

City of Coral Gables City Commission Meeting
Agenda Items E-6, E-7 & E-8 are related
December 6, 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
Assistant City Manager, Peter Iglesias
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

F. W. Zeke Guilford
Glenn Pratt
Jerry Hollow
John McWilliams
Magda Granda
Miguel Restrepo
Lee Swerdlin
Eduardo Rasco
Eduardo Martinez
Vicky Rua

Agenda Items E-6, E-7 & E-8 are related [0:00:00 a.m.]

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Agenda Items E-6, E-7 & E-8 are related –Ordinances requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan and requesting a change of zoning for the property legally described as all of Block 155, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and. Page 1 47 Alhambra Circle and 2001 Galiano Street).

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for a repealer provision, severability clause, and providing for an effective date. (10 19 16 PZB/LPA Review made no recommendation, Vote 3-Yes and 1-No)

An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for a repealer provision, severability clause, and providing for an effective date. (10 19 16 PZB made no recommendation, Vote 3-Yes and 1-No)

(This Resolution is not for consideration at this time and will be included with the above Ordinances on Second Reading if approved on First Reading.)

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date. (10 19 16 PZB recommended approval with conditions, Vote 3-Yes and 1-No)

Mayor Cason: Okay. We're going to try to get through E-6 and E-7. And we don't have to vote on E-8, but -- before lunch. And then we have a...

City Attorney Leen: There's no executive session.

Mayor Cason: No executive session.

City Attorney Leen: There is a...

Mayor Cason: We have food?

City Manager Swanson-Rivenbark: Yeah, but we have a retail development workshop.

City Attorney Leen: The City Manager has a...

City Manager Swanson-Rivenbark: Yes, sir.

City Attorney Leen: Item, yes.

City Manager Swanson-Rivenbark: Tuna.

Mayor Cason: You have tuna for me?

City Manager Swanson-Rivenbark: And we have -- yes, sir.

Mayor Cason: Okay, well, let's try...

City Manager Swanson-Rivenbark: We have retail...

Mayor Cason: Getting through this item.

City Attorney Leen: So let me...

City Manager Swanson-Rivenbark: We do have a retail workshop, but if you wanted to take that up a little bit later -- but not too late -- we would be...

Mayor Cason: Okay.

City Manager Swanson-Rivenbark: Able to do that.

City Attorney Leen: So, I will read these into the record then. Agenda items E-6, E-7 and E-8 are related. E-6 and E-7 are ordinances on first reading. E-6 is an ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for a repealer provision, severability clause, and providing for an effective date. This matter went before the Planning and Zoning Board, Local Planning Agency on October 19, 2016. There was no recommendation because the vote was 3-1, and a recommendation requires four votes. The next item is Item E-7. And this is -- that obviously is a public hearing item. Item E-7 is an ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for a repealer provision, severability clause, and providing for an effective date. This matter also went before the Planning and Zoning Board on October 19, 2016, which, again, made no recommendation

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because the vote was three in favor and one no. But once again, it requires four votes for recommendation. In addition, there is item E-8. Item E-8 is a resolution and is not for consideration at this time and will be included with the above ordinances on second reading, if approved on first reading. Nevertheless, I will read it into the record, as it is related and it is a quasi-judicial item that would be heard at the next meeting, assuming E-6 and E-7 are approved on first reading today. That is a resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)”, for the mixed use project referred to as “33 Alhambra” on the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date. Once again, the Planning and Zoning Board reviewed this on October 19, 2016. This time it says recommended approval with conditions. But I believe that they did not actually make a recommendation, because it was a vote of three yes and one no. Now, Items E-6 and E-7 are legislative items. They’re being consolidated for purposes of the public hearing today, but there will be separate votes on E-6 and E-7. E-8 is related, but once again, that will be considered at the next meeting in a quasi-judicial hearing, which will be consolidated with E-6 and E-7 at that time, if they pass first reading today. So, with that, I will turn it over to you, Mr. Mayor.

Mayor Cason: Ramon.

Planning and Zoning Director Trias: Mayor, I have a PowerPoint presentation. Thank you very much. 33 Alhambra is a project that is located at the very northern edge of the Central Business District. It’s within the Central Business District. The boundary is Navarre, and to the north is the North Ponce area, which you have discussed many times on ways to enhance the requirements of the Zoning Code. Now, this is the building that is proposed. This is the view from Alhambra. And as you can see, it’s a building that includes a lot of detail and a lot of architectural articulation that is consistent with the Mediterranean requirements of the Code. The

site plan at the ground level includes live/work units, which are depicted in blue. There are 21 live/work units. And there's also a historic building to the north that is preserved and incorporated into the overall design of the project. In addition, there's a full arcade going around the full perimeter of the block. As you can see, the whole block is being designed comprehensively. And there's also a paseo through the middle of the building, which is in the peach color, that links the frontage from the main elevation of the building to the historic building, through the middle of the block. The -- one of the discussions that took place during the Planning and Zoning Board meeting is that there was some concern about the width of the arcade. That was modified, so now the arcade is wider, and I think it functions much better. The elevation of the building along Alhambra, as you can see, has an arcade in the ground floor, then there's a parking podium, and then the rest of the building is residential. During the discussion of the Planning and Zoning, there was a recommendation to lower the part of the building that is facing the North Ponce area, and that is depicted with that black line in this illustration. That area of the building was removed, so the building is lower in that wing of the building.

Mayor Cason: How high is it on that side?

Planning and Zoning Director Trias: It's nine stories.

Mayor Cason: Okay.

Planning and Zoning Director Trias: And ten stories on the other side. There was a question raised about signage for the live/work units, and signage can be located in the front of the building, in the exterior façade, for each of the tenants. That's allowed by the current regulations of the Sign Code. So, I think that that would work well within the design of the façade. Now, there are three requests, as the City Attorney explained, the Comprehensive Plan amendment, the Zoning map amendment, and the mixed-use site plan. The big picture, reason for this request is that the mixed use site plan allows for unlimited density in residential units. That is allowed within the Central Business District. Therefore, the request is designed to increase the number of

units, as opposed to what's allowed now without any changes. The review timeline, as you can see, the Development Review Committee looked at the project in April. The Board of Architects reviewed it in May. The required neighborhood meeting took place in May. Planning and Zoning reviewed the project in July, and also in October, and now we're here at the City Commission meeting. Letters to property owners were mailed within a thousand feet, and that is the map that depicts the area that was affected by this mail. The public notifications include the letters to the property owners, three times. The property was posted four times for DRC, Board of Architects, and Planning and Zoning. And there were five times that the property was posted in the website, and two times that we had neighborhood -- newspaper advertisements. The first request is the Comprehensive Plan change. As you can see, currently it's residential. It's being changed to commercial. Now, midrise commercial, which happens to have a maximum height that is the same as the current land use, so the height is not changing, which is 97 feet, once the Med bonus is factored in. The staff has reviewed the request and recommended approval with the additional comment that the vote, as the City Attorney explained, of the Planning and Zoning was 3/1. Therefore, there is no formal recommendation from Planning and Zoning. The Zoning request is also to commercial. And the idea is once the property is zoned commercial, then the mixed-use application can be processed. That is the reason for that. It doesn't change the height either. It simply allows for the mixed use application to take place. Staff recommendation is approval. And again, the Planning and Zoning voted 3-1, so there's no formal recommendation from the Planning and Zoning Board. The last request, which you will act upon next meeting should the other requests be approved, is the mixed use site plan. And the mixed use site plan deals with the overall design of the project. As you can see, there's an arcade. There's a paseo. The residential units are on top. The live/work units are two stories, so the ground level is clearly separated from the residential level of the units. I think we probably need to make a more clear condition of approval that makes sure that that stays that way. And the concern may be that the units, as they are two stories, could be, in theory, rented separately. That is not the intent, so that's one issue that could be clarified a little better. As we described before, as you can see, a lot of care has been taken into understanding the existing conditions, including the historic building to the north, creating a public space next to it, which has significant landscaping, and

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also understanding that Alhambra is a way into the city, which with the arcade and the formal design of the building allows to create the context and the right scale into downtown.. Staff has reviewed the site plan and staff recommends approval with conditions, multiple conditions. And staff has determined that the application is consistent with the Comprehensive Plan. And again, the vote at the Planning and Zoning was 3-1, so there's no recommendation from Planning and Zoning. However, as I described, some of the recommendations from the discussion were incorporated, such as the removal of some of the back area of the building. Now, the conditions of approval are fairly typical of mixed use site plan projects. There are certain things that need to be complied with prior to the building permit, such as emergency vehicle signals. There are some additional reviews by the Board of Architects. The signage plan has to be finalized. But as I described before, there's an opportunity to do that within the current design. And additional requirements that are typical, such as the staging plan and the traffic flow modifications -- and again, the applicant has their traffic expert here today if you have any questions about the traffic flow and design, which should be one of the concerns, I believe, from the neighbors. And also, the underground utilities, the upgrade of the utility services, the Art in Public Places requirement, and the LEED certification and the compliance with the traffic calming studies that are required within a year. All those are the conditions of approval included in the staff report. And if you have any questions, I can answer later on, but I think the applicant has a presentation to provide. Thank you.

Mayor Cason: Okay, thank you. Let's have the applicant to make the presentation.

F. W. Zeke Guilford: Give me one second, Mr. Mayor.

City Manager Swanson-Rivenbark: Christina, as they're setting up, I know that there was a discussion about counsel for people in the neighborhood and that they were going to reserve their comments for the next meeting. Are you aware of that, or is that something that Craig is aware of?

