Coral Gables, Florida approving receipt of
 21 Transfer of Development Rights TDRs pursuant to Zoning
 22 Code Article 14, Process, Section 14-204. 6, Review and
 23 approval of use of T D Rs on receiver sites, for the
 24 receipt and use of T D Rs for a Mixed-Use project
 25 referred as, 1505 Ponce on the property legally described

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1 generous public open spaces and that is what is proposed
 2 for 1505 Ponce. There is a lot to like about the 1505
 3 Ponce project. It's density is less than half of what is
 4 presently permitted today. Under today's zoning 179 unit
 5 would be permitted and we are proposing 80 units, less
 6 than half.

7 The project is providing almost 30 percent
 8 of it's lot areas open space when 20 percent is what is
 9 required. Within that open space there will be two
 10 public parks which will include a 6,600 park fronting
 11 Ponce deLeon Boulevard and the 6,240 square foot park on
 12 the east side of the side which would be a deal for a
 13 much needed dog park in the area.

14 Lastly, the one existing structure on the
 15 property which is a small historic apartment building
 16 located at 122 North, which was built in 1925 and is
 17 designed or was designed by George Fink, one of the
 18 city's founding architects will be preserved and
 19 adaptively reused as amenity space for the building.

20 I'm sure that all of you can appreciate that
 21 having a developer that embraces historic preservation
 22 is building less than half of the density permitted and
 23 proffering two public parks as part of the project is
 24 unique and welcome.

25 Now, if we could have the presentation up on

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1 as Lots 1 through 6 and Lots 17 through 22, Block 36,
 2 Douglas Section 1505 Ponce deLeon Boulevard, 126 and 122
 3 Menores Avenue, Coral Gables, Florida including required
 4 conditions; providing for a repealer provision,
 5 severability clause and providing for an effective date.

6 **MR. EIBI AIZENSTAT:** Mr. Serra.
 7 **MR. MARIO GARCIA SERRA:** Good evening,
 8 Mr. Chairman, and members of the Board.

9 Thank you very well much for convening
 10 this special meeting for what we think is a special
 11 project and we hope you agree.

12 My name Mario Garcia Serra with offices at
 13 600 Brickell Avenue. I am representing a location
 14 acquisitions which ask the contract purchaser for the
 15 property located at 1505 Ponce deLeon Avenue.

16 I am joined today by Mr. Richie Kupore
 17 (phonetic) and Vivian Bonnet, Leonard Roberts, all of the
 18 location acquisitions, and also Ahmed Rodriguez our
 19 project architect and Matthew Lewis our project landscape
 20 architect.

21 Now Richie's first project in Coral Gables,
 22 the Via Valencia project located at 515 Valencia Avenue
 23 has achieved great success and he is looking to replicate
 24 that model here at 1505 Ponce. The via Valencia is
 25 characterized by low no density, large units, and

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1 the screen. Here is the project site to 1.56 acre
 2 property just east of Ponce between Menores and Mendoza
 3 Avenue. Will see that at part of the architecture
 4 presentation that the key feature of this project is
 5 moving the tower off of Ponce, so as to avoid creating a
 6 condoppanion up and down Ponce deLeon Boulevard.

7 However, in order to accomplish this we
 8 need the MX3 zoning which fronts Ponce and permits the
 9 proposed height of the tower to move eastward.

10 If you go down to the zoning maps. There
 11 you go. As you can see the top is the future land use
 12 map but the bottom is the zoning map and on the left
 13 before on the right -- or on the left existing and on the
 14 right proposed.

15 And what we are basically doing the MX3 and
 16 the commercial high designation which exists fronting
 17 Ponce. We are pushing them eastward so the tower can go
 18 eastward and avoid the condoppanion effect. But still
 19 preserving a buffer there between the properties to the
 20 east and us of about 60 feet which is where the historic
 21 building will remain and be preserved where the park will
 22 be also and provides about a 60 feet buffer to our closer
 23 neighbor.

24 The result is of those changes also provide
 25 a slight increase of about 20 thousand square feet and

1 also allows the most easterly most two lots to be part of
 2 the larger receiving site for TDRs.
 3 We are essentially taking a property which
 4 has multiple land use and zoning designations and making
 5 it more uniform to facilitate what we think is a better
 6 design which has a considerable public benefit, low
 7 impact, and considerable -- which has low density and
 8 considerable public benefit.
 9 With that said, I'd ask Ahmed to walk
 10 through the design presentation and then Matthew will
 11 talk about the proposed parks and then we will wrap up
 12 the presentation.
 13 **MR. RODRIGUEZ:** Thank you, Mario.
 14 Good evening, Members of the Board. We are here with
 15 great pleasure to present this project. We think it's on
 16 the heels of a project we are very proud of and it's very
 17 much in that spirit I'm going to go back --
 18 **MR. EIBI AIZENSTAT:** Could I ask you to
 19 State your name for the court reporter?
 20 **THE SPEAKER:** Yes. Sorry about that.
 21 My name is Ahmed Rodriguez, with offices at 275 Minorca,
 22 Coral Gables.
 23 Okay. So one of the major moves that we
 24 are doing here is we are pushing the building back a bit
 25 in order to avoid this, um, as you can see the two larger

1 buildings directly to the south already squeeze the space
 2 in that particular area and you can see all of the
 3 isometric views here. And then we would be pushing back
 4 the grid-- a little bit of relief and a very public park.
 5 You see here we inserted the model so you
 6 can see how it would fit in the context of the two
 7 existing larger buildings that are there now. This
 8 could be the northwest view, northeast, and heres some
 9 diagrams which I'll get into that on another slide.
 10 The main site plan here, we are taking
 11 parking access off the front of the streets and
 12 everything that you see here in green is the almost 30
 13 percent of open space. The area within the property
 14 lines.
 15 So we are creating a nice linear park in
 16 the front. A 30 foot width minimum and in the back here
 17 we are using, um, it's a clear 60 feet and then it tapers
 18 up as the building gets further away from the east
 19 property line. And the entire backyard of the historic
 20 building will be used as a secondary park. A different
 21 type of park. This one would have the dog park as well.
 22 And then what we are proposing to do to rehabilitate --
 23 restore and rehabilitate the -- building is to create a
 24 public benefit where it can be used by the public it
 25 opens up to the back. The rear of that building is

1 nothing spectacular now. It's just a bunch of bathroom
 2 windows. So we are really opening that up with a set of
 3 French doors with an upper level that overlooks the park.
 4 And this is to show the proposed setback.
 5 So we are going to have a very generous setback from the
 6 neighbors to the east. And for the rendering we will
 7 talk about the style that we selected. On this one we are
 8 doing more of a Mediterranean style. We have already
 9 gone through the Board of Architects and we are using the
 10 material palettes that we used before. A lot of stone. A
 11 lot of screening. And we are using more of type of
 12 screening for areas of hiding parking which we will show
 13 you when we get to the plans the levels that they are in.
 14 So here in the front we did a very elegant
 15 arcade. It's a very public front. Very transparent,
 16 extremely high first floor. The idea there is that
 17 that's going to be commercial and most likely a couple of
 18 restaurants. And then the screening is extremely deep in
 19 the architecture so we gave ourselves a lot of relief so
 20 that we could play this screening material and also make
 21 sure that we completely hide any parking lights or
 22 anything of that nature so you don't see anything come
 23 thru that. Much exactly like we did on the last
 24 project.
 25 Here on the sides you can see that the entry

1 into the building first takes you in thru a vehicular --
 2 and then from there you will see how we approach the
 3 parking so that nothing is seen from the streets. And
 4 here you see that these are all the work on the ground
 5 floor. So it goes from retail in the front and as you
 6 move east it works it's way into the live work and then
 7 again more of commercial use in if historic building
 8 right to the left.
 9 You could see the stepping that we have for
 10 the building along the back. And there's the human
 11 scale if you were going on the sidewalk and approaching
 12 the park. And then of course Matthew will get into the
 13 exact details of the landscape but it's going to be a
 14 tree canopy park for shade and then we also created a
 15 pedestrian walkway to take you from the north to the
 16 south and vice versa and you will see that here.
 17 So we have a very generous paseo that will
 18 take you from one end to the other without having to go
 19 all around the building. And then this would be from
 20 the north side looking out south and this could also
 21 incorporate a little patio for the restored building.
 22 And this would be the front linear park. So the idea
 23 here is it would have a very comfortable wide colonnade
 24 so that those restaurants can have outdoor seating as
 25 well and have this nice buffer between Ponce and the

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1 outdoor seating. So it could be used as the park and it
2 also buffers from a busier street.

