

1 CITY OF CORAL GABLES  
2 LOCAL PLANNING AGENCY (LPA) /  
3 PLANNING & ZONING BOARD MEETING  
4 VERBATIM TRANSCRIPT  
5 WEDNESDAY, FEBRUARY 11, 2026, COMMENCING AT 6:03 P.M.

6 Board Members Present at Commission Chamber:

7 Robert Behar, Chairman  
8 Felix Pardo  
9 Alex Bucelo  
10 Nestor Menendez  
11 Ignacio Alvarez  
12 Gonzalo Sanabria

13  
14 City Staff and Consultants.

15 Jill Menendez, Administrative Assistant/Board Secretary  
16 Craig Collier, Special Counsel  
17 Craig Southern, Planning Official  
18 Jennifer Garcia, City Planner  
19 Arceli Redila, Zoning Administrator  
20 Gengqian Grace Chen, Principal Planner

21 Also Participating:

22 David Fournier  
23 Roberta Neway, Via Zoom  
24  
25

1 THEREUPON:

2 MR. BEHAR: All right. Good evening.  
3 We're ready to start. I'm going to call the  
4 meeting to order. If you all could please  
5 silence all of your phones.

6 Good evening. This Board is comprised of  
7 seven members. Four Members of the Board shall  
8 constitute a quorum, and an affirmative vote of  
9 four members shall be necessary for any  
10 adoption of any motion. If only four Members  
11 of the Board are present, an applicant may  
12 request and be entitled to a continuance to the  
13 next regularly scheduled meeting of the Board.  
14 If a matter is continued due to a lack of  
15 quorum, the Chairperson or Secretary of the  
16 Board may set a Special Meeting to consider  
17 such matter.

18 In the event that four votes are not  
19 obtained, an applicant, except in cases of a  
20 Comprehensive Plan Amendment, may request a  
21 continuance or allow the application to proceed  
22 to the City Commission without a  
23 recommendation.

24 Pursuant to Resolution 2021-118, the City  
25 of Coral Gables has returned to traditional

1 in-person meetings. However, the Planning and  
2 Zoning Board has established the ability for  
3 the public to provide comments virtually.

4 For those members of the public who are  
5 appearing on Zoom and wish to testify, you must  
6 be visible to the court reporter to be sworn  
7 in. Otherwise, if you speak without being  
8 sworn in, your comments may not be valued  
9 (sic).

10 Lobbyist Registration and Disclosure, any  
11 person who acts as a lobbyist must register  
12 with the City Clerk pursuant to the City of  
13 Coral Gables Code.

14 As Acting Chair, I now officially call the  
15 City of Coral Gables Planning and Zoning Board  
16 Meeting of February 11, 2026 to order. The  
17 time is 6:03.

18 Jill, can you please call the roll?

19 THE SECRETARY: Ignacio Alvarez?

20 MR. ALVAREZ: Present.

21 THE SECRETARY: Alice Bravo?

22 MR. BEHAR: Do we have any requests for  
23 absence, waiver?

24 THE SECRETARY: I have not received any  
25 e-mail, sir, no.

1 MR. BEHAR: Okay.

2 THE SECRETARY: Alex Bucelo?

3 MR. BUCELO: Here.

4 THE SECRETARY: Nestor Menendez?

5 MR. MENENDEZ: Here.

6 THE SECRETARY: Felix Pardo?

7 MR. PARDO: Here.

8 THE SECRETARY: Gonzalo Sanabria?

9 MR. SANABRIA: Here.

10 THE SECRETARY: Robert Behar?

11 MR. BEHAR: Here.

12 Thank you.

13 Notice Regarding Ex Parte Communication,  
14 please be advised that this Board is a  
15 quasi-judicial board, which requires Board  
16 Members to disclose all ex parte communication  
17 and site visits. An ex parte communication is  
18 defined as any contact, communication,  
19 conversation, correspondence, memorandum or any  
20 other written or verbal communication that  
21 takes place outside a public hearing between a  
22 member of the public and a member of the  
23 quasi-judicial board regarding matters to be  
24 heard by the Board. If anyone made any contact  
25 with a Board Member regarding an issue before

1 the Board, the Board Member must state on the  
2 record the existence of the ex parte  
3 communication and the party who originated the  
4 communication.

5 Also, if a Board Member conducted a site  
6 visit specifically related to the case before  
7 the Board, the Board Member must also disclose  
8 such visit. In either case, the Board Member  
9 must state on the record whether the ex parte  
10 communication or site visit will affect the  
11 Board Member's ability to impartially consider  
12 evidence to be presented regarding the matter.  
13 Board Members should also state his or her  
14 decision will be based on substantial competent  
15 evidence and testimony presented on the record  
16 today.

17 Does any Board Member have such  
18 communication or site visit to disclose at this  
19 time? Anybody? Seeing none, we'll move on.

20 Swearing In, anyone who speaks this evening  
21 must complete the roster on the podium. We ask  
22 that you print clearly so that the official  
23 record of your name and address will be  
24 correct.

25 Now, with the exception of the attorney,

1 all persons physically in the Chambers who wish  
2 to speak on any agenda item tonight -- this  
3 evening, please rise to be sworn in.

4 Just one? Okay.

5 (Thereupon, the participant was sworn.)

6 MR. BEHAR: Thank you.

7 Zoom platform participants, I will ask any  
8 person wishing to speak on tonight's agenda  
9 item to please open your chat and send a direct  
10 message to Jill Menendez, stating you would  
11 like to speak before the Board and include your  
12 full name and address. Jill will call you when  
13 it's your turn to speak. I ask that you be  
14 concise, for the interest of time.

15 Same thing for the phone platform, after  
16 the Zoom platform participants, I will ask the  
17 phone participants to comment on tonight's  
18 agenda. I will also ask you to be concise, for  
19 the interest of time.

20 At this time, I will ask for the approval  
21 of the minutes of December 10, 2025.

22 MR. BUCELO: So moved.

23 MR. MENENDEZ: Second.

24 MR. BEHAR: Jill, call the roll, please.

25 THE SECRETARY: Alex Bucelo?

1 MR. BUCELO: Yes.

2 THE SECRETARY: Nestor Menendez?

3 MR. MENENDEZ: Yes.

4 THE SECRETARY: Felix Pardo?

5 MR. PARDO: Yes.

6 THE SECRETARY: Gonzalo Sanabria?

7 MR. SANABRIA: Yes.

8 THE SECRETARY: Ignacio Alvarez?

9 MR. ALVAREZ: Yes.

10 THE SECRETARY: Robert Behar?

11 MR. BEHAR: Yes. Thank you.

12 The procedure we will use for tonight's  
13 agenda, we will first identify the item by our  
14 City Attorney. It will be followed by a  
15 presentation by the applicant or agent,  
16 presentation by Staff. We will open it to  
17 public comments, first in the Chamber, second  
18 Zoom platform, and lastly the phone platform.  
19 We will close the public comments. We will  
20 have Board discussion. After that, we will  
21 entertain a motion and a second. We will have  
22 Board's final comments, and then we will take  
23 the vote.

