

**City of Coral Gables City Commission Meeting
Agenda Item E-4
January 12, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick**

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias**

Public Speaker(s)

**Mario Garcia-Serra
Maria Teresa Ason Menendez**

Agenda Item E-4 [10:19:47 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

(PZB recommended approval, Vote: 6-0)

Mayor Cason: Item E-4, Ordinance on Second -- First Reading.

City Attorney Leen: Thank you, Mr. Mayor. Item E-4 is an ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. The Planning and Zoning Board recommended approval by a vote of 6-0. This is a public hearing item, and Mr. Trias is here to speak on the item.

Planning and Zoning Director Trias: Thank you, Mayor. The amendment is a very minor amendment to the site specifics. Right now, the site specifics limit duplexes to one story in this area. The typical regulation is two stories. By eliminating this requirement, then the applicant wants to do a two-story duplex. Now, as a result of this conversation, Commissioner Keon had some really insightful ideas about design. I mentioned it to the architect, and if you want, you could pursue that in terms of the actual design of the garage, the relative size of the garage and location within the duplex.

Mayor Cason: In that area, the most -- the other homes are basically two -- a lot of two stories, right?

Planning and Zoning Director Trias: Yes.

Mayor Cason: So, it's...

Mario Garcia-Serra: Good morning, Mr. Mayor and Commissioners, and happy new year to everyone. Mario Garcia-Serra, with offices at 600 Brickell Avenue, representing Bullrock USA, LLC, the owner of the properties located at 311 and 315 Santander Avenue. I'm joined today by

Eduardo Gutierrez, the principal of Bullrock USA, LLC, Miguel Pio (phonetic) of Zeb Jarosz Architects, who is our project architect. And Mr. Gutierrez started out developing real estate in his native Spain and has since expanded to South America. And this would be his first project in the United States. And like so many others, he greatly appreciates the beauty and high quality of life which we have attained here in Coral Gables. He has acquired these two existing sites which you see on the aerial photograph which are duplexes, existing duplexes on Santander, which are nice, quaint buildings, but buildings which are past their prime and not really representative of the higher quality Mediterranean design to which the City has always aspired. Eduardo instead is proposing to demolish the existing buildings and to redevelop two 2-story townhome type duplexes, which are a considerable improvement in both architectural style and quality of living unit over the existing buildings. This style of building has been very popular in Coral Gables, and this particular proposal has been well received by the neighbors, but there is a site specific regulation which complicates the proposal. Here is a copy of the site specific regulation of the excerpt. And as you can see there, this site specific regulation requires that all buildings along the south side of Block 38 and the north side of Block 39 be developed as one-story bungalows. No one knows the origins of this Zoning Code text amendment. It was adopted in 1976 without much explanation and also really has never been enforced, as you can see by this other exhibit which we have here. This is the site right here outlined in blue, Lots 18, 19, 20 and 21. As many as you know just from driving around there, there is another building to the east, which is a duplex, two-unit building, which is two stories in height. Over here, the San Sebastian Apartments is four stories in height; two-story building here, two-story building here, and everything that is zoned single-family residential is also permitted to go up to two stories.

Mayor Cason: Mario, were they built after 1976? In other words, we have the Zoning Code said one story and all of them were built after that?

Mr. Garcia-Serra: There's a mix of that. This one was built within the last -- this one was built, I believe, 2006, so that one was after the amendment and is two stories. This one, if I remember correctly, is 1981, so that's also after the amendment. The San Sebastian, of course, dates back

to 1925, so it's way before the amendment. And I really can't recollect what the date was on that building.

Commissioner Lago: Mario, a quick question, since we're discussing this. I mean, this is something that maybe Ramon could look into for the near future because it may be something that comes before this Commission. As you've mentioned before, the two units on track 17 and 16 -- I apologize, I...

Mr. Garcia-Serra: Right here.

Commissioner Lago: I pass by those on a daily basis. They're brand-new, probably about three or four years old, a two-story townhome product, which is kind of similar -- and as a matter of fact, this is a much nicer design, in my opinion. But what I'm talking about is tracks 22 and 21, that if you look at it from here, it looks to be zoned SFR, single-family residential.

Mr. Garcia-Serra: Yes.

Commissioner Lago: Sandwiched in between -- and actually, Lot 21 seems to be half single family, half multifamily, which is -- I'm sorry, not multifamily, I apologize, multifamily duplex.