3 So this would be an idea of how it would
4 feel as the building is set back and we have the podium
5 that then stepped back further from the tower and going
6 to the floor plans this is the sublevel plan. This is
7 the majority of the parking.

8 And this next floor here you can see that
9 everything in yellow here is retail. And this driveway
10 paseo is to be very active. As a matter of fact we have
11 glass alongside of the retail as well because we do see
12 that as being a very well lit active space. And we have
13 a ramp up and a ramp down. So none of this is seen and
14 there's plenty of stacking so there's no issues of a
15 vehicle being delayed at the curb cut.

16 And we also concealed all of our back of the
17 house deliveries and garbage. None of this would be
18 seen.

19 This would be the next level which would
20 have residential around the back and it's going to
21 conceal 3 levels of parking. So this is three levels
22 like this.

23 And heres the main deck. So this would be
24 the roof of the parking podium. Also the fifth floor of
25 the building. And it also has the pool activities and

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1 cabana and amenities which are being better looked. And
2 we will have some of the residential begin on this floor.
3 This would be the typical floor as it moves up. There's
4 six units per floor; three bedrooms and two bedrooms plus
5 dens. And this would be the penthouse level that we are
6 still developing but there's going to be two levels per
7 unit.

8 And with that I will take any questions or
9 we can go straight to landscape?

10 **MR. EIBI AIZENSTAT:** Okay.

11 **MR. MARIO GARCIA SERRA:** What we will
12 do is I'll ask Matthew Lewis our landscape architect to
13 discuss landscaping in general and the parks in
14 particular.

15 **MR. MATTHEW LEWIS:** Hi. I'm Matthew Lewis
16 From Land; 7294 N.W. 1st Court.

17 I'm also part of the team that's continuing
18 to finish up the Villa Valencia project just down the
19 street. Um, I just stopped by there prior to coming to
20 the meeting today and I was quite happy with all the live
21 oak trees that were recently planted last week. We have
22 four additional plants going in -- four additional live
23 oaks going in next week.

24 I think it's really important as a landscape
25 architect to really have a generous amount of open

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1 space.And what that allows us to do is really allow the
2 trees to have proper root growth so we are not sitting on
3 top of a garage and so that the process of tree growth
4 remains natural.

5 We are requirements we are required to have
6 42 trees on site. In this plan we have 47.On the north
7 side of the site we have three trees which are going to
8 be green buttonwoods. Same to the south. The entrance to
9 the live/work units are going to have some beautiful
10 Busia Roseas (phonetic). And then along Ponce deLeon we
11 have two Character Pachira Aquatica Trees which are
12 gorgeous trees from South America that have these
13 beautiful trunk structures close to each of the corners
14 with five or actually seven live oaks in between those
15 within the public realm.

16 At the dog park we have eight oak trees
17 there. They form a nice symmetrical form to the park and
18 just in general all the landscape that we are doing 90
19 percent of it is native. So that's going to require much
20 less water than a non native landscape. And I think
21 what's also great is the clients that work for generation
22 ventures they really put good funding for large trees. So
23 in theory once the project is planted for three or four
24 years anybody in the neighborhood that's walking around
25 the site will be virtually covered in shade the entire

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1 way around the three sides of the property. So I think
2 that's really important for the neighborhood as well.

3 Do you have any questions?

4 **MR. EIBI AIZENSTAT:** Well, I think we are
5 Go in to have some, but I'd like to have the city do their
6 presentation.

7 **THE SPEAKER:** Can we just have a few
8 Comments on the staff recommend conditions of approval
9 which perhaps they can address as part of their
10 recommendation also.

11 The recommendation is for the approval for
12 the five items. One of them is recommended for
13 continuance; we are fine with that. The one that is
14 recommended for continuance is the TDR approval. We need
15 to first identify where the T D Rs are coming from. Get
16 them approved by the Preservation Board and then go back
17 to the city commission.

18 So a condition of approval tonight would be
19 getting those approvals within six months of the TDRs.

20 On the conditions of approval which start on
21 page 21, on 1-C; we think there might be a typo there. It
22 says "Sidewalk extensions and crosswalks on the west side
23 of Galeano and Sedonia intersection." We think that might
24 be Mendoza since Sedonia is further to the north.

25 Going to section five which talks about the

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1 conditions of approval that needs to be satisfied prior
 2 to issuance of a temporary certificate of occupancy.
 3 There's two of them; 5-B and 5-G. 5-B has to
 4 do with underground utilities; 5-G with right of way
 5 improvements.
 6 We are fine with the subsets condition of
 7 approval. What we would like for you to consider is some
 8 sort of modification in the language regarding when they
 9 need to be done.
 10 In other words, right now they are worded in
 11 such a matter that they need to be done before TCO from
 12 this client and my other client's experiences with
 13 dealing with FPL and the issue of utilities of water and
 14 sewer or the county or F D O T on the issues of right of
 15 way improvement we are sort of held hostage to those
 16 utilities for government entities reviewing and approving
 17 plans and in the case of FPL actually doing work.
 18 So if we could put some language in there
 19 that that would be priorto final or at least give Staff
 20 the opportunity with the discretion to extend it to final
 21 CO we think it would lead to a more effective, you know,
 22 condition of approval and one that will not cause any
 23 issues in the future.
 24 In that same section, section 5-E, my client
 25 had some discussions with Staff that instead of the 20

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1 remote residential parking space in the garage that the
 2 loss of -- that the amount of remote residential parking
 3 in the garage be equivalent to the loss of off street
 4 parking which we have at nine spaces that are being lost
 5 on street parking. So we request to change from 20 to
 6 9 just to be reflective of what's actually being lost on
 7 the street.
 8 With that said I think we can do the Staff
 9 presentation now in public hearing and we will reserve
 10 some time for rebuttal if necessary.
 11 **MR. EIBI AIZENSTAT:** Thank you.
 12 **MS. JENNIFER GARCIA:** Jennifer Garcia,
 13 City Planner. I've got a power point please.
 14 So as discussed the site is between Menores
 15 and Mendoza facing Ponce on the east side of Ponce.
 16 As you can see from the aerial the site is
 17 mostly vacant except for the one historic property in the
 18 northeast corner. On the existing conditions you can see
 19 that there's a trolly stopped. There's new trees funded
 20 by Public Works, otherwise there's a very vacant lot.
 21 So they have five request; Comprehensive
 22 Plan Map Amendment, Zoning Map Amendments, Planned Area
 23 Development (PAD) Designation, Mixed-Use Site Plan and
 24 the TDRs.
 25 The first one as he discussed is basically

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1 combined of three different requests. The first one is
 2 extending that commercial high-rise intensity. The back of
 3 the lot is facing Ponce deLeon and moving it all the way
 4 back to the existing boundary that we can see the green
 5 dotted line in the North Ponce district.
 6 The second one would be the change of land
 7 use of that historic property from multifamily to medium
 8 density to commercial.
 9 And then last would be the extension of the
 10 existing north Ponce mixed-use overlay district of the
 11 entire property.
 12 The second request is the Zoning Map
 13 Amendments. Very similar to extension MX3 zoning to
 14 include all the way except for one lot away from the end
 15 of their property on the east side. The change of zoning
 16 for the historic building which is now MF2 to make M X 2
 17 and extend that north Ponce deLeon mixed-use district to
 18 include the property.
 19 So they're also asking for a P A D. As you a
 20 P A D is only when you have one acre. You're allowed to be
 21 a P A D, if approved obviously, in exchange for benefits.
 22 So what they're providing is linear plaza of
 23 6,600 square feet on Ponce deLeon; also the garden dog
 24 park, it's in the rear. It's about 6,200 square feet. And
 25 an adaptive reuse of the historic building.