24 Before we start, because we're ready to  
25 start on the item, before we start, I already

1 filed with the City Clerk, Mr. Attorney, I have  
2 a conflict for Item 1, and I believe Item 2,  
3 okay, which is the -- for the record, it will  
4 be E-1, E-3 and E-4. So what I will do is, I  
5 will recuse myself. I will pass the gavel to  
6 Mr. Bucelo, so he could Chair the meeting  
7 tonight, and I think in -- in transparency,  
8 that's the best possible scenario.

9 MR. COLLER: Mr. Chairman, do you wish to  
10 handle the items that you don't have a conflict  
11 first?

12 MR. BEHAR: Yes. If we could move that  
13 forward, up to the front --

14 MR. COLLER: I think -- it would be  
15 obviously up to the Board, but that would make  
16 the most sense.

17 MR. BEHAR: Well, do we have a motion?

18 MR. SANABRIA: I would move that, yes, sir.

19 MR. BEHAR: Second?

20 MR. MENENDEZ: Second.

21 MR. BEHAR: All in favor?

22 (All Board Members voted aye.)

23 MR. BEHAR: Let's do that.

24 Then let's bring up Item E-2.

25 MR. COLLER: Item E-2, an Ordinance of the

1 City Commission of Coral Gables, Florida,  
2 providing for a text amendment to the City of  
3 Coral Gables Official Zoning Code by amending  
4 Appendix A, "Site Specific Zoning Regulations  
5 Section," to amend Section A-36, "Crafts  
6 Section" to modify building height standards  
7 for bungalow-type duplexes by removing the  
8 one-story limitation and providing that the  
9 maximum building height shall be consistent  
10 with the underlying zoning district; providing  
11 for repealer provision, severability clause,  
12 codification, and providing for an effective  
13 date.

14 Did we swear in witnesses?

15 MR. BEHAR: We did, yeah.

16 MR. COLLIER: We did, okay.

17 MR. BEHAR: We only had one.

18 MR. COLLIER: Okay. I just want to make  
19 sure.

20 Item E-2, public hearing.

21 The other Craig, I believe, is at the  
22 podium.

23 MR. SOUTHERN: Thank you, Mr. Collier.

24 If we could please have the PowerPoint  
25 presentation brought up. Thank you.

1 All right. The first item tonight is a  
2 text amendment. It's for a site development or  
3 it's a -- let me go ahead and start over here  
4 real quick.

5 It's basically -- we did a detailed  
6 analysis of multiple single-story bungalow  
7 duplexes within the Code, as you can see on the  
8 map here, and we just did a detailed analysis,  
9 and we found a couple of inconsistencies, and  
10 the one text amendment that we are proposing  
11 tonight is for Section A-36, Crafts Section.

12 Could we please go to the next slide?  
13 Unfortunately, I don't have the clicker here.  
14 Thank you.

15 So if you take a look at the slide up  
16 above, you'll see, these are all of the  
17 one-story duplex sections that are currently  
18 within the site specific section of the  
19 Appendix A of our Zoning Code. These are the  
20 sections that we took a look at. Three of  
21 them, we found actually had an inconsistency  
22 with what was developed there now.

23 You'll see, briefly, A-36, the Crafts  
24 Section, we found that there was actually a  
25 two-story structure that was constructed in

1 1981 that exceeded -- thank you. I appreciate  
2 it -- that exceeded the one story limit.  
3 Section or Site Specific Section A-79, Riviera  
4 Part 2, coincidentally, back in 2003, an  
5 ordinance was passed and it -- we actually  
6 amended the Code there. If I remember  
7 correctly, I think it's called -- Bahamas  
8 Village is there now, on the corner of Loreto  
9 and Riviera. So it's multi-story condos. So  
10 those are, obviously, no longer relevant, as  
11 well, either. And, then, the third section  
12 that we found was, A-28 Coral Bay Subsection D.  
13 It references one block, Block 28, two lots,  
14 and those are actually not existent.

15 So what we're doing, we just -- we're  
16 trying to clean up the Code. We're just trying  
17 to clean components up, and that's -- that's  
18 what this exercise has been about.

19 Let me go back here real quick. I'm sorry,  
20 let me see if we can pull this up. For some  
21 reason, our pointer is not working correctly.

22 All right. Well, if you take a look in the  
23 Staff report, you'll see that there's a map.  
24 That's what I was trying to pull up, a map of  
25 the actual Section, A-36, the Crafts Section.

1           Basically what we did in our analysis is, like  
2           I stated, we had found that there's actually  
3           two lots right now that have a multi-family  
4           development, that's currently two stories, and  
5           it's not consistent with the current site  
6           specific of one story.

7           To the north side of the street there,  
8           we've got Coral Bay -- sorry, Coral Gables  
9           District Court. We've got a bakery, we've got  
10          a cafe, which are within the MX1 and MX3 zoning  
11          districts. Over on the east side, along the  
12          Ponce de Leon corridor, we have dental offices,  
13          fitness center, kitchen and bath retail stores.  
14          Over on the west side, we have San Sebastian  
15          Apartments, to the west, and, then, to the  
16          south, we have single-family.

17          So what we're trying to do is, basically  
18          just be consistent with the Code.

19          I don't know why our PowerPoint is not  
20          working. Let me see if that will -- I don't  
21          know why this -- IT assistance.

22          Can everybody read this or no? They  
23          probably can't.

24          All right. So, simplistically, this is  
25          what the proposed text amendment, it's that

1           what we have right here, for Section A-36,  
2           Crafts Section, height of buildings, you'll see  
3           the crossed out section, we want to be  
4           consistent with the underlying Zoning District,  
5           which is Multi-Family, MF1, which is currently  
6           25 feet, if you're abutting any single-family  
7           district, and if you're not abutting  
8           single-family, MF1 has a maximum height of 30  
9           feet.

10           So the thing is, within this area, with the  
11           surrounding context of the neighborhood, given  
12           the list of -- you know, the cardinal  
13           directions, Staff feels that since we found a  
14           development that was built in 1981, we're going  
15           to just try to clean this up and just be  
16           consistent with the zoning district.

17           So I'm sorry that we've had a couple of  
18           problems here with the PowerPoint tonight, but  
19           if you have any questions, Staff is here to  
20           discuss.

21           MR. BEHAR: I mean, if any Board has a  
22           question now, or if they're going to wait for  
23           Board discussion?

24           MR. SANABRIA: I have a question.

25           MR. BEHAR: Go ahead.

1           MR. SANABRIA: Craig, I see on the Crafts  
2 Section graphic that you posted --

3           MR. SOUTHERN: Yes.

4           MR. SANABRIA: -- I see, on San Sebastian  
5 and University Drive, a triangle shaped  
6 property that is under the green color of the  
7 proposed change.