Unidentified Speaker: I'll check with Craig, but counsel for the group?

City Manager Swanson-Rivenbark: Counsel for -- I'm not sure if it was a group, but there was an attorney that was representing some of the nearby homeowners.

Unidentified Speaker: Right. We received notice -- I think it was this morning or late yesterday -- that he's advised he's not representing them.

City Manager Swanson-Rivenbark: Oh thank you. Thank you for the clarification.

Commissioner Keon: Can we -- we also -- while he's setting up, we also got a number of emails from people in the area that were not able to be here -- although, I know that a lot of notices have been put -- and have asked that when the -- for the second reading, if we could make it a time certain so that they could be here. So, if we could...

Commissioner Slesnick: And we could make it in the evening.

Commissioner Keon: Do that on the...

Commissioner Lago: Well, that's why...

Commissioner Keon: Whenever it's going to come back, that maybe we would make it a time certain.

Commissioner Lago: Well, if I...

Mayor Cason: Yeah. We can do...

Commissioner Lago: May, Commissioner Keon.

Mayor Cason: A time certain.

Commissioner Lago: One of the...

Commissioner Keon: Thank you.

Commissioner Lago: That's why, in the last Commission meeting, one of the items that I brought up to the discussion is -- and we had a very quick discussion. It was late in the day. Was the opportunity of potentially having these type of scenarios after 5 o'clock so that if my colleagues are in favor, that we could have on second reading, if we do get to a second reading today, potentially, you know, having it at 5 o'clock so...

Mayor Cason: Or the other time we could do it would be at noon where people on lunch break could come.

Commissioner Lago: Or noon?

Mayor Cason: I'd prefer it be (INAUDIBLE).

Commissioner Lago: Whenever, whatever.

Commissioner Keon: But if we could, it's just the consideration once we get through it...

Mayor Cason: You know, I wouldn't mind...

Commissioner Keon: So it's on the record, we could let them know.

Mayor Cason: Doing the second round at noon. That way, people can feel strongly can, instead of eating lunch, can come over and eat lunch here. Okay, go ahead.

Commissioner Slesnick: Well, it's just a little...

Mr. Guilford: Good afternoon, Mayor...

Commissioner Slesnick: It's a little difficult to get here back from downtown.

Mr. Guilford: Good afternoon, Mr. Mayor, Commissioners. For the record, my name is Zeke Guilford, with offices at 400 University Drive. It gives me great pleasure to be here representing TWJ Alhambra, LLC, the owner of the property. Here with me is the developer, Jerry Hollow and Dean Warhaft. Also participating in our presentation is Mr. Glenn Pratt of the architectural firm of Bellin and Pratt, as well as John McWilliams, our traffic engineer. As staff has stated to you, we're requesting three things, two of which will occur today, which is a change of the Comprehensive Land Use Map designation, a change of zoning from commercial to -- from residential -- midrise residential to commercial. But I want to make it fully understood while we're changing to commercial, our project is residential. We could actually even say that the live/work units are residential even though there's a component of it. But our building is a residential building. As staff said, we're bounded by Alhambra here. We have Navarre coming around, and then we have Navarre, Alhambra and Galiano. We also have next to us, we have the Allen Morris project. We also have right here is the project that is the USAA project. Both of those are high-rise projects within a block -- and matter of fact, the USAA project is really almost across the street from us.

Mayor Cason: How high are those buildings?

Mr. Guilford: 197 feet. So, actually, 100 feet higher than our highest point.

(COMMENTS MADE OFF THE RECORD)

Mr. Guilford: I believe it's 197. Actually...

City Manager Swanson-Rivenbark: It's taller than that, because of...

Mr. Guilford: Is it? With the cupola...

City Manager Swanson-Rivenbark: The decorative elements.

Mr. Guilford: You're absolutely right.

Commissioner Keon: But habitable height, I think.

Mr. Guilford: Right. They also received a bonus. They got TDRs; the Allen Morris project did, so they actually have an FAR of 4.25.

Commissioner Lago: When was that building built?

Commissioner Keon: 2006, 2005? Allen Morris' building?

Commissioner Lago: Yeah.

Commissioner Keon: I think like 2005, 2006.

Commissioner Lago: Oh, I didn't hear that. I thought it was...

Mr. Guilford: Yeah.

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Commissioner Keon: No, about four, five or six.

Commissioner Lago: 2005, 2006?

Commissioner Keon: Five or six, I think it was.

Mr. Guilford: The property itself is 1.1 acres in size or 48,770 square feet. It's important to note this line right here designates the Central Business District. We are in the Central Business District, not the central residential district, but the Central Business District. You know, it's interesting, because when you actually go to the map that George Merrick developed, our property is right here, even though it's hard to see. But the fact of the matter is the green represents commercial. So this property, as originally intended by Mr. Merrick, was intended to be a commercial piece of property. Also, with our property -- I'll put this one back up. We have the trolley within a block. We are on the trolley expansion, and we also are on the bike master plan. And we have agreed to that our property would be a station for bikes, Citi Bikes, or whatever is being done, but we have agreed to that as well. Now, let's take a moment to talk about our project. We've been working with staff for approximately four years. Our first project was actually 16 stories in height. We felt it was a good project at the time. We felt it had good massing. It had what they call the wedding cake, so we stepped back as we went up. We went to the neighbors and the neighbors said it does not fit into our neighborhood. It is too big. It is too massive. So, based upon that, before we were able to change our plans, the City went and had a visioning -- visioning workshops with this area, this transitioning North Ponce area. So what we did is based upon the visioning concepts and the comments from the residents, we reduced the building to the 97 feet, which is exactly what we're permitted to have today. We're not asking for one foot higher than what's permitted. Even though your mixed use allows 100 feet, we are staying within the envelope of 97 feet. When we went to the Planning and Zoning Board, they felt that we were still getting -- the building was still a little bit too bulky. So, what we did is we then dropped down this portion right here, which actually faces the residential area to the north. So, we worked with staff. We worked with -- tried to hear the neighbors and listen to the

neighbors, and this is what we have before you today. But before Glenn gets up here and starts speaking, this property is difficult to work with. It's difficult for two reasons: One, it's a triangle, so it's not a rectangle or square which is easy to work with. The second issue that made it even more difficult was the saving of the historic structure. So, essentially, what we had to do, we had to work around that building, and in doing so, it created more efficiencies than you would have had. It made it more expensive to build. It becomes a more difficult building, especially as you work with massing, because obviously, you're now constrained. Now, our project consists of 21 ground and second-floor live/work units, 16 one-bedrooms, 120 -- I'm sorry, 16 studios, 120 one-bedrooms and 27 two-bedrooms. It will have 249 parking spaces on the second, third and fourth level. At this time, I would like to have Glenn come forward and kind of walk you through the aesthetics of the project.

Commissioner Keon: Could you just repeat the number of units, please?

Commissioner Lago: How many number -- how many units in total?

Mr. Guilford: How many units in total? It is 184. That includes the live/work.

Commissioner Keon: Right, but how many -- you had 16, what, studios, you said?

Mr. Guilford: 16 studios...

Commissioner Keon: Right.

Mr. Guilford: 120 one-bedrooms, and 27 two-bedrooms.

Commissioner Keon: So, primarily one-bedrooms?

Mr. Guilford: Primarily one-bedrooms.

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Commissioner Keon: Thank you.

Commissioner Slesnick: And the two-bedrooms is the live/work?

Commissioner Keon: No.

Mr. Guilford: No. We have some live -- actually, the live/work are one-bedrooms.

Commissioner Slesnick: So how many is that?

Mr. Guilford: There's 21 live/work units.

Commissioner Slesnick: But that's counted in the one-bedrooms?

Mr. Guilford: No, that's not. That's separate.

Commissioner Keon: Those are live/work units.

Mr. Guilford: That's a separate number.

Commissioner Keon: Twenty live/work units.

Mr. Guilford: Okay, 21 live/work...

Commissioner Keon: Right.

Mr. Guilford: 16 studios, 120 one-bedroom, and 27 two-bedroom. And to be honest with you -- let me -- before Glenn gets up here, I want to take a moment to talk about density. We keep

saying, oh, there's -- you know, density -- the only thing density means is doors. You could have a three-bedroom unit and have someone in every bedroom and it's going to create the same impact as if I had three one-bedroom units and one person in each. So, density really should not be an issue here because, again, you're going to put someone in a bedroom. So, whether it's one bedroom -- and we believe our model that we're trying to get approved today is a working -- live, work and play in the City of Coral Gables. A young professional -- I work in Coral Gables. I want to -- you know, close to work. I can either walk, take the trolley, ride my bike. That is who we are looking for in this development. At this time, I'll turn it over to Glenn.