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1 In addition, staff is recommending some
 2 crosswalks and traffic calming based on recent policy
 3 decisions and policy initiatives by the commission as
 4 been included in conditions to approval.
 5 The fourth request is mixed-use site
 6 plan. Here you can see the vehicular entrance, that linear
 7 park that's facing Ponce, the ground floor retail, the
 8 live/work units, the historic building being reused as a
 9 retail space, pedestrian via which is in the rear and the
 10 dog park.
 11 And the last is the TDRs and they already
 12 explained that they are going to go through the process.
 13 Staff has the recommendation as part of the pad and
 14 mixed-use site plan.
 15 So in summary the left column is the
 16 allowed required if they make these changes to the land
 17 use and the zoning. So within one acre requirement 20
 18 percent. They're way over that at 29.6 percent. They are
 19 under their density. They're at their height requirement.
 20 And they're at their maximum as far as F A R when they
 21 receive those TDRs.
 22 Their setback is very generous at 30 feet.
 23 Their setback is also very generous facing Ponce. The
 24 parking spaces they're well over.
 25 So the review timeline they've had the DRC

7 (Pages 22 to 25)

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1 meeting back in March 25 of this year. The BOA a couple
 2 of times the neighborhood meeting which I'll include the
 3 summary of those minutes in your packet of Planning and
 4 Zoning. And they were here on June 21 and they're
 5 scheduled for first reading next Tuesday.
 6 The letters went out to property owners
 7 within 1500 feet of the property. And, again, three
 8 times we've mailed letters to the property owners, three
 9 times property postings, three times for website posting,
 10 and one time for newspaper add.
 11 And Staff determined that it was consistent
 12 with the comp plan. And there's five requests. I
 13 recommend approval of most of the requests except for
 14 number five a continuance of the key cards.
 15 And in summary, the conditions approval are
 16 pretty standard -- the special ones. The first one being
 17 the TDR process within six months of the mixed-use site
 18 plan approval.
 19 The traffic calming, crosswalk on Ponce. The
 20 raised crosswalk at Mendoza/Galiano and speed
 21 cushions/tables. This is all based off of the city's
 22 traffic calming plan.
 23 Sidewalk extensions on the west side of
 24 Galiano/Sidonia which is north of their site. This is
 25 based off of the commissions interest in having more

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1 it's whatever the city says we will do.
 2 You know right now the city streetscape plan
 3 requires those landscape baobab (phonetic) which result
 4 in the loss of some on street parking that's why they're
 5 in the plan. But the determination of this Board and or
 6 the city commission is that we should eliminate some of
 7 those as to keep more on street parking that's acceptable
 8 to us also.
 9 With that said, this project has been very
 10 well received by the other city Boards that have reviewed
 11 it. Has been well received by the neighbors that attended
 12 the neighborhood meeting. Your Staff is recommending
 13 approval with conditions. There's maybe some fine
 14 tuning there on some of them and we'd ask that you'd
 15 follow that recommendation and recommend approval of the
 16 various items that are before you and continue on with
 17 the one item with the TDRs.
 18 Thank you very much.
 19 **MR. CRAIG COLLIER:** Mr. Chairman, I just
 20 Have one clarification from Counsel. There's a
 21 recommendation for continuance on the TDR item. Is it your
 22 intent to come back to the Planning and Zoning Board on
 23 the TDR item or is it your desire that that item be acted
 24 upon by the Planning and Zoning Board?
 25 **MR. MARIO GARCIA SERRA:** No. We would be

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1 sidewalks in the area.
 2 And, then, number four is remote residential
 3 parking. The intent was actually not to provide what's
 4 being lost but just a general like benefit to the
 5 neighbors who have not a lot of parking.
 6 **MR. EIBI AIZENSTAT:** Jill, how many speakers
 7 do we have in chamber.
 8 **MS. JILL MENENDEZ:** Nobody has indicated to
 9 speak.
 10 **MR. EIBI AIZENSTAT:** In chamber; What
 11 about in Zoom?
 12 **MS. JILL MENENDEZ:** No.
 13 **MR. EIBI AIZENSTAT:** And on the phone?
 14 **MS. JILL MENENDEZ:** Nobody.
 15 **MR. EIBI AIZENSTAT:** So, if we have no
 16 Speakers at this time I will go ahead and close it for
 17 public comment.
 18 Mario?
 19 **MR. MARIO GARCIA SERRA:** Mr. Chairman, we
 20 only received one e-mail that was forwarded to me from
 21 former commissioner who was in support of the project in
 22 concept. His comment had to do with the loss of on
 23 street parking on the street. He's been consistent with
 24 that position now probably for 20 years since he served
 25 on the city commission. From our viewpoint as a developer

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1 coming back with that after we go the Historic
 2 Preservation Board and get receiving site
 3 approval.
 4 **MR. CRAIG COLLIER:** So you're fine with a
 5 deferral until, I guess, a date uncertain for the
 6 TDR item.
 7 **MR. MARIO GARCIA SERRA:** Correct.
 8 **MR. CRAIG COLLIER:** Okay. Very good..
 9 **MR. MARIO GARCIA SERRA:** And you would not
 10 Have to publish that.
 11 **MR. CRAIG COLLIER:** Well it would have to
 12 Be noticed but since we don't know when it's going to
 13 come back from Historic Preservation they will have to
 14 readvertise it. Unless we want to pick a date certain if
 15 you think you would be back.
 16 **MR. MARIO GARCIA SERRA:** It's going to be
 17 noticed at the Historic Preservation Board, so I don't
 18 think we can determine yet the actual date. We'll have to
 19 are notice again when the time comes for the Planning
 20 and Zoning Board.
 21 **MR. CRAIG COLLIER:** Thank you. Okay.
 22 **MS. JILL MENENDEZ:** Excuse me.
 23 Mr. Chairman, there is one speaker on Zoom.
 24 **MR. EIBI AIZENSTAT:** Okay. Let's go
 25 Ahead and enter that speaker please.

1 Can you call?
 2 **MS. JILL MENENDEZ:** Yes. Ms. Cruz?
 3 **MS. CRUZ:** Yes. Can you hear me?
 4 **MS. JILL MENENDEZ:** Yes.
 5 **MR. EIBI AIZENSTAT:** We can hear you but
 6 We can't see you. If you would like to be sworn in we
 7 would need to see you.
 8 **MS. CRUZ:** That's okay. I can still speak,
 9 right?
 10 **MR. EIBI AIZENSTAT:** Yes, ma'am.
 11 **MS. CRUZ:** Here we go again. Maria Cruz,
 12 1447 Miller Road. Let me share with you some concerns.
 13 This is not the first time residents like me buy a
 14 property. We look at the property we know what we can
 15 build. I would not dare go and ask the city to let me
 16 build larger homes than what fits in my property because
 17 you know what, oh here we go, okay. That would not be
 18 acceptable but we see this done time and time again.
 19 **MR. EIBI AIZENSTAT:** Ms. Cruz, we can see
 20 You now if you would like to be sworn in?
 21 **MS. CRUZ:** Yes. See my hand?
 22 **MR. EIBI AIZENSTAT:** Yes, ma'am.
 23 **THE COURT REPORTER:** Please state your name
 24 For the record.
 25 **MS. CRUZ:** Maria C. Cruz.