8           MR. SOUTHERN: And that's the area that has  
9 that two-story structure.

10          MR. SANABRIA: Right. And I see, on the  
11 south side of San Sebastian and Salzedo, the  
12 single-family residences --

13          MR. SOUTHERN: That's correct.

14          MR. SANABRIA: -- in yellow. However, if  
15 you go eastward, parallel to the south side of  
16 San Sebastian, you see a yellow of  
17 single-family. It's not consistently drawn.  
18 In other words, it's an irregular looking kind  
19 of drawing, if you ask me. I don't see a  
20 consistency of this.

21                    What was the reasoning for not including  
22 the north side of San Sebastian and Salzedo?

23          MR. SOUTHERN: Those are single-family.

24          MR. BEHAR: While you do that, can you put  
25 it up on the screen, what he's talking about?

1 MR. SOUTHERN: Yeah. That's what I'm  
2 having a problem doing.

3 MR. SANABRIA: Sure, that makes sense.  
4 Yeah.

5 MR. SOUTHERN: We're having a problem with  
6 the PowerPoint. For some reason, it's  
7 skipping --

8 MR. BEHAR: Can we get support to help out  
9 here?

10 MR. SOUTHERN: IT -- yeah, that one right  
11 there.

12 MR. SANABRIA: Well, why don't you point to  
13 it? You just had it. Put it back. There it  
14 is.

15 MR. PARDO: Don't touch it.

16 MR. SOUTHERN: Can you guys see that?

17 MR. SANABRIA: Yes.

18 MR. SOUTHERN: Okay. Okay.

19 MR. SANABRIA: I was referring to the  
20 triangle in green.

21 MR. SOUTHERN: Right.

22 MR. SANABRIA: And, then, it being out of  
23 kilter, in a way, of the yellow going eastward  
24 on San --

25 MR. SOUTHERN: But that is actually -- that

1 is not a part of that specific section. So  
2 that's single-family zoning, and that's  
3 actually not within those lots and within that  
4 section of the Crafts Section.

5 We're specifically looking at the bungalow  
6 duplex type. These are single-family. So this  
7 is specifically Lots 1 through 4 of Block 38,  
8 and Lots 1 through 11 of Block 39. That's all  
9 we're looking at, and these are the only ones  
10 that actually had that one story height  
11 limitation, that would tie to the ones that you  
12 see identified here.

13 MR. SANABRIA: Those ones in yellow are not  
14 duplexes?

15 MR. SOUTHERN: No. Those are  
16 single-family. So they're already able to go  
17 to a two-story maximum height.

18 MR. SANABRIA: Okay.

19 MR. SOUTHERN: So that's all we're trying  
20 to do, is just be consistent. At the same  
21 time, the single-family can already go to two  
22 stories, and that's what we want to allow, is  
23 to have the --

24 MR. SANABRIA: Okay. I'm satisfied with  
25 that answer.

1 MR. BEHAR: Okay. Go ahead, Mr. --

2 MR. PARDO: I've got a couple of questions.  
3 Can you put that back up, please? Can you  
4 put the exhibit back up, please? There we go.

5 MR. SOUTHERN: There we go. Thank you.

6 MR. PARDO: So just so I understand,  
7 bungalows are basically one story cottages,  
8 that's the bungalow, right?

9 MR. SOUTHERN: We don't have a definition  
10 of bungalow in our Code, and we actually --

11 MR. PARDO: But we have bungalows  
12 throughout the house -- throughout the entire  
13 City, on Madrid -- I mean, you name them,  
14 you'll see them. They're documented in your  
15 Historical Department.

16 MR. SOUTHERN: If I may --

17 MR. PARDO: No, go ahead.

18 MR. SOUTHERN: I just want to say that we  
19 had, within this analysis, meetings with Ana  
20 and Kara in Historic and also the City  
21 Architect, Juan Riesgo, about, hey, do we have  
22 any -- and I know that we have cottages that we  
23 have defined, but we've never had bungalows  
24 defined, in a historical component,  
25 architectural component, on within our Zoning

1 Code.

2 So I've looked into potentially what would  
3 be a general definition, and it's anywhere  
4 between one, one and a half, and two stories is  
5 what -- and I think I even scribbled it down  
6 here --

7 MR. PARDO: Anyway, there's a perfect  
8 example on Madrid of a bungalow and the  
9 bungalow that's there, it's one story.

10 My question is, when you get to protections  
11 of different types of zoning, when you are  
12 abutting or next to certain zonings, you are  
13 not allowed to go high rise.

14 MR. SOUTHERN: Right. Correct.

15 MR. PARDO: Okay. What is -- what is the  
16 protection with the property immediately to the  
17 north of us, which is now the courthouse today,  
18 as far as this change? Does it manipulate,  
19 change, alter any types of protection, because  
20 I'm looking --

21 MR. SOUTHERN: No.

22 MR. PARDO: -- at the green, but I'm  
23 concerned for the people in yellow, which are  
24 the single-family homes.

25 MR. SOUTHERN: Right. Right, and that's

1 already in the MF zoning district. It already  
2 indicates that if you're abutting a  
3 single-family, you can only go to the exact  
4 same height of that single-family --

5 MR. PARDO: 45 feet.

6 MR. SOUTHERN: -- 25, for single-family.

7 MR. PARDO: No. No.

8 MR. SOUTHERN: Now, going to the Coral  
9 Gables Courthouse, that's 45.

10 MR. PARDO: For example, on Le Jeune, where  
11 you do have duplexes, and then you have a  
12 certain distance, I think it's --

13 MR. BEHAR: A hundred feet.

14 MR. PARDO: -- a hundred feet, and then you  
15 cannot go beyond 45.

16 MR. BEHAR: 45.

17 MR. PARDO: So I just want to make sure,  
18 very clear, that you're still protecting the  
19 single-family homes that are abutting from the  
20 back on that.

21 MR. SOUTHERN: We are. We are.

22 MR. PARDO: And the other thing is that,  
23 the triangular parcel that is there, can this  
24 be developed into anything else but  
25 single-family?

1 MR. SOUTHERN: No. So it's Multi-Family 1.

2 MR. PARDO: Multi-Family, yeah.

3 MR. SOUTHERN: So that's what -- this whole  
4 area that's identified in green here.

5 MR. PARDO: Right.

6 MR. SOUTHERN: And that's all MF1  
7 currently.

8 MR. PARDO: Right, because the triangular  
9 parcel is very truncated, based on the --

10 MR. SOUTHERN: It is already at a  
11 two-story, so that's the maximum height they  
12 can go at, and we tried to do some research.  
13 We found it was constructed in 1981, but that's  
14 why -- we want to kind of get rid of some of  
15 these inconsistencies. It's a very minor one,  
16 and that's really what this is.

17 MR. BEHAR: And no matter what, you're  
18 keeping it 25 feet which is consistent with the  
19 single-family.

20 MR. SOUTHERN: Correct, since it's  
21 abutting, yeah.

22 MR. PARDO: And my last comment is that,  
23 for me, any type of alteration of Appendix A is  
24 always alarming, to me. I understand what  
25 you're doing here.