Mr. Garcia-Serra: Right, 22 and 23.

Commissioner Lago: I'm just bringing that up because, again, just goes -- it plays out to what you mentioned before.

Mr. Garcia-Serra: Right.

Commissioner Lago: Nobody knows...

Mr. Garcia-Serra: It's a bit odd.

Commissioner Lago: Why that was done that way.

Mr. Garcia-Serra: Right.

Commissioner Lago: And it's going to be a forthcoming issue that we're going to -- I think we should start dealing with it now to see what exactly is going on with that.

Mr. Garcia-Serra: And in this situation in particular, it creates a situation where we already have two stories here. We have four stories here. These could potentially be built up to two stories, as could this. And so, then what's the sense in holding this not only to one story in height, but what's even more interesting about the Zoning Code -- that site specific zoning regulation, not only does it say one story, it also says bungalow style. Now, the bungalow style, we might use that word, you know, in regular conversation to mean small home, but architecturally speaking, the bungalow style is a particular type of style that actually originated in Bengal, India, and it's sort of represented by verandas, relatively small scale. But as you can see here, nothing in that neighborhood that's subject to those regulations has ever been built in the bungalow style, which is represented here by these other pictures.

Mayor Cason: Have we had any bungalows built in the last 50 years? I mean, does anybody -- I mean, they're not being built anymore.

Mr. Garcia-Serra: I don't think so.

Commissioner Keon: Yeah, but we have some that did exist. I mean, we have bungalows in the City.

Planning and Zoning Director Trias: There are many bungalows in Miami, and they're usually from 1910 or so, about a hundred years ago.

Mr. Garcia-Serra: And so, what we are proposing to build, assuming that this text amendment is approved, would be these two-story duplexes, which, of course, Mediterranean in style, also very representative, I think, of a popular -- a product that's been very popular in the City of Coral Gables in the last few years, people wanting to have more space, maybe move out from a single-family home, but still be close to urban areas. Very well received by the Board of Architects, and if you like, of course, we could do a more in depth and architectural presentation, but we are talking about the Zoning Code text amendment.

Mayor Cason: What's the reaction of the neighbors to that?

Mr. Garcia-Serra: The reaction's been very positive. We had our neighborhood meeting at the Coral Gables Youth Center I want to say in late September, and we probably had about 15 people arrive. They were very complimentary. I actually have a petition here that's signed by 17 neighbors, which I'll distribute to you, and I believe there's at least one representative of the neighborhood here to speak in support of the project. And I'll pass out the petitions here so you can see them.

Commissioner Keon: What are the setbacks on these properties, these duplexes? Do they maintain the setback on the front setback? Is it the same? I mean, the townhomes sort of have no setback, so (INAUDIBLE) townhomes or duplexes, so they maintain the setback that is set for that area?

Mr. Garcia-Serra: Yes. We comply with the MF1 zoning regulations. Our underlying zoning is MF1, and we completely comply with the requirements of that setback and so forth.

Mayor Cason: So, height, all of that is...

Mr. Garcia-Serra: We're in compliance. The only thing that -- the only adjustment we need is the site specific regulation which we've been discussing.

Mayor Cason: And that would be only for those lots, not for the rest of the...

Mr. Garcia-Serra: Correct, just for those lots.

Mayor Cason: Is the resident who wants to speak in support of this here?

Mr. Garcia-Serra: I believe so.

City Attorney Leen: In an abundance of caution, we would like to have them sworn in.

Mayor Cason: Be sworn in by the Clerk, please.

Maria Teresa Ason Menendez: I'm sorry?

City Attorney Leen: The Clerk is coming to swear you in.

City Clerk Foeman: Do you solemnly swear or affirm that the testimony you will provide this morning will be the truth and nothing but the truth?

Ms. Ason Menendez: I swear.

City Clerk Foeman: Thank you.