1 **THE COURT REPORTER:** Do you solemnly.
 2 Swear or affirm the testimony you are about to give in
 3 this Zoom meeting will be the truth, the whole truth, and
 4 nothing but the truth?
 5 **MS. CRUZ:** I do.
 6 **MR. EIBI AIZENSTAT:** Thank you,
 7 Ms. Cruz.
 8 **MS. CRUZ:** You're welcome and thank you.
 9 This is a concern. Developers buy properties
 10 knowing the limitations of the property but that's okay
 11 because then they can come in and ask for this, that, and
 12 the other thing.
 13 As a matter of fact we are asking for five
 14 changes and of course the reason is because you know what
 15 they're going to do wonderful things. I can do wonderful
 16 things on my property too but I can't because there are
 17 limitations.
 18 Developers can do it. I love the idea that
 19 there are two large buildings out there. Now we are going
 20 to have three. So next developer will say there's three
 21 so why not a fourth one. Pretty soon that whole area will
 22 be big gigantic buildings. That's not what Coral Gables
 23 is all about. But that's okay because you know what
 24 there's two buildings there already so we are going to
 25 allow this one to be the third, okay.

1 We are talking 16 stories --16 stories, you
 2 know, just a little bit taller than normal. I love the
 3 way that the person that was speaking said that the park
 4 can be used by the public. What do you mean can be used?
 5 If it's a public park, it's a public park. To be
 6 available to use should not be qualified and the paseo
 7 idea so that the business there can have tables. So the
 8 paseo is not really for the use of the public. It's for
 9 the use of the businesses that will be there, okay.
 10 I do not understand. I think we are getting
 11 to the point where, you know what, by the time I die we
 12 will have Brickell all over Coral Gables.I Think the time
 13 has come for somebody to say when you buy the property
 14 make sure that that property is what you want and make
 15 sure you read what you are able to build and don't come
 16 ask for anymore because you know what because there's no
 17 limit.
 18 You know, it's very nice when you hear, you
 19 know everything is going to be great. You know, one of
 20 the parks is just in the back and there's just this and
 21 there's just that.
 22 The bottom line is eventually the public
 23 wont feel welcome there because of the limitation.
 24 Now we also have 80 if I remember correctly
 25 city of Coral Gables Planning and Zoning Board Meeting,

1 405 Biltmore Way,Coral Gables, Florida 33134
 2 **MR. EIBI AIZENSTAT:** Good evening. This.
 3 Board is comprised of seven members. Four members of the
 4 board shall constitute a quorum. In the affirmative vote
 5 of four members shall be necessary for the adoption of
 6 any motion.
 7 If only four members of the board are
 8 present an applicant may request and may be entitled to a
 9 continuance to next regularly scheduled meeting of the
 10 board.
 11 If the matter is continued due to a lack of
 12 quorum, the chairperson or secretary of the board may set
 13 a special meeting to consider such matter. In the event
 14 that the four votes are not obtained an applicant may
 15 request a continuance or allow the application to proceed
 16 to the city commission without a recommendation.
 17 Pursuant to resolution No. 2021-118, the
 18 City of Coral Gables has returned to traditional
 19 in-person meetings. Accordingly, any individual wishing
 20 to provide sworn testimony shall be present physically in
 21 the City Commission Chambers.
 22 However, the Planning and Zoning Board has
 23 established the ability for the public comment in this
 24 format, may appear and provide those comments non-sworn
 25 and without evidentiary value.

1 Has that changed?

2 **MR. CRAIG COLLIER:** If someone appears on.

3 Zoom to give testimony, as I understand the procedure now

4 is that they have been sworn in as long as they can be

5 seen.If they're on the telephone then they cannot provide

6 sworn testimony, but if they are on Zoom and then the

7 court reporter would then swear them in.

8 **MR. EIBI AIZENSTAT:** Thank you. Thank you

9 For the clarification. Lobbyist registration and

10 disclosure.

11 Any person who acts as a lobbyist pursuant

12 to the City of Coral Gables Ordinance No. 2006-11, as

13 amended, must register with the City Clerk prior to

14 engaging in lobbying activities or presentations before

15 City Staff, Boards, Committees or City Commission.

16 A copy of the ordnance is available in the

17 office of the City Clerk. Failure to register or provide

18 proof of registration shall prohibit your ability to

19 present to the board.

20 As chairman, I now officially call the City

21 of Coral Gables Planning and Zoning Board Meeting of June

22 21st, 2020, to order.The time is 6:04.

23 Jill, please call the roll.

24 **MS. JILL MENENDEZ:**he requested to be

25 excused.

1 communication.

2 Also, if a Board member is conducting a

3 site visit specifically related to the case before the

4 Board, the Board member must also disclose such visits.

5 In either case, the Board member must state

6 on the record whether the ex parte communication and/or

7 the site visit will affect the Board member's ability to

8 impartially consider theevidence to be presented

9 regarding the matter.

10 The Board member shall also state that his

11 Or her decision will be based on substantial and

12 competent evidence and testimony presented on the

13 record today.

14 Does any Board member have such

15 communication or site visit to disclose at this time?

16 I did receive an e-mail from a member of

17 the public.I went ahead and sent it over to Jill and

18 asked her to please print that for distribution to all

19 the board members.

20 **MR.**

21 **MR. CRAIG COLLIER:**Jill is that copy

22 made

23 Also available to Counsel; do we havean extra copy here?

24 **MS. JILL MENENDEZ:**Yes.It was provided.

25 **MR.**

1 Alexander Bucelo?

2 **MR. ALEXANDER BUCELO:** Here.

3 **MS. JILL MENENDEZ:** Claudia Miro?

4 **MS. CLAUDIA MIRO:**Here.

5 **MS. JILL MENENDEZ:**Luis Revuelta?

6 Venny Torre?

7 **MR. VENNY TORRE:** Here.

8 **MS. JILL MENENDEZ:** Chip Withers?

9 **MR. CHIP WITHERS:**Here.

10 **MS. JILL MENENDEZ:**Eibi Aizenstat?

11 **MR. EIBI AIZENSTAT:**Here.

12 Notice regarding the exparte communication.

13 Please be advised that this Board is a

14 quasi-judicial Board which requires Board members to

15 disclose all ex parte communication and site visits.

16 An ex parte communication is defined as any contact,

17 communication, conversation, correspondence, memorandum,

18 or other written or verbal communications that take place

19 outside of public hearing between the members of the

20 public or members of the quasi-judicial Board regarding

21 matters to be heard by the Board.

22 If anyone made any contact with a Board

23 member regarding an issue before the Board, the Board

24 member must state on the record the existence of the ex

25 parte communication and the party who originated the

1 **MR. CRAIG COLLIER:**Okay. Perfect.

2 Thank you.

3 **MR. EIBI AIZENSTAT:**Thank you.

4 Swearing in; I would like to ask, first of

5 all, everyone that will be speaking tonight to please go

6 ahead with the exception of attorneys, everyone including

7 the city staff to please stand in the chambers to be

8 sworn in.

9 **THE COURT REPORTER:**Please raise your right

10 hand.

11 Do you solemnly swear or affirm that the

12 testimony you are about to give here today will be

13 the truth, the whole truth, and nothing but the

14 truth?

15 **SPEAKERS:(ALL)**I do.

16 **MR. EIBI AIZENSTAT:**Zoom platform.

17 Participants, I will ask any person wishing to speak on

18 tonight's agenda item to please open your chat and send a

19 direct message to Menendez stating the item number that

20 you would like to speak before the board and include your

21 full name. Jill will call you when it is your turn and

22 you will be sworn in at that time if we can see you on

23 zoom.I would ask you to be concise for the interest of

24 time.