Glenn Pratt: Good afternoon. Glenn Pratt, 285 Sevilla Avenue, Bellin and Pratt Architects. From the very beginning, one of the things that's been really a driving force from the start has been the historic structure that also exists on the site now that's been designated 42 Navarre. One of the things that we recognized immediately, the client and the developer and the architects, we went directly to the Historic Preservation Officer and talked with them about how to preserve the character and to develop -- allow the development to occur without really having a significant -- or to try to lessen the impact to the historic structure. And so, this little two-story piece has really given us a lot of -- As you see, this is the two-story existing structure that sits on the site right now. And what we tried to do is to provide -- working with Historic Preservation and going through the Historic Preservation Board to provide a significant open space and significant part to allow the building to be a part of the complex and to be a part of that, but to also provide adequate space so that the new proposed building didn't overpower it. And so, a lot of the things that we picked up on for the live/work units that also surround the full perimeter, as you previously heard, the idea was that this initial live/work unit that was created back in the '20s -- and there really wasn't very much documentation on the existing building. There really was no architect of record and there was very little documentation on it. But it's really a jewel. It's really a -- it's a beautiful gem of a building. And so, we took a lot of inspiration from the original massing and proportions of that building to set up the size and the arcade and the plaza that was developed on the northwest portion of the site to activate that plaza and to essentially give all of that open space to the historic structure. We also -- one of the things that was

important to us was to, with the live/work units, is to activate the street. Because it is -- even though it's in the commercial district, the CBD, it still has a residential feel and a residential component. So, one of the things that was very important was to try and develop the sense of scale and the character. And so, one of the things that we found worked very well was to create the live/work units. And so, that -- it does several things. One is that it puts the eyes back on the street, and so that you have all of the activity and the animation of -- you know, in the evening time, lights being on, lights off; you know, window shades, you know, things happening in that unit above rather than it just being a parking level. And so that it allowed us to disguise and to integrate more of a residential component into the parking level to create a barrier completely around the perimeter of the building as a -- for the residential component, and so that then the upper two levels are then given to the parking as a part of the pedestal. And so, that -- it allowed us to reduce the mass of the building and especially with the last go-around of comments that -- in working with the Planning and Zoning Board, the comments that we addressed on their part. In reducing the height of this -- the northwest corner, it essentially has a much nicer stepping down of going from the adjacent -- from the center, which is 197 feet, down to 97 feet, and then we're even reducing it more. These adjacent parcels can still be the 97 feet also, but it just continues kind of the reduction to a more residential character. As you can see, the openness of the park on the northwest corner was another important part in allowing us to create the paseo that links all of the streets. In addition to what Mr. Trias, who was very instrumental in helping us work through a lot of the challenges of this site, in addition to the linkage that he was pointing out with the paseo going through from Alhambra to the Navarre corner, the paseo also goes through the residential entrance portion, and so that in a sense, you can access the entire building (INAUDIBLE) any of the streets from entry points on the street, as well as the covered arcade that completely goes around it. So, it's a building that we've gone from, as Mr. Guilford was saying, we've gone from a 16-story tower -- we were trying to -- with the tower, the original thought was to -- if we made a very -- a taller building and a thinner building, it would have less impact. But again, in listening to the neighbors and the charrette and comments from the staff that, you know, they felt that the tower was really an inappropriate direction, and so we brought

it back down to the height that was permitted, the 97 feet. And we feel it's a very compatible building for Coral Gables.

Mayor Cason: Could you talk about the clients you expect to have there? Presumably, with so many one-bedrooms, you're going to have either singles or recently married people without kids, because I would think a one-bedroom with kids is kind of loud.

Mr. Pratt: Yes, sir.

Mayor Cason: So, my suggest -- I think this is to meet the rental market. Is this the idea, for millennials, more or less?

Jerry Hollow: Jerry Hollow, with TWJ Alhambra, 100 South Biscayne Boulevard, Miami. We're the developers of the project. I just want to thank everyone for providing their time, especially Mr. Trias and his staff, because I think they came up with a wonderful project in working with them. To answer your question, the concept was we were -- when we first -- we've done two projects now; one in the CBD, one just outside of the CBD. And we were excited when we saw this property in the CBD, because we felt contextually it meets to what we've been doing. Typically, we've been doing urban core buildings and providing what we call professional workforce housing. So, who is that for? That's for the people who work in a law firm, the people working at HBO Latin America, the people who work in these different types of offices. And we're trying to right size these units so that they can live within the CBD. So, what does that allow them to do? That allows them to walk to work. That allows them after work to walk to the restaurants, to walk to the entertainment. And anecdotally, I can tell you in the different projects we've done, we've got one-bedroom users or two-bedroom users that don't even have cars anymore, because of ridesharing, because of availability of the trolley and the new trolley line that's there and the ability to walk to their work. So, that's really what we're gearing it to, this professional workforce where we've seen a lot of construction in the CBD, but

it tends to be more on the sale side and more on the luxury side, and it makes it very difficult for these people to be able to remain within the CBD and to live within the CBD.

Mayor Cason: Okay. Do you expect many of these people will be sending their kids to the nearby school?

Mr. Hollow: Well, to the extent that they have children there -- the one-bedrooms, you don't really get a lot of children. Sometimes, you'll get a young family that has a young child in the two-bedrooms, but I don't see that a lot of children -- this is -- if they have a child and they're in a two-bedroom, they're going to probably move up to something a little larger at some point. The child will be probably too young to go to school in there. I don't see a lot of children feeding into the school right now.

Mayor Cason: And if they -- to the extent there are kids, they're probably just going to walk over to the school. They're not going to drive.

Mr. Hollow: They'd certainly just walk.

Mayor Cason: Okay.

Mr. Pratt: No, they could walk directly across.

Mr. Hollow: I don't think I would drive across the street. You would have...

Mayor Cason: No, but I mean, I've seen some people saying the terrible impact it's going to be on the school, and I could see if there was a lot of -- it seems to me there might be even less impact with the way you're going with smaller units for people that are going to walk to work and probably don't have -- maybe the two-bedrooms have some kids, but probably not the...

Mr. Hollow: We usually find that the children are younger than an elementary school age in a two-bedroom.

Mayor Cason: Okay. Alright.

Mr. Pratt: It's -- as Mr. Hollow was saying, it's really the entry point for young professionals and to, you know, have that professional workforce.

Mayor Cason: And I think we've discussed this on many occasions and in the charrette that the thing this city most lacks right now is for the people that are coming into the 396 Alhambras and elsewhere that, because there isn't affordable rental units, they have to go live far away and drive.

Mr. Pratt: Yes.

Mayor Cason: And so, to the extent that your concept works and they can walk, they're probably not going to have a car or not use it very much and fewer cars than you would if you were just driving in from where you could afford to live, which is far away.

Mr. Pratt: Yes.

Mr. Hollow: Again, I'm not the traffic expert and I can only talk about it anecdotally, but we've found that trips to and from the projects tend to go down if they're located within walking distance from work and from restaurants and from entertainment.

Mayor Cason: In terms of the public open space, the LEEDs, the trees, the shades, is that all there? You know what we've been urging developers to do for quite some time.

Mr. Pratt: Yes, and several things. One is that we're also...

Mr. Hollow: Thank you.

Mr. Pratt: One of the reasons that we selected the corner that we did is that there are existing oaks that we're preserving that will be utilized for the creation of a park and that green space.

Commissioner Lago: Is the building a LEED building?

Mr. Pratt: Yes. Well, LEED or -- it will be a green building. Let me put it that way. We haven't yet landed on a...

Commissioner Lago: And another question: is there an opportunity to expand the size of the park that you see right there, maybe encompass the area of the fountain and extend it even further as much as possible? Try to minimize the heat island effect, if possible. The less concrete, the less brick, the less heat.

Mr. Hollow: Initially, the park was a majority of hardscape, because we had trees and we figured that people would be sitting there and would be able to congregate there. That was one of the comments. We did increase the green area. We do have some additional hardscape where we've got -- where the paseo comes out. Do you have the ground floor plan?

Mr. Pratt: Yeah.

Mr. Hollow: So, we've -- where the paseo comes out through the building, we've got the hardscape area that we wanted to keep some seating area when this all was green. We can certainly expand that green area if you want it, but we felt that that was more appropriate because the hardscape could service the existing historic building.

Commissioner Lago: What is...

Commissioner Slesnick: A seating area.

Commissioner Lago: Let me ask you a question. What is -- in reference to your open space, what is your percentage right now?

Mr. Pratt: The percentage of open space right now...

Commissioner Lago: And the reason why...

Mr. Pratt: We actually -- the required...

Vice Mayor Quesada: 16.7.

Mr. Pratt: Around 16.74, yeah, almost 17 percent, and the requirement is 10 percent.

Commissioner Lago: And this is something that I think that, you know, we've -- I've brought it up many times and I know that we were waiting for staff to get back on this issue, because I know that we -- at least I did. And I think my colleagues were in agreeance that I think that we wanted to revamp that process and maybe...

Mr. Pratt: Well -- I'm sorry. Go ahead.

Commissioner Lago: No, no, go ahead.

Mr. Pratt: No, one of the things that we've also done -- and -- which is we feel is a kind of aspect of that, is that we've also activated the roof areas and introduced green areas and -- to make green roofs and those, you know, amenity spaces so that those will also be, you know, green and landscaped also as a green portion of the building.

Commissioner Lago: This is a little bit off topic, but Madam City Manager, are we going to get a report -- this just reminds me -- are we going to get a report from staff in regards to the open space requirements?

City Manager Swanson-Rivenbark: We're going to do a workshop with you all on parks and open space, and that's a part of the discussion.

Mayor Cason: Alright. Let's do this at this stage. We have a number of speaker cards, and then we can close the public hearing, have any more discussion and then...

Mr. Guilford: Mr. Mayor, don't mean to -- because one of the issues that keeps coming up from the neighbors is traffic and parking. We have our traffic engineer here. I think he only has like six slides, if you'll indulge...

Mayor Cason: You want to do it now or do you...

Mr. Guilford: I think do it now so you can (INAUDIBLE)...

Mayor Cason: Alright, go ahead.