Ms. Ason Menendez: Hi. My name is Maria Teresa Ason Menendez. I live at 325 Malaga Avenue. I'm here today on behalf of the following properties: 325, 346, 323 and 341 Malaga

Avenue, all owned by my husband, Kirk Menendez, myself, and members of our family; 300 Malaga Avenue, owned by Michelle Wade; 318 Malaga Avenue, owned by Jorge Arias; 333 Malaga Avenue, owned by Maria Ferrera (phonetic), and 309 Malaga Avenue, owned by Julio Monzo. We live one street away from the Santander Avenue property. And in case of Michelle Wade and Jorge Arias, they live behind the property. Collectively, we support the 311, 315 Santander Avenue duplex project. We believe the project is beautiful and will be a great addition to our neighborhood. We urge you to approve the request for a Zoning Code text amendment and allow the project to move forward as planned. Thank you.

Mayor Cason: Thank you. Mario.

Mr. Garcia-Serra: That's really the extent of the presentation. You know, Eduardo here is putting his best foot forward and wants to do a great project that's going to be an improvement over the existing buildings. It's been well received by the neighbors, well received by City staff. We just need this adjustment in the Zoning Code text amendment, which nobody can explain why it's there. It's never been enforced. And really, at this point in time, at least, it doesn't serve any purpose of the City. And I'll reserve any time in case there's any...

Mayor Cason: Do we have any speaker cards?

City Clerk Foeman: No, Mr. Mayor.

Mayor Cason: So, we'll close the public hearing. Discussion.

Commissioner Keon: You only have one neighbor here on Santander.

Vice Mayor Quesada: 301.

Commissioner Keon: 301, right? I mean, all the neighbors -- everybody that signed this is not on that street. Is there anybody from -- there's no one from Santander apparently to speak to this issue.

Mr. Garcia-Serra: Santander -- there's also the 301 residence, which is a new building to the -- the relatively new building to the east are the two that were there, at least one speaking and one signing in support. The other properties, I'm pretty sure, are absentee landowners. They're not people who live there.

Commissioner Keon: They're people who rent? Most of the homes in that area are rented?

Mr. Garcia-Serra: Right. And what happens too, the notice goes out to the owner, so then that's another address somewhere else. And usually, the owner is not interesting in participating and doesn't tell anything to the resident, so that's probably why the involvement in Santander wasn't as much as in the single-family homes to the north.

Commissioner Keon: Can I speak to the design?

Mayor Cason: Sure.

Commissioner Keon: Okay. I had spoken with Ramon the other day about it. I remember from having sat on the Planning and Zoning Board that we had a -- there was a considerable discussion of the Planning and Zoning Board about garage doors and their facing on the street. I don't -- yeah. I mean, part of the issue I have with the design that you have currently is that the most prominent aspect on the frontage of the home that we are talking about here is the pair -- is sets of garage doors because they sit next to each other and the entrances actually step back from the garage doors. I remember having that discussion at the Planning and Zoning Board, and I thought that there was a decision to not permit that or something within the design guidelines is that, you know, the entrance to the home was to be the more prominent aspect in design and not

the garage doors. So, I mean, this is very pretty, but because of the way they're set, you know, together, you -- that's kind of -- that is what you see. Is this the same design?

Mr. Garcia-Serra: The rendering you're looking at right now is, indeed, based on the most recent plans, and here's a floor plan.

Commissioner Keon: Okay, because the plans that you have that we are looking at, they don't reflect that at all. I mean, they're not -- they don't look like that and it -- you know, what the street sees is a pair of garage doors.

Mr. Garcia-Serra: What you have in your package, I believe, is (INAUDIBLE), right?

Commissioner Keon: Yeah.

Mr. Garcia-Serra: Okay.

Planning and Zoning Director Trias: Mario, if I could. There's an amendment that is proposed that's going through the process right now that requires that garages be setback behind the main entrance, which I think is what you had in mind when you served on the board.

Commissioner Keon: Yes. I remember having a very lengthy discussion at the Zoning -- at the -
- on...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: When I served on the Planning and Zoning Board about that, and also about the size of the garage door on the...

Planning and Zoning Director Trias: Yes.

Commissioner Keon: You know, that the -- and even in your -- in the design guidelines...

Planning and Zoning Director Trias: (INAUDIBLE), yeah.

Commissioner Keon: That we are looking at today from the Board -- with the Board of Architects, there is a proportion that is appropriate for garage doors, that they be no more than a third the frontage of the building. And although -- because of the way that that entrance sets back, if you measured it out, it is -- I think it is a third. But, because of the way that it is designed, the front of the house sets back and angles away from it. So, it -- from a visual, it appears much more than that. That is the most prominent piece of this building.

