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1 THE SECRETARY: Frank Rodriguez?  
 2 Jeff Flanagan?  
 3 MR. WU: Notice Regarding Ex Parte  
 4 Communication, and we have several items here  
 5 that require ex parte communications. Items  
 6 Number 5, 6, 7 and 8 are all quasi-judicial.  
 7 With respect to those four items, please be  
 8 advised that this Board is a Quasi-Judicial  
 9 Board, and the items on the agenda are  
 10 quasi-judicial in nature, which requires the  
 11 Board Members to disclose all ex parte  
 12 communications and site visits.  
 13 At this time, I'd like to turn to the Board  
 14 Members to acknowledge whether you had any ex  
 15 parte communication of the four items on the  
 16 agenda, the first four items, or any site  
 17 visits?  
 18 MR. GRABIEL: No.  
 19 MR. BEHAR: I have not.  
 20 MR. WU: Let the record show there's been  
 21 none.  
 22 And now we'll swear in. If any member of  
 23 the public would like to speak or any matters  
 24 on tonight's agenda, please stand and be sworn  
 25 in by the Clerk.

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1 MR. BEHAR: Oh, my God.  
 2 MR. WU: If you think you might speak,  
 3 please stand and just get sworn in any way.  
 4 (Thereupon, the participants were sworn.)  
 5 MR. WU: Anyone who speaks today should  
 6 complete the roster on the podium, and we have  
 7 it up here. We ask you to print clearly, so  
 8 the official records of your name and address  
 9 will be correct.  
 10 In deference to those present, we ask that  
 11 all cell phones, pagers and other electronic  
 12 devices be turned off at this time.  
 13 Now we'll proceed with the agenda.  
 14 CHAIRPERSON MENENDEZ: Would you like me  
 15 to -- okay. Item 2 is approval of minutes for  
 16 the December 9th, 2015 meeting. Do I have a  
 17 motion?  
 18 MR. BEHAR: I wasn't here, but I'll make a  
 19 motion for approval.  
 20 MR. GRABIEL: Second.  
 21 CHAIRPERSON MENENDEZ: May I receive a roll  
 22 call, please?  
 23 THE SECRETARY: Marshall Bellin?  
 24 MR. BELLIN: Yes.  
 25 THE SECRETARY: Julio Grabiell?

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1 MR. GRABIEL: Here. Yes.  
 2 THE SECRETARY: Alberto Perez?  
 3 MR. PEREZ: Yes.  
 4 THE SECRETARY: Robert Behar?  
 5 MR. BEHAR: Yes.  
 6 THE SECRETARY: Maria Menendez?  
 7 CHAIRPERSON MENENDEZ: Yes.  
 8 Okay. So we can go straight into the  
 9 items. I've asked the Applicant's  
 10 representative for 515 Valencia if we could  
 11 take an item out of order. There was a request  
 12 to hear Item 8.  
 13 Charles, can you read it, for the record,  
 14 please?  
 15 MR. WU: Item 8, Resolution of the City  
 16 Commission of Coral Gables, Florida approving  
 17 the Final Plat entitled "Beatrice Row" pursuant  
 18 to Zoning Code Article 3, Division 9,  
 19 "Platting/Subdivision", being a re-plat of an  
 20 approximately 0.54 acre property into nine  
 21 platted lots for nine residential townhomes on  
 22 property assigned Multi-Family Special Area  
 23 District Zoning, on the property legally  
 24 described as Lots 1, 2, 42, 43, Block 10,  
 25 Biltmore Section, and these are the addresses,

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1 at 2509 Anderson Road, 744 Biltmore Way and 745  
 2 Valencia Avenue, Coral Gables, Florida;  
 3 providing for an effective date.  
 4 CHAIRPERSON MENENDEZ: So hearing no  
 5 objections from the Valencia Avenue project,  
 6 we're going to move forward with this. Can we  
 7 have the Applicant's representative present  
 8 their project, please?  
 9 MR. GUILFORD: Good evening, Madam  
 10 Chairperson, Members of the Board. For the  
 11 record, my name is Zeke Guilford, with offices  
 12 at 400 University Drive.  
 13 It gives me great pleasure to be here today  
 14 representing the owners of the three  
 15 properties, 2509 Anderson, 744 Biltmore and 745  
 16 Valencia.  
 17 Madam Chairperson, it looks like you have a  
 18 long agenda this evening, so I will make this  
 19 very, very quick.  
 20 As Staff has stated, currently there are  
 21 four lots. There are three buildings on the  
 22 four lots. It's our intention to demolish  
 23 those buildings and break it into -- re-plat it  
 24 to nine lots, in order that the developer can  
 25 sell the units fee simple, instead of creating