1 MR. SOUTHERN: Right.

2 MR. PARDO: But Appendix A was put in for a  
3 very specific reason, for very specific  
4 restrictions on specific lots.

5 MR. SOUTHERN: Right. Right.

6 MR. PARDO: So I am concerned about that,  
7 making sure that, for example, frontages that  
8 are called out in specific properties, like the  
9 triangular parcel, they will tell you that the  
10 frontage to the particular structure faces this  
11 street or that street. None of that has being  
12 changed, correct?

13 MR. SOUTHERN: No. No, none of that. The  
14 only thing that's being -- if we could go to  
15 the next -- the only thing that's being altered  
16 at all is this right here, the language.

17 MR. PARDO: Okay.

18 MR. SOUTHERN: We're crossing out one  
19 story, and we're just putting with a maximum  
20 building height, consistent with the underlying  
21 zoning district.

22 MR. PARDO: And nowhere else in the City?

23 MR. SOUTHERN: That's it. That's all we're  
24 doing.

25 MR. PARDO: Those are all of my questions.

1 MR. BEHAR: Thank you.

2 What I'm going to do now is, I'm going to  
3 open it up to the public comments in the  
4 Chamber.

5 Jill, do we have anybody in the Chamber?

6 THE SECRETARY: Yes. We have one person  
7 that signed up for this item, David Fournier.

8 MR. BEHAR: David, come up, please. You  
9 were not sworn in.

10 MR. FOURNIER: No, I was not.

11 MR. BEHAR: Come up forward, please.

12 (Thereupon, the participant was sworn.)

13 MR. BEHAR: Take the microphone, and state  
14 your name and address, please.

15 MR. FOURNIER: Good evening. My name is  
16 David Fournier, 128 San Sebastian.

17 The reason why I came and why I signed is  
18 because, that was -- I couldn't understand the  
19 project, so I'm a little bit -- like you, I was  
20 a little bit lost. So I really want to  
21 understand. We are talking about two stories?

22 MR. SOUTHERN: Yes. That's correct.

23 MR. BEHAR: Yes. The way it's going to be  
24 changed is only limited to two-story, 25-feet,  
25 the same way as the single-family behind it.

1 MR. FOURNIER: Exactly.

2 MR. BEHAR: That's the limitation. You  
3 can't do any more than that.

4 MR. FOURNIER: Perfect. And the triangle?

5 MR. SOUTHERN: The same.

6 MR. BEHAR: The same thing. That whole --

7 MR. SOUTHERN: It's all the same.

8 MR. COLLIER: Craig, it would be better if  
9 you're going to be testifying to be at the  
10 microphone.

11 MR. SOUTHERN: Forgive me.

12 Yes, that's correct.

13 MR. FOURNIER: Okay. So that's why I came,  
14 because I couldn't understand. I didn't  
15 know -- usually, when they come, they want to  
16 put high rise and everything. So, basically,  
17 what you want to do, you want to clean up and  
18 come with a nice process?

19 MR. SOUTHERN: Correct. Correct.

20 Well, no. I mean, there's existing  
21 multi-family there now. So like I said  
22 earlier, we found two other inconsistent  
23 sections in the site specifics; one that had  
24 already been cleaned up or had an ordinance  
25 associated with it back in 2003, and another

1           that had a block and lot that didn't even  
2           exist.

3           So that's all we're doing is, we're going  
4           through the Code right now, just trying to  
5           clean up some sections. What we found is,  
6           1981, a two-story multi-family structure was  
7           built in that triangular area. So now it kind  
8           of makes that -- this site specific somewhat  
9           inconsistent. So we're just trying to bring it  
10          in with the existing zoning district. That's  
11          all.

12          MR. BEHAR: But just for your information,  
13          it's going to be limited to two-story, 25 feet,  
14          that's it, nothing more.

15          MR. MENENDEZ: Well, just to clear that up,  
16          through the Chairman, you mentioned 25 to 30  
17          feet. What was the --

18          MR. SOUTHERN: So in the MF1 zoning  
19          district, if you're not abutting --

20          MR. BEHAR: A single-family --

21          MR. SOUTHERN: -- a single-family, then --

22          MR. BEHAR: But in this case, you're  
23          abutting single-family. You can't go any more  
24          than 25.

25          MR. MENENDEZ: And one more question. You

1 mentioned to my colleague that bungalow isn't  
2 defined in the Code.

3 MR. SOUTHERN: That's correct.

4 MR. MENENDEZ: Should we define it?

5 MR. SOUTHERN: If that is the direction --

6 MR. BEHAR: That's for another time.

7 MR. MENENDEZ: Would it be prudent to? I  
8 mean, he's stating that there are -- there are  
9 examples of bungalows in Coral Gables.

10 MR. PARDO: On the corner of Milan and  
11 Madrid there is a perfect classic example of  
12 one of the few bungalows.

13 MR. BEHAR: And I think the Board will  
14 instruct you to do that, look into it --

15 MR. SOUTHERN: Okay.

16 MR. BEHAR: -- and come back at some point  
17 with a definition.

18 MR. MENENDEZ: I'm just saying, because,  
19 you know, it's a term apparently that is used.

20 MR. SOUTHERN: It is, yeah.

21 MR. MENENDEZ: And so I think it should be  
22 defined.

23 MR. PARDO: And by way, just for  
24 clarification and so you understand -- so just  
25 for clarification, when the cottage ordinance

1 was written to be able to promote new cottages,  
2 it was defined, et cetera. They did research,  
3 and then they wrote it and crafted it around  
4 that. And then the cottages is probably  
5 another example, very, very different type of  
6 animal, but I would leave it up to Historic to  
7 be able to do it.

8 And cottages, by the way, are everywhere,  
9 in California, here, everywhere, and they have  
10 very specific characteristics and they do  
11 exist.

12 MR. SOUTHERN: So if that's the direction  
13 of the Board, we can work with the City  
14 Architect and, you know, the Historic  
15 Preservation to come up with a definition.

16 MR. MENENDEZ: Again, I only bring it up  
17 because it's a term that was -- is used.

18 MR. BEHAR: But I think it's a good idea.  
19 It will be good to have something.

20 So with no time limit for you to do it, but  
21 look into it and come back to us.

22 MR. MENENDEZ: Thank you.

23 MR. ALVAREZ: So do we have to vote on  
24 something to tell him to do it?

25 MR. SOUTHERN: No.

1 MR. BEHAR: I think this is -- you know  
2 what the intent of the Board, the wish of the  
3 Board, so you could do it at some point.