City Attorney Leen: One point to make, though, before you begin is that, remember, the site plan and the -- all that is next time. That's the quasi-judicial hearing. This is solely the legislative change. Now, it's perfectly appropriate to have this information. But when people end up speaking, just realize that today you're speaking on the legislative changes. And so, the Mayor's going to, my understanding is limited the time I think to two minutes per person. But there will be -- next time when the site plan is addressed, that's where people will testify, where there's cross-examination and things like that. And that's where the evidence is placed in the

record. So, what you say today, we may try to incorporate that into the hearing next time. But if you want to testify on the record, you'd have to come to the next hearing.

Mayor Cason: But you're welcome to come back again if you want to. Okay, go ahead.

John McWilliams: If they could turn on the presentation. John McWilliams, with Kimley-Horn & Associates, 1221 Brickell Avenue, in Miami. Good afternoon, Mayor, Commissioners. I'll keep this brief. I know everyone's stomach is probably starting to growl. It's only eight slides. I'm going to hit upon a few topics; the traffic study that was done. At the request of staff, we went out and did observations during school arrival and the dismissal periods, and our findings on the parking that's being provided on site, and then a few of the site plan modifications. He already hit upon one, but one of the other ones that helped kind of improve the site plan. First of all, we did a traffic study. The methodology was reviewed and approved by staff. We looked at the existing conditions, the future conditions without the project, and the future conditions with the project. Staff provided us with an extensive list of committed projects, projects that hadn't been built yet, but had been approved by the City, so we made sure we accounted for those. And this map here just shows you the intersections we looked at. And essentially, the intersections, in close proximity to the site, they work fine. They meet the City's standard. So, from an administrative traffic study standpoint, we have no issues. So, then we did go out and look at the school, which is Coral Gables Prep, the lower academy. Just so you know, they have a little bit of an interesting schedule. K through 1 arrives at 8:10 and they depart at 1:50. And then second grade through fourth grade actually arrives at 8:25. So, the arrival time's about the same for both groups. And they leave a little bit later at 3 o'clock. We did field observations back in May of 2016, right before school let out, just in time. They were really focused -- I'll review one -- on what's happening on Galiano and what's happening with parents picking up and dropping off and where are they parking, as well as where are the pedestrians. Where are their routes; where are they headed to and going from. So, what did we see? We saw minimal school bus traffic. I only saw two or three school buses depending on the morning and the afternoon. So, school buses weren't a concern. They were able to pull up. They have a reserved spot right on the

curbside, so kids were able to get in and out of the bus. Parents typically drop off and pick up along Galiano and Majorca. They arrive, you know -- in the mornings, they pull up, they drop off, they're gone. A very condensed period of time. In the afternoons, of course, they're pulling up trying to jockey for a good spot, so they can be close to pick up their kids, so a little bit more - - the time period of the busyness is a little bit longer in the afternoon. One of the things we saw was because there's no bump outs or bulb-outs along Galiano -- it's a very wide street as it turns towards Alhambra -- it's -- there's a lot of areas that are restricted, prohibited from parking, but they're only striped out. There's no physical restriction. And that creates the opportunity for a lot of parents to illegally park; too close to the corner, too close to intersections, create some blind spots for pedestrians. One of the things you'll see in our ground floor plan is that along Galiano on our side and actually around the whole site, we're creating those bulb-outs, those curbed sections that actually define the legal parking space and actually create better crossings for pedestrians. One of the other things, the width of Galiano -- and this is prevalent throughout the city. You have these very wide streets and what it actually allowed parents to do is drop off and do a big illegal U-turn in the middle of Galiano to head back up north or head south, which is very unsafe for pedestrians. So, again, when we're bringing that street down with the bulb-outs we're creating on our side, we're going to prohibit that movement really, and that's also going to have a calming effect on the street. In general, what I wanted to say was the period of congestion related to the school is really about 30 minutes, morning or afternoon. And the thing is when you look at the dismissal periods for this school, they're really prior to the afternoon rush hour. So, the professional workforce housing that we're talking about, you know, those folks are going to be, you know, getting off at 5, you know, 6 o'clock. So, any impacts we'd have with any vehicles we'd generate would really fall well beyond the dismissal period of the school. So, really, it's just that morning period that you may have some overlap. So, you know, we talked about the morning would overlap a little bit with our impact, but because of the way our -- where our entrance is located on Navarre and because of the traffic distribution we see, we actually see a lot of traffic coming to and from the east, over towards Alhambra. We don't see -- we didn't see a lot in the distribution of people using Galiano on the back side of the site towards the school to come to and from the site. The driveway along Navarre is also set all the way to

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the east or almost all the way to the east to try to encourage that routing from -- to and from the east away from the school. And again, we just talked about these streetscape improvements, and I have some arrows shown there where we have the bulb-outs with the trees. And the one colored arrow, the yellow or orange arrow, that's the crosswalk. That's where a lot of parents walk their kids to school. That's the designated school crossing. And so, creating that bulb-out actually reduces the width of the crossing, the amount of time a child will be out in the street walking in the pavement where vehicles would be. So, that's a kind of added benefit to the streetscape improvements. So, I'm just going to hit upon two other things. Parking -- so, you know, there's 30 existing units on this block today and some of them have off-street parking and some of them don't. So, what happens is a lot of people who live in those units park on the street.

Commissioner Lago: Quick question. When you talk about...

Mr. McWilliams: Yes.

Commissioner Lago: I was going to ask you this question later, but since you mentioned it right now, I'll get into it. You say there's 30 units on the entire block, correct?

Mr. McWilliams: Yes.

Commissioner Lago: How many inhabitants currently would you say?

Mr. McWilliams: I don't know that. That was just what the number of units that are there, so we compared the net increase in traffic from what's there versus what's, you know, proposed.

Commissioner Lago: Mr. Guilford, would you have any idea?

Mr. Guilford: I can tell you that it's running probably about 90 percent occupancy. The exact number of inhabitants, I don't know, but it would generally be somewhere in the neighborhood of fifty.

Commissioner Lago: Okay, thank you.

Mr. McWilliams: And the reason I bring up those existing units is that they don't all have off-street parking, so what you see is a lot of folks utilizing the on-street parking that live there. And we noticed that even -- you know, even, you know, when we weren't out there for dismissals; the parking is pretty well occupied throughout the area. So, the project has 184 units and it has 249 parking spaces, which means there's ten additional parking spaces beyond just the code. And my opinion is the project is, I wouldn't say overparked, I'd say well parked, which means that the likelihood of someone living or visiting the site using the on-street parking is minimal, which means that extra inventory on the street opens up for folks to pick up their children or, you know, folks visiting the school for other reasons. So, actually, creating this additional off-street parking will help the whole neighborhood to have more parking for other users. And finally, this -- two more slides. This just shows you the original site plan on the left and it shows you the width of the driveway on Navarre. And as you can see it was as wide as both service bays, plus the in and the out. It's a very wide driveway. And through working with staff and listening to the neighbors, that driveway has now been reduced. So, that's just the before and after of one of the things we did to the site plan to improve it. And then, finally, there were some pinch points in the colonnade where we didn't have ten-foot clear widths for pedestrians, and that was in the original plan, which is on the left. And now we've actually eliminated those pinch points, so the colonnade -- the clear sidewalk width for someone traveling all the way around the building is now ten foot clear. So, that concludes my presentation. I'll take any questions, if you have any.

Mayor Cason: Okay.

Vice Mayor Quesada: You know, it's not typical that we have a presentation on traffic related to a project, so thank you for that.

Mayor Cason: Yeah

Mr. McWilliams: No problem.

Mayor Cason: Thank you.

Vice Mayor Quesada: Zeke.

Mr. Guilford: Mr. Mayor, Commissioners, that's going to conclude our presentation, but it's important for me to point out that this has been reviewed by the Historic Preservation Board as to the computability of the live/work historic building to this. And the Historic Preservation Board approved this plan. It has been reviewed by staff as meeting the goals, policies and objectives. And we -- and have recommended approval of our application. Your Planning and Zoning Board, while it's not an official vote, they did vote 3-1 in favor. So, we're kindly requesting that you support your staff's recommendation, as well as the Planning and Zoning and Historic Preservation Board. If you have any questions at this time, I'm more than happy to answer them.

Mayor Cason: Okay.

Mr. Guilford: Thank you.

Mayor Cason: Thank you. Alright, let's get through the speaker cards. We have Magda Granda. Please, two minutes each. You'll have a chance next time as well.

Magda Granda: Good afternoon. My name is...

City Attorney Leen: Please -- oh, I'm sorry. I'm sorry for interrupting.

Mayor Cason: State where you live as well.

City Attorney Leen: Yes. For everyone that speaks, please state your name and where you live and...

Ms. Granda: I was going to.

City Attorney Leen: I'm sorry. No, I'm not saying it for you. I'm just saying it for everyone else. And Mr. Clerk, the time.

Ms. Granda: Can I start?

Mayor Cason: Yes.

Ms. Granda: Okay. I had written something, but I am not going to read it. I'm going to talk to you from my heart.

City Clerk Foeman: Excuse me.

Unidentified Speaker: You have to say your name and address.

City Clerk Foeman: Can we get your name, please?