1 a condominium.  
 2 I know Staff has reviewed the application  
 3 and has recommended approval. If you have any  
 4 questions, we'll be more than happy to answer  
 5 them at this time.  
 6 CHAIRPERSON MENENDEZ: Does the City have a  
 7 presentation?  
 8 MR. TRIAS: No.  
 9 MR. WU: For the Board's information, you  
 10 have a packet of plans. That is just for your  
 11 information purposes. You are not approving  
 12 the plans. Today's purpose is just to re-plat  
 13 the property.  
 14 CHAIRPERSON MENENDEZ: I have a question.  
 15 I don't know if the City can answer it or the  
 16 Applicant. But what is the minimum width for  
 17 townhouses?  
 18 MR. GUILFORD: It's 22, and our smaller  
 19 ones are almost 24. And the two ends, one is  
 20 34 and one is 36.  
 21 CHAIRPERSON MENENDEZ: Right. That's your  
 22 application.  
 23 MR. GUILFORD: Correct.  
 24 CHAIRPERSON MENENDEZ: But I'm asking the  
 25 City, what is -- do we have a standard for the

1 THE SECRETARY: Robert Behar?  
 2 MR. BEHAR: Yes.  
 3 THE SECRETARY: Marshall Bellin?  
 4 MR. BELLIN: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 CHAIRPERSON MENENDEZ: Yes.  
 7 MR. GUILFORD: Thank you very much.  
 8 CHAIRPERSON MENENDEZ: Charles, can you  
 9 read Items 5 through 7, for the record, please?  
 10 MR. WU: Yes, ma'am.  
 11 Item Number 5 concerns the Valencia, a  
 12 Comprehensive Plan Change. Item Number 6 is a  
 13 Zoning Code Text Change. And Item Number 7 is  
 14 a Site Plan. So I'll start with Number 5. And  
 15 we're taking these three items together, since  
 16 they relate to the same project.  
 17 CHAIRPERSON MENENDEZ: Sure.  
 18 MR. WU: Number 5, an Ordinance of the City  
 19 Commission of Coral Gables, Florida requesting  
 20 an amendment to the text of the City of Coral  
 21 Gables Comprehensive Plan, Future Land Use  
 22 Element, Policy FLU-1.1.2, "Table FLU-1.  
 23 Residential Land Uses," pursuant to expedited  
 24 state review procedures, Section 163.3184,  
 25 Florida Statutes, and Zoning Code Article 3,

1 widths of townhouses?  
 2 MR. GUILFORD: Yes. It's 22.  
 3 CHAIRPERSON MENENDEZ: 22?  
 4 MR. GUILFORD: Yes.  
 5 CHAIRPERSON MENENDEZ: Okay. Are there any  
 6 other questions? No.  
 7 I'd like to open it up for the public. Do  
 8 we have any public signed up for this item?  
 9 THE SECRETARY: No.  
 10 CHAIRPERSON MENENDEZ: No?  
 11 THE SECRETARY: Uh-uh.  
 12 CHAIRPERSON MENENDEZ: Okay.  
 13 No other questions?  
 14 MR. GRABIEL: I would then like to move for  
 15 approval.  
 16 CHAIRPERSON MENENDEZ: Okay. We have a --  
 17 MR. BEHAR: I'll second it.  
 18 CHAIRPERSON MENENDEZ: Okay. We have a --  
 19 MR. BEHAR: A motion and a second.  
 20 CHAIRPERSON MENENDEZ: -- a motion and a  
 21 second. Can I hear a roll call, please?  
 22 THE SECRETARY: Julio Grabiell?  
 23 MR. GRABIEL: Yes.  
 24 THE SECRETARY: Alberto Perez?  
 25 MR. PEREZ: Yes.

1 "Development Review", Division 15,  
 2 "Comprehensive Plan Text and Map Amendments;"  
 3 amending the "Residential Multi-Family Medium  
 4 Density" Land Use Classifications to provide a  
 5 maximum 100 dwelling units per acre density and  
 6 a maximum of 120 foot height for towers for  
 7 projects developed in accordance with the  
 8 Mediterranean Design Transitional Overlay  
 9 District Zoning Code Regulations; providing for  
 10 a repealer provision, providing for a  
 11 severability clause and providing for an  
 12 effective date.  
 13 Number 6, this is the Zoning Code Text  
 14 Amendment relating to this project.  
 15 An amendment of the City Commission of Coral  
 16 Gables, Florida providing for text amendments  
 17 to the City of Coral Gables Official Zoning  
 18 Code, amending Article 4, "Zoning Districts,"  
 19 Section 4-104, "Multi-Family Special Area  
 20 District" to allow for a "Mediterranean Design  
 21 Transitional Overlay District" Conditional Use  
 22 with form-based development standards that  
 23 modify and supplement the existing Multi-Family  
 24 Special Area District standards and criteria to  
 25 allow appropriate infill and redevelopment in