4 MR. SOUTHERN: We can bring it back, yeah.

5 MR. BEHAR: Thank you.

6 Jill, anybody else in Chambers?

7 THE SECRETARY: No.

8 MR. BEHAR: Anybody on Zoom?

9 THE SECRETARY: No.

10 MR. BEHAR: Anybody on the phone?

11 THE SECRETARY: No.

12 MR. BEHAR: So then we're going to close  
13 the public comments and we're going to bring it  
14 back to the Board.

15 Mr. Sanabria, do you want to start Board  
16 discussions, if any?

17 MR. SANABRIA: I have no comments right  
18 now.

19 MR. BEHAR: Okay. Alex?

20 MR. BUCELO: I think this clarifies the  
21 Code. I'm in favor of Staff recommendation.

22 MR. BEHAR: Ignacio?

23 MR. ALVAREZ: No comments.

24 MR. BEHAR: Mr. Pardo?

25 MR. PARDO: The only thing is, I hope it

1 doesn't just turn out into another row  
2 townhouse type of effect from one side of the  
3 street to the other. Sometimes they're kind of  
4 monotonous.

5 MR. BEHAR: Mr. Menendez.

6 MR. MENENDEZ: No comments. Clarification  
7 is good.

8 MR. BEHAR: Okay. Do we have a motion?

9 I have no comments. I'm perfectly fine  
10 with it.

11 Do we have a motion?

12 MR. BUCELO: I'll move.

13 MR. MENENDEZ: I'll second.

14 MR. BEHAR: Jill -- and a second. We have  
15 a motion and a second.

16 THE SECRETARY: Nestor Menendez?

17 MR. MENENDEZ: Yes.

18 THE SECRETARY: Felix Pardo?

19 MR. PARDO: Yes.

20 THE SECRETARY: Gonzalo Sanabria?

21 MR. SANABRIA: Yes.

22 THE SECRETARY: Ignacio Alvarez?

23 MR. ALVAREZ: Yes.

24 THE SECRETARY: Robert Behar?

25 MR. BEHAR: Yes.

1           Before we go to the next item, Alice Bravo  
2           is trying to send you an e-mail. She's not  
3           able to send it to you. She sent it to me.  
4           She's stuck on a plane coming back from  
5           Tallahassee, and she's requesting an absent  
6           waiver.

7           THE SECRETARY: Okay.

8           MR. BEHAR: Do we have a motion for --

9           MR. PARDO: So moved.

10          MR. SANABRIA: Second.

11          MR. BUCELO: Second.

12          MR. BEHAR: All in favor?

13          (All Board Members voted aye.)

14          MR. BEHAR: Opposed, none. Seeing none,  
15          motion approved.

16          Mr. Coller, can you please read Item E-5  
17          now please?

18          MR. COLLER: Item E-5, an Ordinance -- Item  
19          E-5, an Ordinance of the City Commission of  
20          Coral Gables, Florida providing for text  
21          amendments to the City of Coral Gables Official  
22          Zoning Code by amending Article 5,  
23          "Architecture," Section 5-500, "Roofs," to  
24          clarify roof design standards including the  
25          intent to incorporate a combination of pitched

1 and flat roof forms and to establish that roof  
2 designs proposed as entirely flat require  
3 review and approval by the Full Board of  
4 Architects; to remove Sections 5-503 and 5-504  
5 and renumber subsequent sections; to delete  
6 outdated parapet height provisions in flood  
7 hazard districts; and providing for a repealer  
8 provision, severability clause, codification,  
9 and providing for an effective date.

10 Item E-5, public hearing.

11 MR. SOUTHERN: All right. This is another  
12 text amendment, Planning & Zoning Board  
13 Members, where we worked extensively with the  
14 City Architect and the Board of Architects on  
15 these. I'll just go ahead and read briefly a  
16 little bit of background information pursuant  
17 to the Staff report.

18 So, as Mr. Collier had indicated, this  
19 proposed ordinance updates the City's roof  
20 design regulations to improve clarity, remove  
21 outdated provisions and better align the Zoning  
22 Code with contemporary architectural practices  
23 and the City's current architectural review  
24 process.

25 Historically, Coral Gables Building &

1           Zoning Regulations have required roof forms and  
2           materials consistent with Mediterranean, and  
3           similarly harmonious architectural styles,  
4           including pitched tile roofs and limited  
5           material options. Although flat roofs were  
6           gradually permitted over time, and modern  
7           architectural styles were allowed following the  
8           2007 Zoning Code Re-write, certain roof design  
9           requirements were not comprehensively updated  
10          to reflect that policy shift. As a result,  
11          portions of the current roof regulations are  
12          outdated, when applied to contemporary modern  
13          architectural styles.

14                 The proposed text amendments address these  
15          issues, by clarifying that high quality roof  
16          materials not expressly listed in the Code may  
17          be approved by the City Architect, and where  
18          applicable, the full Board of Architects, based  
19          on architectural style, neighborhood context  
20          and sound structural principles, and by  
21          clarifying parapet standards for flat roofs,  
22          including the requirement that roof designs  
23          proposed as entirely flat be subject to review  
24          and approval by the full Board of Architects.

25                 Roof designs remain an essential component

1 of overall building design and visual  
2 compatability with surrounding development.  
3 These proposed text amendments maintain the  
4 City's architectural standards, while providing  
5 clear, more consistent guidance for property  
6 owners, design professionals, and all of the  
7 reviewing bodies. As previously stated, we  
8 took this ordinance, with corrections from  
9 Staff, and it was reviewed and approved on  
10 Thursday, January 29th, by the Board of  
11 Architects.

12 If you have any questions, we have all of  
13 the subsections, with strike-throughs and  
14 underline, that have been changed and omitted.  
15 If you have any particular questions, I'm here  
16 to answer those.

17 MR. BEHAR: Okay. I'm going to go ahead  
18 now and I'm going to open it up to the public  
19 comment. Anybody, Jill, in the Chamber?

20 THE SECRETARY: No.

21 MR. BEHAR: Anybody in Zoom?

22 THE SECRETARY: No.

23 MR. BEHAR: Phones?

24 THE SECRETARY: No.

25 MR. BEHAR: I'm going to close the public

1           comments.

2           I'm going to open it up to Board  
3           discussions. Mr. Pardo, I'm going to start  
4           with you, at that end.

5           MR. PARDO: Well, I have certain concerns.  
6           I don't understand what the limitations, if any  
7           that exist. For example, single-family homes,  
8           now you can have a hundred percent flat roofs.

9           MR. SOUTHERN: Well, that's not correct. I  
10          mean, they would have to put --

11          MR. PARDO: No, I'm asking. I'm not --

12          MR. SOUTHERN: Yeah. They would have to  
13          put a proposal in front of the Board of  
14          Architects, and the Board of Architects would  
15          have to approve that, the full Board.

16          MR. PARDO: I have seen -- in other  
17          municipalities, I have seen where there was a  
18          theme for the particular municipality, and  
19          then, all of a sudden, these particular types  
20          of incompatible styles started to crop up.  
21          It's really a stark -- it's a stark contrast,  
22          and, again, I say, compatibility, because the  
23          use is not the issue. It's the variation.