Ms. Granda: My name is Magda Granda. I live at 49 Majorca Avenue, Apartment 203. I have been an owner of property in Coral Gables, a taxpayer and a voter since 1980. I have been living at 49 Majorca since 1991. I have been attending all the hearings, okay. I suggest you move your times to a better time so people can attend, because they work and they have responsibilities and

they cannot be here. It took me a lot of effort yesterday to be able to be here, and I've been here since 8:30 in the morning, okay. Now, neither of the Commission, the staff or the team for the developer live in my neighborhood. Mrs. Slesnick had a listing on the penthouse of our building. And one of -- about 12 years ago, Dr. Balmaseda, she made a comment to me after one of the showings. She couldn't believe how difficult it was with the traffic coming out of Majorca to Galiano. The residents of the areas are the ones that are going to be affected by the consequences of this big building on that corner. The project is beautiful, but it doesn't belong in our neighborhood. These two blocks on Alhambra, by one of the original entrance to Coral Gables, deserves to be preserved. We have all the buildings coming down on this Block 15 are residential buildings. I checked around on all the mixed use buildings in the area. Only one person lives in the building and has the office downstairs. Don't we have enough vacant retail and office space in Coral Gables already?

Mayor Cason: Thank you.

Ms. Granda: The atrocity of the consequences for us, our daily lives, it's going to be impacted, believe me.

Mayor Cason: Thank you for your comments.

Commissioner Lago: Thank you very much.

Ms. Granda: You're very welcome.

Mayor Cason: Dean Warhaft.

(COMMENTS MADE OFF THE RECORD)

Mayor Cason: You want to -- okay, Lourdes Carranza.

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(COMMENTS MADE OFF THE RECORD)

Mayor Cason: Let me see if I can -- the name here -- there's no name on this one. Miguel Restrepo.

Vice Mayor Quesada: There's no name. It seems like a first initial J, and there's an H as well. Somebody didn't put their name.

Mayor Cason: Go ahead.

Miguel Restrepo: The name is Miguel Restrepo. I grew up in Coral Gables. I'm a big part of this community. And I support the 33 Alhambra project.

City Attorney Leen: Where do you presently live?

Commissioner Keon: Where do you live?

Mr. Restrepo: In Brickell.

Unidentified Speaker: Okay.

City Attorney Leen: No, no. He's...

Mr. Restrepo: And I commute...

City Attorney Leen: He's allowed to speak, but you're not -- next time, at the quasi-judicial hearing, you're not a party for purposes of the administrative proceeding because you're too far away from the site.

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Mr. Restrepo: I do travel heavily to the Gables area. I work for Westlaw, so it's a big part of my business. And the area definitely does need something like 33 Alhambra, so thank you, everyone.

Mayor Cason: Thank you. I can't tell who this other person was. If anybody knows who filled this card out, you're welcome to speak. Lee Swerdlin.

Lee Swerdlin: Lee Swerdlin, 2001 Galiano. I live on this property, and I've been waiting a long time for them to build this building. The building that I live in it's old. It's kind of rundown and needs to be replaced. And I'm looking forward to the chance to live in one of these new units here. I think it's a big improvement to the area. If you look at the existing buildings, they're not as nice as this is going to be. And as to the traffic, I drive on Galiano, I drive on Navarre, and I drive on Alhambra every day. And all of this complaining about the traffic, I don't understand it. Many times, I'm the only car there. So, all of this stuff about how it's going to impact the traffic, I don't get it. I'm there every day, and I don't see it. Thank you.

Mayor Cason: Thank you. Eduardo Rasco.

Eduardo Rasco: Good morning.

Mayor Cason: Morning.

Mr. Rasco: My name is Eduardo Rasco. I live at 343 Majorca Avenue. I'm a resident of Coral Gables. I have been in and out of Coral Gables for most of my life. And Coral Gables is an amazing city. I wouldn't live anywhere else. The problem is that my kids can't afford to live here. I have three kids in college right now, and I've asked them where they're going to live when they get out, and I want them to live in the Gables. They can't afford it. And so, they're going to have to go somewhere far away. And the city should not be limited to those who can

afford it. It should be limited to young profess -- it should include young professionals. I have a law office -- not in the City of Coral Gables, but I will tell you that it was very convenient for me that two of the people that worked in my office lived in Coral Gables. They both had to move out because the rent had gone up, and the only thing they could find was something very old. And so, a building like this would allow them to stay in Coral Gables, and there's no reason why we should block out the young professionals, which is really what keeps cities and everything, every organization vibrant. So, I'm a big fan of this. I think it's needed. Everything is very expensive. And the young professional, my kids, can't afford to live in my city.

Mayor Cason: Thank you very much.

Mr. Rasco: Please approve it.

Commissioner Keon: Thank you.

Mayor Cason: Eduardo Martinez will conclude the public input.

Eduardo Martinez: Good afternoon. My name is Eduardo Martinez. I'm living in the area so many years ago, many, many years. So, my residence isn't on 33 actually. So, I would like to go to shops and restaurants to this (INAUDIBLE) in the future.

Commissioner Keon: Thank you.

Mr. Martinez: Thank you.

Mayor Cason: Thank you.

Commissioner Lago: Thank you.

Mayor Cason: Thank you. Okay, that will close the public hearing for this meeting. Again, the public will have a chance to speak the next time. Any discussion? You want to...

Commissioner Keon: I have -- you know, yeah. I have a lot to say about this project because I -- in, I think it was April of 2015, I first met with a group of residents who -- I don't know -- someone called me and asked me if I would meet with them, and I didn't even know about 33 Alhambra. I didn't know anything about it. And so, I started meeting with them. And it's well over a year ago. It's a year and a half ago since I first met with the residents in this area. And granted, it's not all of them, but there was a very significant number of them. And they have a real -- they have established a communication network among them where there is a lot of discussion among them. So, I felt like we were often talking to a lot of people. I remember the -- and the reason that they were so upset and they had banded together -- and they actually had T-shirts that said 33 Alhambra on it and they were quite angry -- is because the building that was first proposed was this 190-story building that was exceedingly large. And I don't think there was at that time a great deal of communication that was positive for them with the developers or anything else. You know, in the meantime, we, as a Commission, began, you know, to really look at that whole North Ponce area. And you know, with your support, we moved forward with doing the studies and the charrettes and to take into consideration all of the studies that had been done over the last 20 years and sat on a shelf and nobody had ever acted on them. So, Ramon Trias, our Planning director, sort of resurrected all of those and we began a whole look at that North Ponce area and have been coming back to the Commission and to the community with bits and pieces to really try and move some development, better development in that area, and to really maintain the residential context of that area that we don't want to see -- you know, that has always been a residential community. It does tend to be more multifamily than single family, although there are some single-family homes, but primarily multifamily in the area. You know, it has the garden type apartments, but there is some green and it's a little -- you know, it is an urban community, but of a scale and of a size that is not overwhelming. And I -- you know, I really -- I was very opposed to what was initially proposed. But today, a year and a half later, almost two years later, you know, I have to commend the developer and their team for listening,

and you know, for coming to the workshops and coming to -- and participating with the City and working with staff on this project. As Mr. Guilford said, yes, this particular parcel is in the CBD, but the underlying land use for this parcel was MF-2, was multifamily. So, regardless of whether, you know -- you could say, yeah, it's in the CBD. It could be commercial. You know, we know that the intent was for this to remain a commercial prop -- I mean, a residential property. And you know, a residential property of 97 feet is what is called for -- or allowed for on that site. So, you know, I always feel that when we start talking about this development, you know, we could be very responsible parties and we can educate our public, or we can become demagogues. You know, I would prefer that, as the legislative body, that we would use this dais to educate our community and help them to understand that this is what this -- the size of the building is appropriate for this piece of property and it was -- under the Zoning Code, this is what they were entitled to. And whether we like things sometimes or we don't like things -- it's like the flowers -- you know, if you buy a piece of property, you have development rights. You know, we could deny them their development rights. They would take us to court and sue us. It would cost us a lot of money. We would end up having to pay them whatever cost and allow them to build whatever it was. So, we can scream and yell, but we need to recognize that people have property rights. And so, you know, we need to recognize them. They do have these rights. One of the emails that we've gotten and the concern raised by many of the people in the area is that this is -- we're taking, you know, a residential property and it's becoming commercial. And it says right here in our item about it becoming commercial. I think that that is a problem in the way our Code is written. In order to get to mixed use, you have to go through commercial to get to mixed-use. So, you know, if someone stands up and says, you know, you want to attack you or attack someone, you know, you made residential property commercial. Well, you know, you did, but you did because that's the only way you can get to mixed use. That's the problem with our Code. And I'm going to ask you, the Planning director and the attorney, to look in our Code, because that shouldn't be because it is exceedingly misleading that we have to designate a property commercial before we can allow it to be mixed use. Now, this area was a crafts area of our city. It was intended to be. It was a live/work area. The historic home that's on the property, I haven't been in in a long time. But about 20 years ago, I knew the owners of the