25 Phone platform participants, after zoom

1 platform participants are done I will ask phone
 2 participants to comment on tonight's agenda item.I would
 3 ask you to be also concise for the interest of time.
 4 We have for tonight for the approval may
 5 11th, 2022 minutes. Has everybody had a chance to take
 6 a look at them?
 7 Is there a motion?
 8 MS. CLAUDIA MIRO:Yes.
 9 MR. EIBI AIZENSTAT:We have a motion by
 10 Claudia; second by Alex.
 11 **MR. ALEXANDER BUCELO:** Yes.
 12 MR. EIBI AIZENSTAT:Any comments?
 13 Call the role please.
 14 **MS. JILL MENEDEZ:** Claudia Miro?
 15 **MS. CLAUDIA MIRO:** Yes.
 16 **MS. JILL MENEDEZ:** Venny Torre?
 17 MR. VENNY TORRE:Yes.
 18 MS. JILL MENEDEZ:Chip Withers?
 19 **MR. CHIP WITHERS:** Yes.
 20 **MS. JILL MENEDEZ:** Alex Bucelo?
 21 MR. ALEXANDER BUCELO:Yes.
 22 MS. JILL MENEDEZ:Eibi Aizenstat?
 23 MR. EIBI AIZENSTAT:Yes.
 24 The procedure we will use in tonight's.
 25 Agenda.

1 First, we will have the identification of
 2 the agenda item by Mr. Collier.
 3 Then we will have the presentation by the
 4 applicant or it's agent. It will be followed by
 5 presentation by staff.
 6 I willthen go a head and open up for public
 7 comment. First in chamber, then in zoom platform, and
 8 then the phone platform.
 9 I will then close the public comment. We
 10 will have board discussion, then a motion, discussion and
 11 second of motion if necessary for it's final comments and
 12 a vote.
 13 Tonight we have one item on the agenda which
 14 is for 1505 Ponce Deleon Boulevard. So items E-1 thru
 15 E-5 are for that property.
 16 MR.
 17 MR. CRAIG COLLIER:Mr. Chairman,
 18 with your permission we are going to read all of
 19 them in.
 20 Item E-1. An Ordinance of the City
 21 Commission of Coral Gables, Florida amending the
 22 Future Land Use Map and Mixed-Use Overlay District
 23 Map of the City of Coral Gables Comprehensive Plan
 24 pursuant to Zoning Code Article 14, Process
 25 Section 14-213, Comprehensive Plan Text and Map

1 Amendments, and Small Scall amendment procedures
 2 SS163. 3187, Florida Statutes, from Commercial
 3 Mid-Rise Intensity to Commercial High Rise
 4 Intensity for Lot 3 thru 5 and Lots 18 thru 20,
 5 and from Multi-Family Medium Density to Commercial
 6 Mid-Rise Intensity for Lot 6, Block 36, Douglas
 7 Section, and extending the North Ponce DeLeon
 8 Boulevard Mixed-Use overlay district to include
 9 Lots 6 and 17 of said Block 36, 1505 Ponce deLeon
 10 Boulevard, 126 and 122 Menores Avenue, Coral
 11 Gables,Florida;providing for a repealer provision,
 12 severability clause, and providing for an
 13 effective date.
 14 Item E-2. An Ordinance of the City
 15 Commission of Coral Gables, Florida making zoning
 16 district boundary changes pursuant to Zoning Code
 17 Article 14, Process Section 14-212, Zoning Code
 18 Text and Map Amendments, for Lots three through
 19 five and Lots 18 through 20, from Mixed-Use 2 MX2
 20 District to Mixed-Use 3 MX3 District, and for Lot
 21 6, Block 36, Douglas Section, from Multifamily 2
 22 MF2 District to Mixed-Use 2 MX2 District, and
 23 extending the North Ponce DeLeon Boulevard
 24 Mixed-Use Overlay district to include Lots 6 and
 25 17 of said Block 36, 1505 Ponce deLeon Boulevard,

1 126 and 122 Menores Avenue,providing for a
 2 repealer provision severability clause and
 3 providing for an effective date.
 4 Item E-3. An ordnance of the City
 5 Commission of Coral Gables, Florida granting
 6 approval of a Plan Area Development P A D pursuant
 7 to Zoning Code Article 14, Process, Section
 8 14-206, General Procedures for Planned area
 9 Development for a proposed Mixed-Use project
 10 referred to as 1505 Ponce on the property legally
 11 described as Lots 1 through 6 and Lots 17 through
 12 22, Block 36, Douglas Section 1505 Ponce deLeon
 13 Boulevard, 126 and 122 Menores Avenue, Coral
 14 Gables, Florida; including required conditions,
 15 providing for a repealer provision, sever ability
 16 clause, and providing for an effective date.
 17 E-4 a Resolution of the Sty Commission of
 18 Coral Gables, Florida approving Mixed-Use Site Plan and
 19 Conditional Use of review pursuant to zoning code Article
 20 14, Process Section 14-203, Conditional Uses, for a
 21 proposed mixed-Use project referred to as 1505 Ponce on
 22 the property legally described as Lots 1 through 6 and
 23 Lots 17 through 22, Block 36, Douglas Section 1505 Ponce
 24 deLeon Boulevard, 126 and 122 Menores Avenue, Coral
 25 Gables, Florida including required conditions providing

1 for a repealer provision, severability clause, and
 2 providing for an effective date.
 3 Item E-5. A Resolution of the City
 4 Commission of Coral Gables, Florida approving receipt of
 5 Transfer of Development Rights TDRs pursuant to Zoning
 6 Code Article 14, Process, Section 14-204. 6, Review and
 7 approval of use of TDRs on receiver sites, for the
 8 receipt and use of TDRs for a Mixed-Use project
 9 referred as, 1505 Ponce on the property legally described
 10 as Lots 1 through 6 and Lots 17 through 22, Block 36,
 11 Douglas Section 1505 Ponce deLeon Boulevard, 126 and 122
 12 Menores Avenue, Coral Gables, Florida including required
 13 conditions; providing for a repealer provision,
 14 severability clause and providing for an effective date.

15 **MR. EIBI AIZENSTAT:** Mr. Serra.

16 **MR. MARIO GARCIA SERRA:** Good evening,
 17 Mr. Chairman, and members of the Board. Thank you very
 18 well much for convening this special meeting for what we
 19 think is a special project and we hope you agree.

20 My name Mario Garcia Serra with offices at
 21 600 Brickell Avenue. I am representing a location
 22 acquisitions which ask the contract purchaser for the
 23 property located at 1505 Ponce deLeon Avenue.

24 I am joined today by Mr. Richie Kupore
 25 (phonetic) and Vivian Bonnet, Leonard Roberts, all of the

1 location acquisitions, and also Ahmed Rodriguez our
 2 project architect and Matthew Lewis our project landscape
 3 architect.

4 Now Richie's first project in Coral Gables,
 5 the Via Valencia project located at 515 Valencia Avenue
 6 has achieved great success and he is looking to replicate
 7 that model here at 1505 Ponce. the via Valencia
 8 is characterized by low no density, large units, and
 9 generous public open spaces and that is what is proposed
 10 for 1505 Ponce. There is a lot to like about the 1505
 11 Ponce project. it's density is less than half of what is
 12 presently permitted today. under today's zoning 179
 13 units would be permitted and we are proposing 80 units,
 14 less than half.

15 The project is providing almost 30 percent
 16 of it's lot areas open space when 20 percent is what is
 17 required. within that open space there will be two public
 18 parks which will include a 6,600 park fronting Ponce
 19 deLeon Boulevard and the 6,240 square foot park on the
 20 east side of the side which would be a deal for a much
 21 needed dog park in the area.

22 Lastly, the one existing structure on
 23 the property which is a small historic apartment building
 24 located at 122 North, which was built in 1925 and is
 25 designed or was designed by George Fink, one of the

1 city's founding architects will be preserved and
 2 adaptively reused as amenity space for the building.