24          You can have variations. You're not  
25          copying where it's a cookie cutter type of

1           thing. I think this is going to continue to  
2           degrade the City's architecture. I see it,  
3           where -- in other buildings, such as commercial  
4           buildings, where Mediterranean bonuses are  
5           awarded to things that are obviously not  
6           Mediterranean in style, look or feel. So I am  
7           very concerned.

8                     I think that this is a huge mistake.  
9           People are going to be looking at this in such  
10          a way, that what were they thinking, kind of  
11          question. So I'm particularly concerned. I  
12          think it's a very bad idea. I don't care if  
13          it's unanimous, depending on who you have on  
14          the Board, and it's just not right. So I have  
15          a real problem with this particular way. There  
16          are no limitations. There are no restrictions.  
17          It's basically, you know, a full Board  
18          approval, and that's it.

19                    MR. SOUTHERN: There are some restrictions,  
20                    but this was --

21                    MR. PARDO: Such as, for example, you don't  
22                    have a provision of context of the blocks in  
23                    there. That is crucial in just about every  
24                    city. Miami Beach has it. You name them, many  
25                    places have them. The contextual types of

1 differences of design have to do with it. It's  
2 not even mentioned in this proposed resolution.

3 MR. SOUTHERN: Well, I just want to add  
4 that, in Section 5-502, we do actually call out  
5 multiple lots and blocks of the Riviera  
6 Section, the French Village, multiple others,  
7 where flat roofs without a parapet -- I mean,  
8 there's multiple components. If you take a  
9 look at the Staff report and go through Section  
10 5-502 -- now, granted, I'm in Planning &  
11 Zoning.

12 This has been inspired by the City  
13 Architect and the Board of Architects. That's  
14 why we're bringing it in front of you, because  
15 it is inside of our Planning & Zoning Code, but  
16 they do actually have quite a few things that  
17 aren't being touched, that talk about different  
18 components in here. They call out certain lots  
19 and blocks, but there is quite a few of the  
20 existing regulations already there.

21 MR. PARDO: No. I think maybe I'm not  
22 explaining myself correctly.

23 Contextual type of presentation to the  
24 Board means several homes to the left, several  
25 homes to the right, across the street, so you

1 understand from the scale and --

2 MR. SOUTHERN: Right.

3 MR. PARDO: -- and detail standpoint. It's  
4 not a cookie cutter approach, but many times  
5 what I have seen with some of these flat  
6 designs, the incompatibility, it just sticks  
7 out like an eyesore. It looks more like a  
8 sculpture than, you know, a particular home.

9 I have a real problem, because I don't  
10 think it's been addressed properly, as far as  
11 the contextual type of comparisons that should  
12 have been written into the Code, and right now  
13 it's just too willy-nilly. With all due  
14 respect to the City Architect, I disagree, and  
15 I disagree vehemently.

16 MR. BEHAR: Felix, but, I mean, I've seen  
17 -- I don't do single-family, so I've never come  
18 across --

19 MR. PARDO: Neither do I.

20 MR. BEHAR: Okay. But I've seen, at the  
21 Board, where you have to demonstrate  
22 contextually you are compatible, okay. I mean,  
23 you're right, depending on who's on the  
24 Board --

25 MR. PARDO: Exactly. And Robert, the

1 biggest problem I see is that it gets back to  
2 the restrictions of the Board. I see where the  
3 Board gets into, let's say, a particular  
4 detail, but they're not looking at the entire  
5 venacular that is being used, and,  
6 unfortunately, most of what you're talking  
7 about here, denying Staff is, is that the  
8 venacular is being stripped off a lot of the  
9 vocabulary that could be used in a palliative  
10 way.

11 MR. BEHAR: Well, that's there today. Am I  
12 not correct?

13 MR. SOUTHERN: That's correct.

14 MR. BEHAR: Unfortunately, in 2007, that  
15 was modified, where today you're allowed to do  
16 it.

17 MR. PARDO: Right. Well, the way that it's  
18 being done now is, you're freeing that even  
19 more, and I have a real problem with that. You  
20 won't have my support the way it's presented.

21 Now, if Staff would go back and research  
22 and do something different, where it becomes  
23 more --

24 MR. BEHAR: Limited.

25 MR. PARDO: No, that's -- I don't think

1 that's the right word.

2 MR. ALVAREZ: What criterias.

3 MR. PARDO: The criteria or the  
4 presentation for the compatibility within the  
5 neighborhood, and the neighborhoods can change  
6 from one to the other, but sometimes, you know,  
7 you just can't -- you just can't think that  
8 you're in a vacuum. You have to be looking  
9 at -- I mean, I would be very upset if someone  
10 put something that just didn't go along with  
11 the rest of my neighborhood, because when I  
12 bought there, I was buying into the  
13 neighborhood.

14 Now, if you're saying, well, this  
15 neighborhood is more modern, it has flat roofs,  
16 it has this, I could understand that. In fact,  
17 the one that we just changed the height onto  
18 the second story, I could see it working there.  
19 Why, because it's directly across the street  
20 from commercial. It's directly across the  
21 street from flat areas.

22 Do you understand what I'm saying now?

23 MR. BEHAR: I get it.

24 MR. PARDO: I think that is a perfect  
25 example, and it's right in our face.

1           I would like Staff to go back, basically,  
2           to the drawing board, and come up with  
3           something that reflects that, as an example,  
4           where people know what they're getting, because  
5           it's easy to go in and tear down, and then  
6           you've just changed that, and it's very sad, in  
7           the places that I've seen, where they all look  
8           like an eyesore, and I'm not saying that it's  
9           bad architecture, I'm just saying, it just  
10          doesn't fit.

11           MR. BEHAR: Before we take that, let's get  
12          other Board Members to -- Mr. Alvarez.

13           MR. ALVAREZ: So if I'm understanding this  
14          correctly, there is no criteria. So I can go  
15          in front of the Board of Architects, and they  
16          say, "Make changes A and B." There's an  
17          election. There's a new Board, and then they  
18          can tell you, "No, I'm throwing this out. We  
19          are going to go a different direction."  
20          There's no -- it's all going to be dependent on  
21          the Board --

22           MR. SOUTHERN: So we have Section 5,  
23          Architecture, within the Zoning Code. It's  
24          filled with all different kinds of forms and  
25          criteria. If you want to get specific about

1 flat roofs, flat roofs, if that's the area that  
2 we want to talk about specifically, it's all in  
3 front of you, inside of the Staff report, and  
4 within the Ordinance there. It's Section  
5 5-502, Flat Roofs.

6 And like I said, I mean, it's in the  
7 Planning & Zoning Code. We have to bring it in  
8 front of you, but this was a recommendation  
9 from not only the City Architect, but the  
10 entirety of the Board of Architects. So if  
11 there's recommendations or whatever, we can  
12 definitely take it back to that Board, and --  
13 if that's -- if you have specific  
14 recommendations.