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property and so had dinner there. It was a dinner party or whatever, and it was a -- it is a very unique property in that it really is a live/work property. I mean, there was a business that was downstairs. I forget what it was. I don't -- I forget the story now of what it was downstairs. I don't know if it was like milk delivery or something, but there was an area where, you know, things were stored and then people lived in the rest of the building. So, you know, you have truly respected that. But what I commend you for is for your listening and for working with the community and working with the neighbors that were there to make this project a good project for this area and this part of the city. As the one gentleman talked about was a place for kids, children that grow up in this city to be able to come back and live here. But it's not only -- it's kids that go to school here that may have come from other places. We know that about 40 percent -- I think we heard a number yesterday at the University of Miami. Something like 40 percent of our residents went to the University of Miami. So, I mean, I'm sure some of them lived here and went to the University of Miami, but a lot of people come and they go to school here. And you know, you love -- you fall in love with the weather here and you don't want to leave. And we need a place to house younger people. In order to do that and in order to get units at a price point that people making \$40,000 a year or whatever, we have to allow density. We have to do it. These units, it's my understanding that the rental on -- it's about 250 or something is what it takes to be able to break even with land costs and whatever costs. So, in order to have a unit -- you know, these are -- some of these are 500 square foot units. If they went at \$1,500 -- 15 -- I'm sorry, \$1,500 a month rent, that is somewhat affordable to the younger professional coming into our city. You know, they don't need the three-bedroom apartments and the four-bedroom apartments, the larger apartments with all this other -- what they need -- in a 500 -- much to my surprise -- I was in New York recently and looked at a whole building with between 5 and 700 square foot one-bedroom apartments and was amazed with the livability of that apartment. I mean, some of us that have lived longer and have larger homes and, you know, your bedroom is bigger than that, you forget that you don't really need all that space. So, it was - - this is an opportunity for us to begin to have housing available for the professional -- the young professional coming back into this community, the person that grew up in this community that wants to come home and go to work and they're not -- don't want to move back in with their

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parents and their parents are happy that they're choosing not to move back in with them often. And the design, will you have -- listen, you have taken away the -- you have lowered the portions of the building that face north into the residential area. You have really demonstrated -- you have Mediterranean bonuses, you applied for them, and you have really -- there is a real visual connection between the building you have designed or intend to build and the Mediterranean elements that have been identified as being important in the city. So, it is Mediterranean in its appearance, your treatment of that small space, you know, I think it's -- it's a shame that you have to go to commercial to get back to mixed use. That is a problem, and often I think it's misused. You know, and the thought that we have never -- we have talked about live/work in this community for a very long time; one before I was ever on this dais. So, you know, this is the first live/work product that we have in the city. There are only 20 units. It's a small number of units. We can really look at how this works, does it work, is this a good thing for our city and all of those elements. I'm very happy to see it here, because I want to see how it works and how we do it and how it does. As Mr. Trias mentioned when we talked about it, it's interesting, because the retail study that we're going to talk about later, it talks about how arcades are not good for retail because you can't see the names of the businesses that are inside the arcade. So, we do need to come up with a new signage plan for mixed use development that has the ability to be able to identify the store or the work unit or the retail unit from outside the building, and then other types of signage, you know, within the arcade so you can identify the units as you go along. But you know -- and I know that this area is beginning to transition. You are seeing -- you know, North Ponce is now at 150 feet. There are -- we are just waiting to redevelop many of the parcels in the North Gables. So, I know that people that live there now are very, very concerned about changes in their neighborhood, just as anybody is concerned when something different is happening in their neighborhood. So, this is why I say to you, this is where it comes to us to educate, to explain, to be open, to continue the charrettes, and to help people understand where we want to go with this neighborhood in conjunction with them so we grow it well and they can remain there and it becomes that urban intown residential community of our city that it started out being years and years ago. There are issues with parking. There's a lot of other issues that we can discuss later. But I have to tell you, I am very pleased to see what you have

done, and I am very supportive of this project. But it is going to take additional conversations with the community to help them understand what we are doing and why we're going there. And I'm grateful to Ramon Trias for the charrettes and to our Building Department for meeting with us and for Historic Preservation for talking to people. But I am supportive, and I think you listened, you know. And I know, you know, you can -- some people can send out things and say 190-story building proposed for a site. And you know, this is just evidence that because a 190-story building is proposed for a site, the 190-story building is not approved.

Commissioner Lago: Feet, feet.

Commissioner Keon: 190 feet, I'm sorry.

Mayor Cason: That's Brickell.

Commissioner Keon: 190 feet.

Mayor Cason: Brickell stories.

Commissioner Keon: That's not -- you know, that isn't what is approved, you know. What was asked for was 190. We said, no, 90 -- 94. So...

Unidentified Speaker: Seven.

Commissioner Keon: What it comes to, when we work together because of the type of city we are, we can arrive at very good products. So, I really like the project. I think it's a good project. I think it serves a good purpose where it is. I know there are other concerns that people have as we go forward that we -- you know, in the middle of that North Ponce area, in the residential areas that we also are not continuing to go higher, and that the density, you know, is modified to meet the needs of the community. So, I support your application.

City Attorney Leen: Mr. Mayor, may I add something just because litigation was discussed?

(COMMENTS MADE OFF THE RECORD)

City Attorney Leen: The -- it is correct the applicant has a right and a legitimate investment back expectation to be able to develop their property consistent with the current law, the current land use and current zoning. Now, they also have the right to expect that the Commission, in reviewing a Comprehensive Plan change or a zoning change, will apply the law, which is that you have to act in a nonarbitrary way and that also you have to -- whatever you do has to be fairly debatable, and you have to look at the Comp Plan and determine is this an appropriate change for this area. That's a purely legislative change, though. So, what will happen is at the next meeting, assuming this passes on first reading today, that's when all the concerns that may be raised by residents relating to impacts of this particular development will be addressed, and there'll be evidence presented and staff and the applicant will discuss what sort of conditions of approval they've agreed to address those concerns, and that's where that issue will be addressed. And that's why I keep saying the quasi-judicial component -- that's when we look at the actual site plan that's being presented. What's happening today is simply the change to the law. And so, I don't want the Commission to feel like you have to change the law or we're going to get sued...

Mayor Cason: No, it's clear.

City Attorney Leen: You can change the law or not change the law; it's up to you. But, you just -- whatever you do has to be fairly debatable. You certainly have the -- in my opinion, you would have the authority to change the law, and I believe staff has the same view. And the Planning and Zoning Board, I believe by a 3-1 vote, although they didn't recommend it, that was the vote. So, that's what's before you today.

Mayor Cason: Okay. Any other...

Commissioner Keon: But my question was, Mr. Attorney, to height. The height -- and even if we changed this, it doesn't affect the height.

City Attorney Leen: It doesn't affect the height.

Commissioner Keon: Right. It's only the...

City Attorney Leen: Either of these Comprehensive Plan changes are the same height. So, right now they could build up to that height. There's no change to the height by this legislative change.

Mayor Cason: That's clear. Alright, any other discussion?

Commissioner Slesnick: Well, I'd like to ask Magda or -- we have like 400 signed petitions here of people that are opposing the project. And I know it's a working day, so people aren't here. But when were these collected? Have these people had a chance to work with the developers, or were these recently collected?

Commissioner Keon: No. I think that they were from the original when it was presented as 190 feet. That's when the people activated themselves and came forward and said that's not what we want to do.

Vice Mayor Quesada: No? Can you explain?

Commissioner Keon: And I know there's not a date on it, but I have copies...

Ms. Granda: Can I answer the question?

Commissioner Keon: Of these from a long time ago, so I'm assuming it was.

Mayor Cason: I'd like to also -- just a second. Also, I'm just flipping through and I see Key Biscayne. I see downtown Miami. So, I mean, there's -- there are people that would not be able to get to speak the next time on that issue. Go ahead.

City Attorney Leen: No one can speak without being recognized by the Mayor.

Mayor Cason: Do you want to address the question of the petitions?

Ms. Granda: Well, I was asked a question. Can I answer it?

Commissioner Keon: Absolutely.

Mayor Cason: The staff was -- go ahead.

Vice Mayor Quesada: Yes.

Mayor Cason: Yes, you may.

Ms. Granda: Okay.

Mayor Cason: That's why you're here.

Ms. Granda: The petitions were collected lately after the changes to the building...

Vice Mayor Quesada: Got it.

Ms. Granda: That came down from 16 stories to -- is it 9 or 10 now? I don't know.

Commissioner Slesnick: Ten.

Commissioner Keon: Ten.

Mayor Cason: Ten and nine.

Ms. Granda: Okay.

Mayor Cason: Depending where.

Ms. Granda: So, they were collected after the building was reduced in height.

Mayor Cason: Okay, thank you.

Commissioner Slesnick: So these...

Mayor Cason: That's clear.

Commissioner Slesnick: So these people are opposed to the ten-story building?

Vice Mayor Quesada: Correct.

Commissioner Slesnick: These people are opposed...

Ms. Granda: Well, actually, what we -- our main concern is the change from residential to commercial.

Mayor Cason: But, I think we've made the point that it's really...

Commissioner Keon: It's not commercial.

Mayor Cason: Residential to residential through...

Commissioner Keon: It's a residential building.

Mayor Cason: It's a residential building. It's going to be...

Ms. Granda: If you want to disguise it that way, you can say that.

Vicky Rua: I have a question.

Mayor Cason: Come up to the microphone, please.

Vice Mayor Quesada: And also, when you're done speaking, if you could fill out one of the cards, just for the record.

Ms. Rua: I didn't fill a card. That's why I haven't spoken

Vice Mayor Quesada: Well, when you're done speaking now...

Mayor Cason: Speak and then fill.

Vice Mayor Quesada: Then fill it out.

Commissioner Keon: Then go fill one out, but you can speak.

Ms. Rua: My name is Vicky Rua, and I live at 50 Alhambra Circle, and I have a question. First of all, I do understand that the height is 97 by right. But in order to get the amount of units they want to get...

Commissioner Keon: Right.

Ms. Rua: They are changing, correct?

Vice Mayor Quesada: Umm-hum.

Ms. Rua: So, the FAR will be changed.

Mayor Cason: Right.

Commissioner Keon: Yes.

Mayor Cason: Right.

Commissioner Keon: And the density will be changed.