3 I'm sure that all of you can appreciate that
 4 having a developer that embraces historic preservation is
 5 building less than half of the density permitted and
 6 proffering two public parks as part of the project is
 7 unique and welcome.

8 Now, if we could have the presentation up on
 9 the screen. Here is the project site to 1.56 acre
 10 property just east of Ponce between Menores and Mendoza
 11 Avenue. Will see that at part of the architecture
 12 presentation that the key feature of this project is
 13 moving the tower off of Ponce, so as to avoid creating a
 14 condopanion up and down Ponce deLeon Boulevard.

15 However, in order to accomplish this we
 16 need the MX3 zoning which fronts Ponce and permits the
 17 proposed height of the tower to move eastward.

18 If you go down to the zoning maps. there you
 19 go. as you can see the top is the future land use map but
 20 the bottom is the zoning map and on the left before on
 21 the right -- or on the left existing and on the right
 22 proposed.

23 And what we are basically doing the MX3 and
 24 the commercial high designation which exists fronting
 25 Ponce. We are pushing them eastward so the tower can go

1 eastward and avoid the condopanion effect. But still
 2 preserving a buffer there between the properties to the
 3 east and us of about 60 feet which is where the historic
 4 building will remain and be preserved where the park will
 5 be also and provides about a 60 feet buffer to our closer
 6 neighbor.

7 The result is of those changes also provide
 8 a slight increase of about 20 thousand square feet and
 9 also allows the most easterly most two lots to be part of
 10 the larger receiving site for TDRs.

11 We are essentially taking a property which
 12 has multiple land use and zoning designations and making
 13 it more uniform to facilitate what we think is a better
 14 design which has a considerable public benefit, low
 15 impact, and considerable -- which has low density and
 16 considerable public benefit.

17 With that said, I'd ask Ahmed to walk
 18 through the design presentation and then Matthew will
 19 talk about the proposed parks and then we will wrap up
 20 the presentation.

21 **MR. RODRIGUEZ:** Thank you, Mario.
 22 Good evening, Members of the Board. We are here with great
 23 pleasure to present this project. We think it's on the
 24 heels of a project we are very proud of and it's very
 25 much in that spirit I'm going to go back --

1 MR. EIBI AIZENSTAT:Could I ask you to
 2 State your name for the court reporter?
 3 **THE SPEAKER:** Yes.Sorry about that.
 4 My name is Ahmed Rodriguez, with offices at 275 Minorca,
 5 Coral Gables.
 6 Okay.So one of the major moves that we are
 7 doing here is we are pushing the building back a bit in
 8 order to avoid this, um, as you can see the two larger
 9 buildings directly to the south already squeeze the space
 10 in that particular area and you can see all of the
 11 isometric views here.And then we would be pushing back
 12 the grid-- a little bit of relief and a very public park.
 13 You see here we inserted the model so you
 14 can see how it would fit in the context of the two
 15 existing larger buildings that are there now.This could
 16 be the northwest view, northeast, and heres some diagrams
 17 which I'll get into that on another slide.
 18 The main site plan here, we are taking
 19 parking access off the front of the streets and
 20 everything that you see here in green is the almost 30
 21 percent of open space. The area within the property
 22 lines. So we are creating a nice linear park in
 23 the front. A 30 foot width minimum and in the back
 24 here we are using, um, it's a clear 60 feet and then it
 25 tapers up as the building gets further away from the east

1 property line.and the entire backyard of the historic
 2 building will be used as a secondary park.adifferent type
 3 of park.this one would have the dog park as well.and then
 4 what we are proposing to do to rehabilitate -- restore
 5 and rehabilitate the -- building is to create a public
 6 benefit where it can be used by the public it opens up to
 7 the back.The rear of that building is nothing spectacular
 8 now.it's just a bunch of bathroom windows.so we are
 9 really opening that up with a set of French doors with an
 10 upper level that overlooks the park.
 11 And this is to show the proposed setback.So
 12 we are going to have a very generous setback from the
 13 neighbors to the east.And for the rendering we will talk
 14 about the style that we selected. On this one we are
 15 doing more of a Mediterranean style.We have already gone
 16 through the Board of Architects and we are using the
 17 material palettes that we used before.alot of stone. A
 18 lot of screening.and we are using more of type of
 19 screening for areas of hiding parking which we will show
 20 you when we get to the plans the levels that they are in.
 21 So here in the front we did a very elegant
 22 arcade. It's a very public front.Very transparent,
 23 extremely high first floor.The idea there is that that's
 24 going to be commercial and most likely a couple of
 25 restaurants.And then the screening is extremely deep in

1 the architecture so we gave ourselves a lot of relief so
 2 that we could ploy this screening material and also make
 3 sure that we completely hide any parking lights or
 4 anything of that nature so you don't see anything come
 5 thru that.Much exactly like we did on the last project.
 6 Here on the sides you can see that the entry
 7 into the building first takes you in thru a vehicular --
 8 and then from there you will see how we approach the
 9 parking so that nothing is seen from the streets.And here
 10 you see that these are all the work on the ground
 11 floor.So it goes from retail in the front and as you move
 12 east it works it's way into the live work and then again
 13 more of commercial use in if historic building right to
 14 the left.
 15 You could see the stepping that we have for
 16 the building along the back.And there's the human scale
 17 if you were going on the sidewalk and approaching the
 18 park.And then of course Matthew will get into the exact
 19 details of the landscape but it's going to be a tree
 20 canopy park for shade and then we also created a
 21 pedestrian walkway to take you from the north to the
 22 south and vice versa and you will see that here.
 23 So we have a very generous paseo that will
 24 take you from one end to the other without having to go
 25 all around the building.and then this would be from the

1 north side looking out south and this could also
 2 incorporate a little patio for the restored building.And
 3 this would be the front linear park.So the idea here is
 4 it would have a very comfortable wide colonnade so that
 5 those restaurants can have outdoor seating as well and
 6 have this nice buffer between Ponce and the outdoor
 7 seating.So it could be used as the park and it also
 8 buffers from a busier street.
 9 So this would be an idea of how it would
 10 feel as the building is set back and we have the podium
 11 that then stepped back further from the tower and going
 12 to the floor plans this is the sublevel plan.This is the
 13 majority of the parking.
 14 And this next floor here you can see that
 15 everything in yellow here is retail. And this driveway
 16 paseo is to be very active.As a matter of fact we have
 17 glass alongside of the retail as well because we do see
 18 that as being a very well lit active space.and we have a
 19 ramp up and a ramp down.so none of this is seen and
 20 there's plenty of stacking so there's no issues of a
 21 vehicle being delayed at the curb cut.
 22 And we also concealed all of our back of the
 23 house deliveries and garbage.None of this would be seen.
 24 This would be the next level which would
 25 have residential around the back and it's going to

1 conceal 3 levels of parking,so this is three levels like
 2 this.
 3 And heres the main deck,so this would be
 4 the roof of the parking podium.Also the fifth floor of
 5 the building.And it also has the pool activities and
 6 cabana and amenities which are being better looked.and we
 7 will have some of the residential begin on this
 8 floor.this would be the typical floor as it moves
 9 up.there's six units per floor; three bedrooms and two
 10 bedrooms plus dens.and this would be the penthouse level
 11 that we are still developing but there's going to be two
 12 levels per unit.

13 And with that I will take any questions or
 14 we can go straight to landscape.

15 **MR. EIBI AIZENSTAT:** Okay.
 16 **MR. MARIO GARCIA SERRA:** What we will do
 17 is I'll ask Matthew Lewis our landscape architect to
 18 discuss landscaping in general and the parks in
 19 particular.

20 **MR. MATTHEW LEWIS:** Hi. I'm Matthew Lewis
 21 From Land; 7294 N.W. 1st Court.