15 MR. PARDO: I think my concerns were very  
16 specific, you haven't addressed them yet, but I  
17 would like Staff to be able to address them  
18 with the Board of Architects and the City  
19 Architect, because, again, it depends on where  
20 you are. There are certain areas that are very  
21 different, and it's very concerning that we're  
22 changing many things, where these are existing  
23 neighborhoods. This is not a brand new  
24 development here. These are existing  
25 neighborhoods, with existing homes, and,

1           unfortunately, some people, you know -- it  
2           would be great if you were living on certain  
3           parts of Miami Beach and you're using flat and  
4           you have Art Deco and you have this and that, I  
5           can see that all day.

6           I'm just saying that protecting the  
7           neighborhoods and the contextual relationship  
8           is important.

9           MR. BEHAR: And, Felix, you're right. I  
10          mean, to your point, some streets, like  
11          Columbus --

12          MR. PARDO: A hundred percent.

13          MR. BEHAR: -- you know, I could see it  
14          there, but -- Ignacio, any other comments?  
15          Nestor.

16          MR. SANABRIA: I have some comments. Go  
17          ahead.

18          MR. MENENDEZ: No, no, go ahead.

19          MR. SANABRIA: No, go ahead, please.

20          MR. BEHAR: I'm going to come to you.  
21          Go ahead, Nestor.

22          MR. MENENDEZ: So what's the City's stance  
23          right now on flat roofs? I mean, what are we  
24          really addressing here? Are we trying to  
25          define, further define --

1           MR. SOUTHERN: Further define. Further  
2 define and give more authority and power to not  
3 only the City Architect, but also the Board of  
4 Architects, where if it is proposed to be a  
5 flat roof, they know that there's no  
6 administrative approvals whatsoever. Any  
7 proposed flat roof would have to go in front of  
8 the Board of Architects.

9           MR. MENENDEZ: Is that how it is now?

10          MR. SOUTHERN: No. No. Right now, if I  
11 remember correctly, I think it's, if you have  
12 like a six or eight-inch slope, that could be  
13 considered non-flat. Now, granted, there's  
14 other components in here, but we are actually  
15 trying to give more authority to the Board of  
16 Architects when they make these decisions.

17          MR. MENENDEZ: So just to echo Felix's  
18 concern, I kind of whole-heartedly support  
19 that. Like it's a slippery slope, I think. I  
20 think that we -- you know, when looking at,  
21 somebody's applying to have a flat roof, you  
22 should look at the neighborhood, and we don't  
23 want to destroy the neighborhood, even though  
24 you're technically allowed to do it, if the  
25 Board of Architects and the City Architect

1 gives you a thumb up. So that is a concern.

2 Is there any way to add guardrails, and I  
3 would -- I'm not an architect, so -- and I've  
4 never served on the Board of Architects. I  
5 think two of my colleagues have. Is there any  
6 type of guardrails that could be added to maybe  
7 assuage some of Mr. Pardo's concern, and mine,  
8 as well, because, again, I do get it, that  
9 there's -- you know, there's a certain look and  
10 feel to a neighborhood, and then somebody comes  
11 in, they buy the property, and they put a flat  
12 roof, and maybe not now, but in twenty, thirty  
13 years, you have a row of flat roofs, because  
14 everybody just came in and bought houses and  
15 changed them.

16 I'm not saying that's going to happen, but  
17 I do share the same concerns as Mr. Pardo.

18 MR. BEHAR: Mr. Bucelo.

19 MR. BUCELO: I do agree with Mr. Pardo. I  
20 do think there should be some sort of criteria.  
21 My question is, if this were to pass, it would  
22 get presented to the Board, does the Board  
23 itself look at the neighboring properties? Is  
24 that something that they do?

25 MR. SOUTHERN: Yes, of course. Yeah, they

1 look at every case, case by case proposal.

2 MR. BUCELO: Okay.

3 MR. BEHAR: Mr. Sanabria.

4 MR. SANABRIA: Thank you.

5 I find something funny here, "Fake, but  
6 variegated."

7 MR. SOUTHERN: Where are you at, I'm sorry?

8 MR. SANABRIA: I see that Under ED. But  
9 anyway, it's just a funny phrase. Some day,  
10 you'll translate it for me.

11 But in the meantime, Craig, what about  
12 metal roofs?

13 MR. SOUTHERN: What about, what, I'm sorry?

14 MR. SANABRIA: What about metal roofs?

15 MR. BEHAR: Metal.

16 MR. SOUTHERN: Metal roofs?

17 MR. SANABRIA: Yeah, metal roofs. How are  
18 we treating metal roofs? I see some allusions  
19 to copper materials, but what about metal  
20 roofs, per se? I mean, I don't understand  
21 where --

22 MR. SOUTHERN: If you go to Section 5  
23 dash --

24 MR. SANABRIA: I read it. I'm trying to  
25 understand it.

1           MR. SOUTHERN:   Roofs and Materials, you'll  
2           see we have standing seam metal may be used.  
3           This is what would be proposed as the  
4           re-lettered Number K.  It's already existing,  
5           but all of that --

6           MR. SANABRIA:   Well, I'm trying to ask a  
7           question.

8           MR. SOUTHERN:   I don't do architectural  
9           reviews for single-family houses.

10          MR. SANABRIA:   I hear you, but I'm trying  
11          to ask you a question.  What about metal roofs,  
12          are they approved under this Ordinance?  Are  
13          metal roofs approved under this Ordinance, yes  
14          or no?

15          MR. SOUTHERN:   Like I said, there is  
16          already existing within the Code now some  
17          components for standing seam metal.

18          MR. SANABRIA:   Which components?

19          MR. SOUTHERN:   Like I said, it's Section  
20          5-503, Pitched Roof Materials.  If you look at  
21          this, you'll see a variety of different pitched  
22          roof material types, A through L, and if you go  
23          through Subsection K, "Standing seam metal may  
24          be used on single-family homes."  This is  
25          already existing.  "Metal roofs are prohibited

1 within Historic Districts and shall require the  
2 additional approval from the Historic  
3 Preservation Board." I mean, there's -- "Metal  
4 roofs shall not immitate other materials and  
5 may not be painted." There is some information  
6 already here, when it's a pitched roof.

7 MR. SANABRIA: My comment is this, unless  
8 there's an extreme urgency to approve this item  
9 today for some unforeseen reason that I don't  
10 grasp at this time, I think we should defer it  
11 and have it come back to the Board.

12 MR. BEHAR: I will -- my comments are the  
13 same as you heard, and I think maybe it's  
14 prudent that we defer this and come back with a  
15 little bit -- on the metal roof, it's very  
16 specific. I don't think that gets affected,  
17 because you cannot put a metal roof in a flat  
18 surface. So that's already pretty much.

19 But I think you heard enough from us, that  
20 I think that if anybody wants -- any Board  
21 Member wants to make a motion to --

22 MR. PARDO: I'd like to make a motion to  
23 defer the item today, and have -- and direct  
24 Staff to please go back and express the very  
25 specific comments by the Board.