Mr. Garcia-Serra: So, ideally, you would like the main entrance to be more prominent...

Commissioner Keon: Well, I think that that...

Mr. Garcia-Serra: Than the garage.

Commissioner Keon: Particular item that Ramon is talking about that is presently going through the process, I would like us to really consider -- Now, because I know it's an item that has been discussed so often and...

Planning and Zoning Director Trias: I had the discussion this morning with the architect (INAUDIBLE) simply setting back the garage behind the door. That really achieves that you're describing. It's not a difficult redesign. They were fairly -- I think that they were ready to start working on that. So, if you make that a condition, I think they will be very receptive.

Mayor Cason: Did the Board of Architects discuss that particular issue? Was it unanimous?

Planning and Zoning Director Trias: I don't remember that particular issue, no.

Mr. Garcia-Serra: It was a unanimous vote. What we could -- also, remember, we're on first reading right now, so we could hopefully approve this on first reading and then with the understanding...

Commissioner Keon: No.

Mr. Garcia-Serra: That we meet with Ramon...

Commissioner Keon: I was very surprised that there was no comment by the Board of Architects on...

Mr. Garcia-Serra: Well, there hadn't been...

Commissioner Keon: This design for -- with regard to that because it really is -- it is -- it really doesn't adhere to the guidelines that, you know, we have been using and that have been used by Planning and Zoning and have been, you know, addressed by the Board of Architects. So, I'm -- you know, I don't know how many people looked at it because sometimes the Board of Architects can be a couple of architects...

Planning and Zoning Director Trias: It can be three or sometimes two.

Commissioner Keon: It could be two or three architects.

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: It could be whatever. That whole area is -- I think you're going to start to see the redevelopment, just like in the North Gables. We're going to see the redevelopment of this residential enclave.

Commissioner Lago: And a lot of that -- if I may interject. A lot -- this area specifically, from the residents that I've spoken to -- I have a few friends of mine that live on Malaga and I also know Mr. Menendez -- is seen more as a transition area in between the right -- the west of South (INAUDIBLE) Street, you know, transitioning between what's going on in that area.

Commissioner Keon: Right.

Commissioner Lago: Just I had a quick question for Ramon and I don't want to change off what Commissioner Keon is saying, but it has a little bit to do with it. If we make this amendment to the site specific zoning regulations, my question is -- and they're allowed to put a second floor, are they -- are we requiring them to have more open space? Is there going to be an increase in density if they are allowed to put in a second story?

Planning and Zoning Director Trias: It's the same number of units, so there's no density increase.

Commissioner Lago: What about intensity? How about intensity?

Planning and Zoning Director Trias: Yes, it could be a larger building, certainly.

Commissioner Lago: It'll be a larger building, okay.

Planning and Zoning Director Trias: But it would simply follow the MF1 requirements.

Commissioner Lago: Yeah (INAUDIBLE)...

Mayor Cason: So, Mario...

Commissioner Lago: It falls in line with MF1.

Planning and Zoning Director Trias: Yeah.

Mayor Cason: So, between now and second reading, the architect would be able to...

Mr. Garcia-Serra: Sure.

Mayor Cason: Accommodate Commissioner Keon's concerns?

Mr. Garcia-Serra: We'll get together -- Ramon, we could even get together. This is a legislative matter. We could get together, Commissioner Keon, and show, you know, the different ideas that we have. You know, looking at -- it affects the second floor also because the second floor is right above that portion of the garage.

Commissioner Lago: Right, but I also want to just make sure I place a little support in regards to what Commissioner Keon is saying. To me, it makes sense because the front entrance is like tucked away in a corner. Where it's the most prominent visual preference is the garage, when I'd like to see more of a presence of the front door.

Commissioner Keon: Right. I mean, it's, you know, he wanted to create...

Commissioner Lago: Though his design is beautiful.

Commissioner Keon: Yeah.

Commissioner Lago: The design is beautiful.

Commissioner Keon: It's beautiful, but...

Commissioner Lago: I don't have any concerns with that.

Planning and Zoning Director Trias: This is a very high-level discussion about design, and I think the Commission should be commended on this. And I think that we have the time to really work it and to...