Commissioner Lago: If it's approved today.

Mayor Cason: If it's approved today.

Commissioner Keon: If it's approved, yes.

Commissioner Lago: Well, excuse me. Let me correct. If we move from first to second reading, then that change will occur.

Ms. Rua: Okay. No, because...

Mayor Cason: Okay.

Ms. Rua: I -- for a moment, I was confused. I thought that...

Mayor Cason: Yeah, no. It's 97 feet.

Ms. Rua: Okay, so it is 97, I know.

Mayor Cason: More density and more FAR.

Ms. Rua: But if we do 97, then there will not be 189 units?

Commissioner Slesnick: There are 184.

Ms. Rua: There would not be.

Commissioner Keon: There are.

Mayor Cason: There are.

Commissioner Keon: There are.

Ms. Rua: No, but by the current FAR and zoning...

Mayor Cason: We're not...

Commissioner Keon: Yes, you're right. Yes, you're right.

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Mayor Cason: If it's the current, right.

Commissioner Keon: Yes.

Ms. Rua: When we got those signatures...

Commissioner Keon: Yes.

Ms. Rua: That was the concern. So, those signatures were taken after the building was reduced in height.

Commissioner Keon: You know why -- and the only reason -- I don't know. All I know is that I have copies of this and it was when the community came together and it was -- there were T-shirts and everything else that say No to 33 Alhambra, which is what is the title on the top of here, and that was back in 2015 and this is recent.

Ms. Rua: And that was a mistake.

Commissioner Keon: So, I don't know.

Ms. Rua: The person that did the form...

Commissioner Keon: Okay.

Ms. Rua: Didn't change the form.

Commissioner Keon: Okay.

Ms. Rua: But I was one of the persons getting the signatures and they were done after.

Commissioner Keon: Okay.

Ms. Rua: And...

Commissioner Keon: Yeah, I don't know, so you can tell us.

Ms. Rua: So, I don't want to (INAUDIBLE), so that was all.

Mayor Cason: Thank you very much.

Ms. Granda: I have...

Mayor Cason: Alright...

Ms. Granda: A question.

Commissioner Lago: Yes, ma'am.

Ms. Granda: For the next meeting of the Commission, are the residents of the area going to receive a notice, because for this one we didn't.

Vice Mayor Quesada: How does notice typically work for a Commission meeting? It's posted on the website.

Mayor Cason: It's the same notification we do for every item...

Commissioner Keon: Yeah.

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Mayor Cason: Throughout the year.

Commissioner Keon: Actually, I had said...

Vice Mayor Quesada: It's not -- to answer your question, it's not an individualized mailed notice, but it's put on the calendar. And we'll tell you from today that it's going to be up at the next Commission meeting

Mayor Cason: It's going to be on the next...

Vice Mayor Quesada: So we'll have...

Mayor Cason: First meeting in January.

Ms. Granda: Because when the Planning Board was meeting, we did get notices.

City Manager Swanson-Rivenbark: And we've talked about that and staff that while you get official notice at a Planning and Zoning Board meeting, you don't get individual notice at the Commission and that it is something that we're evaluating on how we can make sure that the communication...

Ms. Granda: Then how can we show up to be heard...

Mayor Cason: Because it'll be on...

Ms. Granda: If we don't get a notice.

Mayor Cason: January 7 is the first -- is the next meeting. Is that right?

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Commissioner Keon: So, the 10th -- I think it is...

Mayor Cason: The 10th.

Commissioner Keon: January 10.

Mayor Cason: Next Tuesday -- the first Tuesday -- second Tuesday in...

Commissioner Keon: Is the 10th.

Mayor Cason: January we will be discussing it again. You can tell your...

Ms. Granda: Are you going to make it again at 9 o'clock in the morning?

Mayor Cason: We're going to hold the Commission meeting at 9.

Ms. Granda: Because our people cannot come.

Commissioner Lago: We could do -- we could...

Commissioner Keon: We'll hold it -- the Mayor has agreed to hold it at a time certain (INAUDIBLE)...

Ms. Granda: And by the way, let me tell you something. One of the gentlemen that came up and spoke in favor of the project works for the developer.

Commissioner Keon: Okay.

Mayor Cason: They have a right to speak.

Commissioner Lago: I don't want to discuss about that. What I will say is for -- if we go to a second reading, that we try to have it at 12 o'clock or at 5 o'clock...

Commissioner Keon: Five.

Commissioner Lago: Time certain or something, whatever my colleagues decide. Something time certain so that...

Commissioner Keon: Five.

Commissioner Lago: Which is a little bit more...

Commissioner Slesnick: I like five.

Commissioner Lago: Which is more conducive for everybody to come.

Commissioner Keon: Five is better.

Mayor Cason: If we can do it...

Commissioner Lago: Are you...

Commissioner Slesnick: Five.

Commissioner Lago: Are you finished?

Commissioner Slesnick: Oh, no. I just want to ask -- but I really like the building. I like the design of the building, so I'm putting my pluses and minuses here. And I'm not concerned about it being 97 feet. It's a beautiful building and a nice transition from the ultra-high-rise right next door, across the street. And I like the arcades. I like the way the historic preservation -- the historic building has really fit into the design, the park, the trees, the lowering of the one level. My main concern is the density in the building, because I think we really need -- it's like 130 units plus that are basically singles. So, it's a singles building right next to an elementary school. And I think this is an ideal opportunity to have more two-bedrooms or three-bedrooms so that young families can move in. To me, there's going to be eight high-rises going up along US-1 between Red Road and Douglas in the next couple of years, where it's basically designed for singles. And we talked about it being on the Metrorail line so that it's really designed for single people to come back and forth and have reasonable housing. So, reasonable -- and it's mostly rentals. And I like that you have a rental building also. I mean, it's really needed in this part of town. I'm just disappointed that we're right next to an elementary school and I have lots of customers that would like to be there with their -- and rent, because they can't afford to buy a home in Coral Gables. Rent with one child or two children, and it seems like it's basically designed for singles. If there were three bedrooms -- and also, a lot of people, older people that are selling their big homes, they don't want to buy a condo. They want to scale down to apartments, and they want at least two bedrooms for themselves, couples, and have one bedroom for a den or a guest room or an office and so forth. So, there's a shortage of three-bedroom rental buildings in the Gables and very few of them. They're over near Merrick Park where you have three-bedroom rentals. So, you have 56 allowed right now under current code and you're asking for 184. Fifty-six allowed and a hundred and eighty-four. That's a big difference to me. It's in the number of potential units you can have in a building, and that's what I find fault with. I would really like to see the number of potential units scaled down with larger apartments.

Mayor Cason: Okay. Any other discussion? Any other points?

Commissioner Lago: I have a -- you want to speak, Vice Mayor, or can I...

Vice Mayor Quesada: Go ahead, go ahead.

Commissioner Lago: Ramon, if -- Mr. Trias, if I could just -- if you could come up for a second. I want to talk about a few different things that -- positives and certain things that, if you do make it out of first reading, that I'm going to require for a yes vote, okay. Number one, I think that coming down in height, you know, I commend you for that work. I think you listened to the neighbors. I think it's a great job. Number two, the design is impeccable, as always. Bellin and Pratt, they do an incredible job, so I commend them. And the new gentleman that's working with them also did an exceptional job, so the design is going to make George Merrick very proud, because I know that's very important to certain people. So, in reference to historic preservation, I also think it's important, the job that you did preserving our history in reference to that building. It's a slice of heaven, so I haven't had the pleasure of dining there, like Commissioner Keon did, but I imagine it's a beautiful place in the interior. Now, let me tell you about a little few things that I was very clear with the developer when I spoke to them, what concerns are mine. And I am in favor of all the hard work that Commissioner Keon has been leading over the last year and a half in reference to what we're planning for North Gables, but I do have concerns. And my concerns are in reference to the intensity and the density. And let's be clear -- and Commissioner Slesnick touched on it, but she didn't fully evolve the topic. In reference to the density, right now you have 30 units on the block and you're talking about, as of right, you're allowed to build 54 units.

Commissioner Slesnick: Fifty-six.

Commissioner Lago: Fifty-six. To me, pushing to 180 is a little bit excessive, in my point. And as everybody knows here, I am more than willing to increase on intensity and density, as long as there's a real public benefit. I'm just going to touch this right now and I've been talking about this for a year. The open space of 16 percent, I know that's what the Code calls for; very disappointing, very disappointing. And it's not the developer's fault. He's following the rules.

I'm saying it again. We need to address this issue about open space and the component of actual green space inside the open space. I will not stop talking about this. I won't. This is going to be -- this is important to me. We need to continue to leave open space. We need to make it a priority, and we need to understand that as developers come to the city, they're going to follow the bare minimum in reference to that issue in the Code. When you talk about MF-2 zoning designation, what is the FAR on this property, Mr. Trias?

Planning and Zoning Director Trias: The maximum FAR will be 2.3.

Commissioner Lago: And what is the applicant requesting?

Planning and Zoning Director Trias: 3.4, in the final revision. 3.5 would be the maximum allowed, and that includes the Med bonus provisions.