22 I'm also part of the team that's continuing
 23 to finish up the Villa Valencia project just down the
 24 street. Um, I just stopped by there prior to coming to
 25 the meeting today and I was quite happy with all the live

1 oak trees that were recently planted last week.We have
 2 four additional plants going in -- four additional live
 3 oaks going in next week.

4 I think it's really important as a landscape
 5 architect to really have a generous amount of open
 6 space.And what that allows us to do is really allow the
 7 trees to have proper root growth so we are not sitting on
 8 top of a garage and so that the process of tree growth
 9 remains natural.

10 We are requirements we are required to have
 11 42 trees on site.In this plan we have 47. On the north
 12 side of the site we have three trees which are going to
 13 be green buttonwoods. Same to the south. The
 14 entrance to the live/work units are going to have some
 15 beautiful Busia Roseas (phonetic). And then along
 16 Ponce deLeon we have two Character Pachira Aquatica Trees
 17 which are gorgeous trees from South America that have
 18 these beautiful trunk structures close to each of the
 19 corners with five or actually seven live oaks in between
 20 those within the public realm.

21 At the dog park we have eight oak trees
 22 there. They form a nice symmetrical form to the park
 23 and just in general all the landscape that we are doing
 24 90 percent of it is native.So that's going to require
 25 much less water than a non native landscape. And I

1 think what's also great is the clients that work for
 2 generation ventures they really put good funding for
 3 large trees. So in theory once the project is planted
 4 for three or four years anybody in the neighborhood
 5 that's walking around the site will be virtually covered
 6 in shade the entire way around the three sides of the
 7 property.So I think that's really important for the
 8 neighborhood as well.

9 Do you have any questions?

10 **MR. EIBI AIZENSTAT:** Well, I think we are
 11 Goin to have some, but I'd like to have the city do their
 12 presentation.

13 **THE SPEAKER:** Can we just have a few
 14 Comments on the staff recommend conditions of approval
 15 which perhaps they can address as part of their
 16 recommendation also.

17 The recommendation is for the approval for
 18 the five items. One of them is recommended for
 19 continuance; we are fine with that. The one that is
 20 recommended for continuance is the TDR approval. We
 21 need to first identify where the TDRs are coming from.
 22 Get them approved by the Preservation Board and then go
 23 back to the city commission.

24 So a condition of approval tonight would be
 25 getting those approvals within six months of the TDRs.

1 On the conditions of approval which start on
 2 page 21, on 1-C; we think there might be a typo there.
 3 It says " Sidewalk extensions and crosswalks on the west
 4 side of Galeano and Sedonia intersection."We think that
 5 might be Mendoza since Sedonia is further to the north.

6 Going to section five which talks about the
 7 conditions of approval thatneeds to be satisfied prior to
 8 issuance of a temporary certificate of occupancy.

9 There's two of them; 5-B and 5-G. 5-B has
 10 to do with underground utilities; 5-G with right of way
 11 improvements.

12 We are fine with the subsets condition of
 13 approval. What we would like for you to consider is
 14 some sort of modification in the language regarding when
 15 they need to be done.

16 In other words, right now they are worded in
 17 such a matter that they need to be done before TCO from
 18 this client and my other client's experiences with
 19 dealing with FPL and the issue of utilities of water and
 20 sewer or the county or F D O T on the issues of right of
 21 way improvement we are sort of held hostage to those
 22 utilities for government entities reviewing and approving
 23 plans and in the case of FPL actually doing work.

24 So if we could put some language in there
 25 that that would be priorto final or at least give Staff

1 the opportunity with the discretion to extend it to final
2 CO we think it would lead to a more effective, you know,
3 condition of approval and one that will not cause any
4 issues in the future.

5 In that same section, section 5-E, my client
6 had some discussions with Staff that instead of the 20
7 remote residential parking space in the garage that the
8 loss of -- that the amount of remote residential parking
9 in the garage be equivalent to the loss of off street
10 parking which we have at nine spaces that are being lost
11 on street parking. So we request to change from 20 to 9
12 just to be reflective of what's actually being lost on
13 the street.

14 With that said I think we can do the Staff
15 presentation now in public hearing and we will reserve
16 some time for rebuttal if necessary.

17 MR. EIBI AIZENSTAT: Thank you.

18 MS. JENNIFER GARCIA: Jennifer Garcia,
19 City Planner. I've got a power point please.

20 So as discussed the site is between Menores
21 and Mendoza facing Ponce on the east side of Ponce.

22 As you can see from the aerial the site is
23 mostly vacant except for the one historic property in the
24 northeast corner. On the existing conditions you can
25 see that there's a trolley stopped. There's new trees

1 funded by Public Works, otherwise there's a very vacant
2 lot.

3 So they have five requests; Comprehensive
4 Plan Map Amendment, Zoning Map Amendments, Planned Area
5 Development (PAD) Designation, Mixed-Use Site Plan and
6 the TDRs.

7 The first one as he discussed is basically
8 combined of three different requests. The first one is
9 extending that commercial high-rise intensity. The back of
10 the lot is facing Ponce deLeon and moving it all the way
11 back to the existing boundary that we can see the green
12 dotted line in the North Ponce district.

13 The second one would be the change of land
14 use of that historic property from multifamily to medium
15 density to commercial.

16 And then last would be the extension of the
17 existing north Ponce mixed-use overlay district of the
18 entire property.

19 The second request is the Zoning Map
20 Amendments. Very similar to extension MX3 zoning to
21 include all the way except for one lot away from the end
22 of their property on the east side. The change of
23 zoning for the historic building which is now MF2 to make
24 MX2 and extend that north Ponce deLeon mixed-use
25 district to include the property.

1 So they're also asking for a P A D. As you a
2 P A D is only when you have one acre. You're allowed to be
3 a P A D, if approved obviously, in exchange for benefits.

4 So what they're providing is linear plaza of
5 6,600 square feet on Ponce deLeon; also the garden dog
6 park, it's in the rear. It's about 6,200 square feet. and
7 an adaptive reuse of the historic building.

8 In addition, staff is recommending some
9 crosswalks and traffic calming based on recent policy
10 decisions and policy initiatives by the commission as
11 been included in conditions to approval.

12 The fourth request is mixed-use site
13 plan. Here you can see the vehicular entrance, that linear
14 park that's facing Ponce, the ground floor retail, the
15 live/work units, the historic building being reused as a
16 retail space, pedestrian via which is in the rear and the
17 dog park.

18 And the last is the TDRs and they already
19 explained that they are going to go through the process.
20 Staff has the recommendation as part of the pad and
21 mixed-use site plan.

22 So in summary the left column is the
23 allowed required if they make these changes to the land
24 use and the zoning. so within one acre requirement 20
25 percent. They're way over that at 29.6 percent. They

1 are under their density. They're at their height
2 requirement. And they're at their maximum as far as F
3 A R when they receive those TDRs.

4 Their setback is very generous at 30 feet.
5 Their setback is also very generous facing Ponce. The
6 parking spaces they're well over.

7 So the review timeline they've had the DRC
8 meeting back in March 25 of this year. The BOA a
9 couple of times the neighborhood meeting which I'll
10 include the summary of those minutes in your packet of
11 Planning and Zoning. And they were here on June 21 and
12 they're scheduled for first reading next Tuesday.

13 The letters went out to property owners
14 within 1500 feet of the property. and, again, three times
15 we've mailed letters to the property owners, three times
16 property postings, three times for website posting, and
17 one time for newspaper add.

18 And Staff determined that it was consistent
19 with the comp plan. and there's five requests. I
20 recommend approval of most of the requests except for
21 number five a continuance of the key cards.

22 And in summary, the conditions approval are
23 pretty standard -- the special ones. The first one
24 being the TDR process within six months of the mixed-use
25 site plan approval.