Commissioner Keon: Thank you. And maybe, I don't know what -- I think there should be a discussion probably with the Board of Architects or something about it. You know, in these neighborhoods, as we see how they change, that are very urban neighborhoods in these little enclaves, you know, we have so often talked about them being so pedestrian-friendly and there being eyes on the street and those sorts of things. So, you know, but tucking the entrance back away is -- doesn't allow that. You know, it -- and garages just should not be the most prominent...

Commissioner Lago: And another thing...

Commissioner Keon: Aspect of a home that we see. It's not good design.

Vice Mayor Quesada: The biggest problem that you have there, you say good design aesthetically.

Commissioner Keon: Yeah.

Vice Mayor Quesada: I think the architect who put that together will tell you it's not good design what you're proposing because if you move the garage to any other location, when you walk in there to the left -- I don't know, is that the living room or a kitchen, that design there?

Commissioner Lago: The living room.

Commissioner Keon: Yeah, but...

Vice Mayor Quesada: If you were to shift that around, now you'd have a living room with no windows. I'm assuming they did that so it's on the...

Commissioner Keon: Well...

Vice Mayor Quesada: Exterior so they have windows and have light coming into the property.

Commissioner Keon: Well, I think that they're -- but what they're saying is these are conceptual plans. They have a -- they're not into construction plans and whatever. It's -- that it's very easy to shift this -- I mean, and to move all of that around. You know, by all account, they are very, very talented architects and I, you know, think from what Mario has said, they believe that they can probably do this.

Mr. Garcia-Serra: Sure. You know, that it does have consequences; of course it does because if we shift this back, it starts affecting things in here. But, you know, I'm sure it's something that we can look at and figure out what to do.

Mayor Cason: Okay.

Commissioner Lago: One last comment, Mayor, if I may.

Mayor Cason: Yes.

Commissioner Lago: It's more for Ramon. When I look at what's existing there today and what is proposed that we approve it today on First Reading, I want to make sure that we also focus on the issue of open green space because you're looking at it and you see there's a pool in the back. There's a deck. There's the driveway in the front. There's the walkway to the front door. In reference to this style of product, what are the requirements when you talk about open space?

Planning and Zoning Director Trias: And the 25 foot setback, what's happening is that it's being used by the driveway. You're right. They're correct.

Commissioner Keon: Right.

Planning and Zoning Director Trias: We need to work on that design, yeah.

Commissioner Lago: No, no. I'm just saying -- it's not whether I'm correct or not.

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: I just want to see if we can...

Planning and Zoning Director Trias: We need to...

Commissioner Lago: Somehow, some way...

Planning and Zoning Director Trias: Sure.

Commissioner Lago: Accommodate what the developer wants to do, but at the end of the day, we can't lose focus on -- we want to have, like what Commissioner Keon is saying, an

aesthetically pleasing product, but we don't want to compromise on open and green space. The last thing I want to do -- I'm not going to mention other municipalities -- you drive around certain parts of South Florida and you see there isn't a speck of grass. There isn't a tree. Everybody's, you know, paved it from the sidewalk all the way to their front door and from their front door to the left and to the right where their fences are from their adjacent neighbors. You know, I want to make sure -- and I think my colleagues will support me on that -- that we push the developer and say, listen, there's a value in having green space, both in the front and in the back for many issues, percolation of water, beautification of the city. There's a lot of things that are very beneficial. And by the way, I'm not -- I don't do residential real estate, but the more green space you leave and the more beautiful trees you put on it, I leave that up to Commissioner Slesnick who's been doing this for...

Commissioner Slesnick: Thirty years.

Commissioner Lago: I don't want to say how many years she's been doing it for, but she'll tell you the more grass, the more beautiful trees you have, the more beautiful specimen trees you have, at least myself, you know, it catches people's eyes.

Commissioner Slesnick: Mario, I just want to make a comment -- and I agree with Commissioner Lago and Keon. I've -- in my real life, I've been a realtor for 30 years. And if you just go between LeJeune Road and the water tower along Alhambra, there's quite a few houses that were built in the '50s, where you have a double car garage on a 50-foot lot, and the front entrance is set way back and those homes have always been difficult to sell. Whereas, in the 1890s, newer homes have come in and the front part -- the front door is more prevalent in the landscape design. It is always more difficult -- people don't want to see garages when they pull up to a house. And when we take professional pictures for our brochures and so forth, we always take the pictures from the opposite side of the house from where the garage is so it's the least important feature in focusing on the house. And I just think as a -- I like these designs very

much, but if you can move the front door up and make the garage doors less prevalent, I think it would be a better investment for the builder and designer in the long run.