Commissioner Lago: I can't support this project at the current intensity and density request. If the developer wants my support, it's very clear, like I told you. You need to scale down the project, because I have other developers who are asking me if we approve this project to please, we want you to grant the same adjacent property. So, that does not mean that I will not support a 25 or a 50 percent increase in intensity and density, because I -- that's what the city's calling for because people cannot afford to live in the city. And we've talked about the young professionals, the divorcees, the older individuals who live home alone and they want to continue to live in the City of Coral Gables, but it's too expensive to buy or they're looking for a one-bedroom. And I got that, and we're going to do that in North Gables, and we're working on that with Commissioner Keon's leadership. I just think that three times the amount of intensity is -- excuse me, of density is a little bit outside of what I'm willing -- of my appetite. So, I think we need to work on the density and the intensity. Like they say, you know, to land on the moon, you shoot for the stars. So, let's scale it back a little bit and let's continue with a great project as designed. Obviously, I'm not going to ask you to increase the open space, because the project -- that would significantly deter the building. But if you can scale down on the intensity and

density, maybe you can find some green space, which will really benefit the neighboring community. Because I don't know -- correct me, if I'm wrong -- there isn't a park in that area for...

Unidentified Speaker: Phillips Park is.

Commissioner Lago: How many far -- how far is that?

Unidentified Speaker: Ten blocks.

Commissioner Lago: Ten blocks. When I mean a park, I'm talking about a park that's within maybe a block, two blocks, three blocks, four blocks. I'll give you even five blocks. But when you're starting...

Mayor Cason: We're looking to...

(COMMENTS MADE OFF THE RECORD)

Commissioner Slesnick: That's still (INAUDIBLE) it's a little further...

Commissioner Lago: Somebody just told me it was ten blocks away.

Mayor Cason: Any rate, what we're looking for is more parks in the North Gables.

Commissioner Lago: The point being is that we're trying to address the issue of more parks. And if we have a project that is coming to...

Vice Mayor Quesada: Four blocks away.

Commissioner Lago: Coming before the Commission because it's a project -- I'm not sure if it's even coming anymore because of the changes they made. But we're looking for developers to add a little slice of heaven in certain parks or to allocate property on their project, so that there can be open green space. I think it's beneficial for the developer. I think it's beneficial for the bottom line because people want to be next to an open green space of property. So, my points are complete. I hope that, you know, the developer can take this into consideration on second reading. I'm being very clear. I'm going to vote yes today, like I've done before. But I will vote no if this project is not scaled back.

Commissioner Keon: Well, I think that one thing you have to consider, when you enlarge and go from one bedroom to two bedrooms, is that you're really increasing -- you're doubling the parking requirement. So, if you go to two bedrooms, you may have less density, but you are increasing the number of parking spaces, and you're increasing the cost to the building for parking spaces, and you're increasing the number of cars coming and going from the area. So, you need to balance those issues between cars parked and number of people and units and affordability. I mean, it's -- I would like to tell you exactly what I would like you to build there, but you know what? We all know that builders build for what they can rent or what they can sell. And so, we need to make that decision. I agree with you.

Commissioner Lago: And I -- listen, I agree with you.

Commissioner Keon: Okay.

Commissioner Lago: And I don't fault them.

Commissioner Keon: No.

Commissioner Lago: I don't fault the developer. They have to make money. They have a huge -- I'm in the business of construction and design. I know what it costs to hire people to do work.

I'm not a developer. I've never been one, but I know what it costs to do this work. But the reason why I asked the developer in the beginning of the presentation was how many units are on their piece of property? Thirty, which is around fifty -- about fifty residents live in those thirty units. One of the things that I commend them on that I didn't mention before and I should have is the fact that if this project is approved, it's going to open up additional street parking. That's great, because currently the 30 units are gobbling up a lot of the on-street parking. But, in concert, you're going to have 184 units, which could potentially have 250, 230, 220 people living in that building, which is going to increase congestion.

Commissioner Slesnick: That's six times.

Mayor Cason: On the other hand...

Commissioner Slesnick: Six times.

Commissioner Lago: But I'm not a parking expert -- I mean, I'm not a traffic expert.

Mayor Cason: On the other hand, if you have two- and three-bedrooms, you might have many more people living there, because you can have roommates. I mean, you could have University of Miami people renting. So, I mean, it doesn't necessarily mean you're going to have fewer people.

Commissioner Lago: And that's why I'm kind of putting it out there hoping. And just because we vote today -- I'm just telling my colleagues -- I've been very clear and I've kept my word that pushing this forward to second reading, I want significant changes. I think that, you know, moving from 50 plus units, which is allowed in MF-2, the zoning designation, and going to 184, in my opinion, is not appropriate. It's excessive.

Vice Mayor Quesada: Let me give you my...

Mayor Cason: Vice Mayor.

Vice Mayor Quesada: Let me give you my thoughts. I'll be brief. I like -- look, I like the project. I like the fact that they scaled down from the additional height. You know, we always have a conflict of whether to allow certain types of projects, whether to keep other types of projects, and we -- it comes to a head all the time. And it's always a battle between the immediate neighbors, and obviously, the developers and what we want to see. You know, when it comes to projects like this, where this is located, I think we have an obligation to make sure that the businesses downtown continue doing well. The question I always try to ask myself is what else would come here if we do not approve this project. Is it going to stay exactly the same, or are we going to get a project that comes as of right later on that we all hate, that just becomes a box or something that is just less than ideal? You know, my biggest concern here is traffic congestion. And you know, I've told this to staff and I told this to the developer ahead of time. I asked him to be very detailed in the traffic patterns. And I'm actually -- I had trouble opening up one of the documents I've been trying to open since we started this issue. A lot of times with what we see on some of the projects with traffic and parking, and I know -- I believe what I read in the application and from my conversations with staff and the developers is that this project is actually over parked.

Mayor Cason: By ten.

Vice Mayor Quesada: So, they're in excess of parking spaces for what's allowed under the Code, which is typically one of the biggest problems we have with people parking on the street. So, that's a plus for me. What -- another concern -- I just want to see for the next hearing is sometimes we have submissions that's an aerial of traffic...

(COMMENTS MADE OFF THE RECORD)

City Commission Meeting
December 6, 2016

Agenda Items E-6, E-7 & E-8 are related --Ordinances requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan and requesting a change of zoning for the property legally described as all of Block 155, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and. Page 57 47 Alhambra Circle and 2001 Galiano Street).

Vice Mayor Quesada: Just let me finish, please. Thank you. We have an aerial of traffic that will show us the peak transit coming in and out of the streets. Ms. Granda, I believe, mentioned earlier that on Galiano and Majorca, traffic gets kind of tough. I sort of want to see the peak hours around there. So, if you can get that for us the next time around, I just want to see what the peak traffics are, daytime and afternoon, to help me. Look, with density -- more than 50 percent of our tax base comes from our downtown. I want to make sure we continue promoting good projects. I think this is a good project. Obviously, I have concerns with the density, but I'm okay with it as long as I can hear from the experts that the congestion is not going to be negatively affecting that area. So, that's the way I feel about it right now. It's the kind of project that's going to bring people in. People are going to want to live in this project. And if we've learned anything from recent developments, the Gables residential project has one of the highest rental rates in the county and it's a great young professional crowd. It's doing tremendously to support Merrick Park and the surrounding areas. And we know a lot of people are using the trolleys there to jump on the Metrorail and go to downtown and work in downtown. So, we know it's achieving that goal and people that are, you know, taking the trolley, to take it into work in downtown Coral Gables. I know quite a few residents that have done that. So, I think this is something, because of the proximity of it, can work well considering it's a block and a half away from our trolley stops, which obviously, we know that we want to push that and that helps people get around the county and Coral Gables. So, that's where I'm at right now. I think it's great so far.

Mayor Cason: Alright. Let's start with -- on E-6. Do we have somebody...

Vice Mayor Quesada: So moved.

Mayor Cason: Vice Mayor makes the motion on E-6.

Commissioner Keon: I'll second.

Mayor Cason: Commissioner Keon seconds. City Clerk.

Commissioner Lago: Before I vote, I just want to make -- I just want to get clarification from the City Attorney in reference to what I mentioned about my vote today. By voting yes, all we're doing is obviously opening up to go to second.

Mayor Cason: Yeah.

City Attorney Leen: Yes. It's just...

Commissioner Lago: And we're not approving...

City Attorney Leen: No.

Mayor Cason: Not approving anything.

City Attorney Leen: It's just first reading.

Commissioner Keon: It's an ordinance.

City Attorney Leen: It just needs a move to second reading, and then you'll hear this and the site plan at the same time -- and the mixed use site plan review next time, all at the same time. So, all you're doing is moving it from first reading to second reading.

Commissioner Keon: The ordinances are two readings; the resolution is one. The site plan is a resolution, only one.

Commissioner Lago: That's what I was talking about.

Commissioner Keon: Okay.

Commissioner Lago: That's where I was confused.

Commissioner Keon: The resolution is only one reading.

Commissioner Lago: So, I just wanted to make sure...

Commissioner Keon: That's the site plan.

Commissioner Lago: Okay.

Commissioner Keon: And that's next time.

Commissioner Lago: Like I mentioned, yes.

Vice Mayor Quesada: Yes.

Commissioner Slesnick: No.

Commissioner Keon: Yes.

Mayor Cason: Yes.

(Vote: 4-1)

Mayor Cason: E-7.

Vice Mayor Quesada: So move.

Mayor Cason: Motion -- Vice Mayor makes the motion.

Commissioner Keon: I'll make -- I'll second it.

Mayor Cason: Commissioner Keon seconds. City Clerk.

Vice Mayor Quesada: Yes.

Commissioner Slesnick: No.

Commissioner Keon: Yes.

Commissioner Lago: Yes.

Mayor Cason: Yes.

(Vote: 4-1)

Mayor Cason: Before we have -- so, that takes care of those two.