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1 The traffic calming, crosswalk on Ponce.
 2 The raised crosswalk at Mendoza/Galiano and speed
 3 cushions/tables.This is all based off of the city's
 4 traffic calming plan.
 5 Sidewalk extensions on the west side of
 6 Galiano/Sidonia which is north of their site.This is
 7 based off of the commissions interest in having more
 8 sidewalks in the area.
 9 And, then, number four is remote residential
 10 parking. The intent was actually not to provide what's
 11 being lost but just a general like benefit to the
 12 neighbors who have not a lot of parking.
 13 MR. EIBI AIZENSTAT:Jill, how many
 14 speakers do we have in chamber.
 15 MS. JILL MENENDEZ:Nobody has indicated
 16 to speak.
 17 MR. EIBI AIZENSTAT:In chamber; What
 18 about in Zoom?
 19 MS. JILL MENENDEZ:No.
 20 MR. EIBI AIZENSTAT:And on the phone?
 21 MS. JILL MENENDEZ:Nobody.
 22 MR. EIBI AIZENSTAT:So, if we have no
 23 Speakers at this time I will go ahead and close it for
 24 public comment.
 25 Mario?

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1
 2 MR. CRAIG COLLIER: Mr. Chairman, I have
 3 one clarification from Counsel. There's a
 4 recommendation for continuance on the TDR item.Is it your
 5 intent to come back to the Planning and Zoning Board on
 6 the TDR item or is it your desire that that item be acted
 7 upon by the Planning and Zoning Board?
 8 MR. MARIO GARCIA SERRA: No. We would
 9 be coming back with that after we gothe Historic
 10 Preservation Board and get receiving site
 11 approval.
 12 MR. CRAIG COLLIER:so you're fine with a
 13 deferral until, I guess, a date uncertain for the
 14 TDR item.
 15 MR. MARIO GARCIA SERRA: Correct.
 16 MR. CRAIG COLLIER: Okay. Very good.
 17 MR. MARIO GARCIA SERRA: And you would not
 18 have to publish that.
 19 MR. CRAIG COLLIER: Well it would have to
 20 be renoticed but since we don't know when it's
 21 going to come back from Historic Preservation they
 22 will have to readvertise it. Unless we want to
 23 pick a date certain if you think you would be
 24 back.
 25 MR. MARIO GARCIA SERRA: It's going to be

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1 MR. MARIO GARCIA SERRA: Mr. Chairman,
 2 we only received one e-mail that was forwarded to me
 3 fromformer commissioner who was in support of the project
 4 in concept. His comment had to do with the loss of on
 5 street parking on the street. He's been consistent
 6 with that position now probably for 20 years since he
 7 served on the city commission. From our viewpoint as a
 8 developer it's whatever the city says we will do.
 9 You know right now the city streetscape plan
 10 requires those landscape baobab (phonetic) which result
 11 in the loss of some on street parking that's why they're
 12 in the plan.But the determination of this Board and or
 13 the city commission is that we should eliminate some of
 14 those as to keep more on street parking that's acceptable
 15 to us also.
 16 With that said, this project has been very
 17 well received by the other city Boards that have reviewed
 18 it. Has been well received by the neighbors that
 19 attended the neighborhood meeting. Your Staff is
 20 recommending approval with conditions.There's maybe some
 21 fine tuning there on some of them and we'd ask that you'd
 22 follow that recommendation and recommend approval of the
 23 various items that are before you and continue on with
 24 the one item with the TDRs.
 25 Thank you very much.

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1 noticed at the Historic Preservation Board, so I don't
 2 think we can determine yet the actual date. We'll have
 3 to are renotice again when the time comes for the
 4 Planning and Zoning Board.
 5 MR. CRAIG COLLIER: Thank you. Okay.
 6 MS. JILL MENENDEZ: Excuse me.
 7 Mr. Chairman, there is one speaker on Zoom.
 8 MR. EIBI AIZENSTAT: Okay. Let's go
 9 Ahead and enter that speaker please.
 10 Can you call?
 11 MS. JILL MENENDEZ: Yes. Ms. Cruz?
 12 MS. CRUZ: Yes. Can you hear me?
 13 MS. JILL MENENDEZ:Yes.
 14 MR. EIBI AIZENSTAT: We can hear you but we.
 15 Can't see you. If you would like to be sworn in we
 16 would need to see you.
 17 MS. CRUZ:That's okay. I can still speak,
 18 right?
 19 MR. EIBI AIZENSTAT: Yes, ma'am.
 20 MS. CRUZ: Here we go again. Maria.
 21 Cruz, 1447 Miller Road. Let me share with you some
 22 concerns. This is not the first time residents like me
 23 buy a property. We look at the property we know what we
 24 can build. I would not dare go and ask the city to let
 25 me build larger homes than what fits in my property

1 because you know what, oh here we go, okay. That would
 2 not be acceptable but we see this done time and time
 3 again.
 4 **MR. EIBI AIZENSTAT:** Ms. Cruz, we
 5 Can see you now if you would like to be sworn in?
 6 **MS. CRUZ:** Yes. See my hand?
 7 **MR. EIBI AIZENSTAT:** Yes, ma'am.
 8 **THE COURT REPORTER:** Please state your name
 9 For the record.
 10 **MS. CRUZ:** Maria C. Cruz.
 11 **THE COURT REPORTER:** Do you solemnly.
 12 Swear or affirm the testimony you are about to give in
 13 this Zoom meeting will be the truth, the whole truth, and
 14 nothing but the truth?
 15 **MS. CRUZ:** I do.
 16 **MR. EIBI AIZENSTAT:** Thank you,
 17 Ms. Cruz.
 18 **MS. CRUZ:** You're welcome and thank you.
 19 This is a concern. Developers buy
 20 properties knowing the limitations of the property but
 21 that's okay because then they can come in and ask for
 22 this, that, and the other thing.
 23 As a matter of fact we are asking for five
 24 changes and of course the reason is because you know what
 25 they're going to do wonderful things. I can do wonderful

things on my property too but I can't because there are
 limitations.
 Developers can do it. I love the idea that
 there are two large buildings out there. Now we are
 going to have three. So next developer will say there's
 three so why not a fourth one. Pretty soon that whole
 area will be big gigantic buildings. That's not what
 Coral Gables is all about. But that's okay because you
 know what there's two buildings there already so we are
 going to allow this one to be the third, okay.
 We are talking 16 stories --16 stories, you
 know, just a little bit taller than normal. I love the
 way that the person that was speaking said that the park
 can be used by the public. What do you mean can be
 used? If it's a public park, it's a public park. To be
 available to use should not be qualified and the paseo
 idea so that the business there can have tables. So the
 paseo is not really for the use of the public. It's for
 the use of the businesses that will be there, okay.
 I do not understand. I think we are
 getting to the point where, you know what, by the time I
 die we will have Brickell all over Coral Gables. I
 think the time has come for somebody to say when you buy
 the property make sure that that property is what you
 want and make sure you read what you are able to build

and don't come ask for anymore because you know what
 because there's no limit.
 You know, it's very nice when you hear, you
 know everything is going to be great. You know, one of
 the parks is just in the back and there's just this and
 there's just that.
 The bottom line is eventually the public
 wont feel welcome there because of the limitation.
 Now we also have 80 if I remember correctly
 (Thereupon, the meeting concluded.)

THE STATE OF FLORIDA)
 COUNTY OF DADE)
 I, YVONNE MEDINA, Florida Professional
 Reporter, certify that I was authorized to and did
 stenographically report the foregoing of the Planning and
 Zoning Meeting, pages 1 through 65; that a review of the
 transcript was not requested; and that the transcript is
 a true and complete record of my stenographic notes.
 I further certify that I am not a relative,
 employee, attorney, or counsel of any of the parties, nor
 am I a relative or employee of any of the parties'
 attorneys or counsel connected with the action, nor am I
 financially interested in the action.
 DATED this 7th day of July, 2022

 YVONNE MEDINA, STENOGRAPHER

CERTIFICATE OF REPORTER

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