Mr. Garcia-Serra: Understood. We want something that works for everybody.

Mayor Cason: So, we will see what you come back with by Second Reading.

Commissioner Keon: Yeah, because I wouldn't like to see that trend repeated because I think there is going to be redevelopment of that area. So, I'd like us to have designs when we start with the, you know, when the initial redevelopment starts, that we really have, you know, great design to inspire people as they move along to rebuild and to redevelop.

Commissioner Slesnick: And trees.

Commissioner Lago: I'll make the motion.

Commissioner Slesnick: I second it.

Commissioner Lago: Of approval.

Mayor Cason: Okay. Commissioner Lago makes...

Commissioner Lago: Based...

Commissioner Keon: On the conditions.

Commissioner Lago: On the comment conditions proffered by Commissioner Keon in reference to trying to work in moving the front entrance of the home, and also what I mentioned in reference to just...

Commissioner Keon: A little green.

Commissioner Lago: Let's try to...

Mr. Garcia-Serra: Landscape (INAUDIBLE)...

Commissioner Lago: A little bit more green, if possible.

Commissioner Keon: A little green, right.

Commissioner Lago: A little more open space.

Commissioner Keon: A nice yard, right.

Commissioner Lago: If possible. Again, I don't want to compromise your driveway, but I want to see what we can do both in the rear and the front of the home.

Vice Mayor Quesada: As far as the...

Commissioner Lago: Vice Mayor.

Vice Mayor Quesada: Rear of the home, I don't want to put any -- I mean, that's not in the Code. I don't know if we -- if this is the time or place to do that. I mean, correct me if I'm wrong, I'll support the motion. But I was looking on just the Google street view here, just that street. That's a backside of those buildings, of that building on San Sebastian Apartments.

Commissioner Keon: Right.

Vice Mayor Quesada: I don't know if you guys realized that.

Commissioner Keon: Right.

Vice Mayor Quesada: And there's that large -- I don't want to say large, but the duplex on the corner.

Commissioner Keon: Right.

Vice Mayor Quesada: But that whole street is so bare with trees, so one condition I'd like to put is let's put some trees in the swale.

Commissioner Slesnick: Is that one of the streets that's going to be improved because of the Agave Mediterranean Village? Is that one of the streets?

Commissioner Lago: That's my understanding.

Planning and Zoning Director Trias: It is.

Commissioner Slesnick: With more trees.

Mayor Cason: So that's coming?

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Yeah, it's coming, but I also want to be careful...

Vice Mayor Quesada: For the second reading, can you make that a part of the package?

Planning and Zoning Director Trias: Absolutely.

Vice Mayor Quesada: So we -- there's a tree plan, the Agave project that we saw months ago...

Commissioner Keon: Right.

Vice Mayor Quesada: A year ago.

Commissioner Keon: Right.

(TALKING ALL AT ONCE)

Vice Mayor Quesada: Can we just take a look at that so we can...

Planning and Zoning Director Trias: What I would caution you is that it hasn't been finalized, so it's still conceptual, but we can certainly bring it as part of the project.

Commissioner Lago: And the reason why I brought up the issue about the trees -- and I understand -- and I agree with the Vice Mayor in reference to the rear of the properties, but I want to be very clear because several people have already come to me and told me, we live in that area. A lot of us know individuals who live in that, like I mentioned before, in that transition area that they're saying, look this is a possibility. I want to -- and they may be coming forward in regards to doing this with their residence or their investment property, and I want to make sure that we set the trend right now of what we're expecting. So, I want as much green space in the front. I want to talk about what the Agave project has committed to in that front and I want to talk about the design of the entrance feature.

Planning and Zoning Director Trias: And prior to coming back, we'll go back to the Board of Architects and discuss the issues that you have...

Commissioner Lago: I don't want to bog the applicant down. I want the applicant to work on this, to really proffer some ideas based on what this Commission has requested...

Planning and Zoning Director Trias: Sure.

Commissioner Lago:... and move forward the process.

Mayor Cason: Okay, so we have a motion by Commissioner Lago. Commissioner Slesnick second. City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much. I'll see you back on second reading.

Mayor Cason: Thank you.

[End: 10:46:24 a.m.]