1 MR. MENENDEZ: I'll second.

2 MR. SOUTHERN: Can Staff just ask a  
3 clarification real quick?

4 MR. BEHAR: Sure.

5 MR. PARDO: Sure.

6 MR. SOUTHERN: District analysis and  
7 contextual neighborhood context, and then  
8 additional criterias, pretty much what I'm  
9 hearing predominantly, correct?

10 MR. PARDO: I would say, pretty much,  
11 that's it. And developing a mechanism, a  
12 mechanism, contextual drawings, that provide  
13 maybe the entire block, on both sides, not just  
14 on the side of the property, but also across  
15 the street.

16 And the other thing is that, in the flat  
17 roof component, you know, this is all  
18 encompassing, including commercial buildings,  
19 correct, high rises?

20 MR. BEHAR: I don't think commercial --  
21 this is for single-family, yes.

22 MR. SOUTHERN: This is for single-family.

23 MR. PARDO: Only single-family?

24 MR. BEHAR: This is only for single-family.

25 MR. PARDO: Okay.

1           MR. BEHAR: Now, a question for the City  
2 Attorney, do we have a put a time certain, do  
3 we need to -- since we're going to, you know,  
4 defer it?

5           MR. COLLIER: Well, I think that -- this is  
6 a general ordinance, so I don't think we did  
7 mail notice for this, did we?

8           MR. SOUTHERN: No.

9           MR. COLLIER: Okay. So I don't think we  
10 need a time certain, because the City is going  
11 renotice it.

12          MR. BEHAR: So whenever you're ready, you  
13 could bring it up to us.

14          MR. SOUTHERN: Okay.

15          MR. BEHAR: Okay. We have a motion and a  
16 second.

17          Jill, can you please call the roll?

18          THE SECRETARY: Sure.

19          Felix Pardo?

20          MR. PARDO: Yes.

21          THE SECRETARY: Gonzalo Sanabria?

22          MR. SANABRIA: Yes.

23          THE SECRETARY: Ignacio Alvarez?

24          MR. ALVAREZ: Yes.

25          THE SECRETARY: Robert Behar?

1 MR. BEHAR: Yes.

2 THE SECRETARY: Alex Bucelo?

3 MR. BUCELO: Yes.

4 THE SECRETARY: Nestor Menendez?

5 MR. MENENDEZ: Yes.

6 MR. BEHAR: Thank you.

7 MR. COLLER: Mr. Chairman, there's one  
8 issue before you leave.

9 Getting back to the Alice Bravo and the  
10 Board voting on it, there's been changes to  
11 attendance and there's -- I don't recall, I  
12 have this in my head, that the Board doesn't  
13 have the authority to waive her attendance,  
14 although she has a very justified reason.  
15 She's stuck on a plane. I tried to reach  
16 Christina to see what the position is.

17 So I know the sentiment of the Board has  
18 been expressed. I need to get back to  
19 Christina on how the process works for things  
20 of that nature. So I just want to advise the  
21 Board that I'm looking into that.

22 MR. BEHAR: No problem.

23 MR. BUCELO: Thank you.

24 MR. BEHAR: Okay. At this time, again, I  
25 will recuse myself. Mr. Bucelo, please.

1 MR. BUCELO: Thank you.

2 Mr. Coller, I guess, if we can have the  
3 next item.

4 MR. COLLER: Okay. So I just want to make  
5 sure, we're on --

6 THE SECRETARY: E-1.

7 MR. BUCELO: E-1.

8 MR. COLLER: E-1, right?

9 Okay. Item E-1, an Ordinance of the City  
10 Commission of Coral Gables, Florida, approving  
11 the vacation of a public alleyway pursuant to  
12 Zoning Code Article 14, "Process," Section  
13 14-211, "Abandonment and Vacations" and City  
14 Code Chapter 62, Article 8 "Vacation,  
15 abandonment and closure of streets, easements  
16 and alleys by private owners and the city;  
17 application process," providing for the  
18 vacation of the forty-five foot wide alley  
19 which is approximately one hundred twenty-five  
20 feet in length lying between Tract A and Lots  
21 27 through 31, Book (sic) 156, Riviera Section  
22 Part 8 (1250 S. Dixie Highway), Coral Gables,  
23 Florida; providing for a repealer provision,  
24 severability clause, and providing for an  
25 effective date.

1 E-1, public hearing.

2 MS. RUSSO: Good evening, Mr. Chairman,  
3 Members of the Board. For the record, Laura  
4 Russo, with offices at 2334 Ponce de Leon  
5 Boulevard. I am here this evening representing  
6 LCD Acquisitions, Inc., the contract purchaser  
7 of the property that most of you will recognize  
8 as the University Shopping Center, where  
9 Fridays used to be located, and the Bagel  
10 Emporium.

11 That property is bounded by US-1 on sort of  
12 the northwest side, by Mariposa Court --  
13 Mariposa Court, and on the south side by  
14 Madruga. Madruga being a very narrow street,  
15 that for many, many years most people were  
16 convinced that Madruga was actually an alley  
17 behind the building, but it's actually a  
18 platted street.

19 We are here this evening requesting to  
20 vacate the alley that is seventy-five feet wide  
21 by a hundred -- no, forty-five feet wide by a  
22 hundred and twenty-five feet deep, and that --  
23 it actually starts right at one of the  
24 entrances, access points, into the property,  
25 and goes into the property about a hundred

1 twenty-five feet.

2 This mess all got created back in 1950.  
3 The original Riviera Section 8 plat was  
4 replatted to vacate the alley that bifurcated  
5 this block, as it did in other blocks that  
6 abutted US-1, the common scenario of an alley  
7 bifurcating, and they replatted in 1950, and  
8 they vacated what they thought was, I guess,  
9 the whole alley, but there was a portion -- the  
10 upper northwest corner of the property was not  
11 included in that replat, and so the alley is  
12 located just south of that portion that was not  
13 part of the replat.

14 And so we are here, the shopping center was  
15 built in the early 1950s. The alley has not  
16 been used by the City for any public purpose,  
17 and it actually is part of the access-way and  
18 part of a landscaping median inside the  
19 shopping center surface parking lot.

20 This property will be developed under the  
21 new City's Rapid Transit Overlay Ordinance that  
22 was created in order to combat the Rapid  
23 Transit Zone of Miami-Dade County. So we are  
24 here this evening requesting that this alley be  
25 vacated. We meet all of the requirements of

1 Article 14, in terms of process, and I think,  
2 if you've taken a look at Ms. Garcia's Staff  
3 report, you will see that it's quite  
4 comprehensive, and we meet all of the public  
5 policy concerns in the Comprehensive Plan, and  
6 all of the requirements of the Zoning Code.

7 I'm happy to answer any questions you may  
8 have.

9 MR. BUCELO: Thank you.

10 I guess we'll hear from City Staff.

11 MS. GARCIA: Thank you. I have a  
12 PowerPoint. Thanks, guys.

13 So we all know where the property is, at  
14 Mariposa and Madruga and US-1. The alley  
15 actually sits, like Laura said before, on some  
16 parking spaces and a drive aisle.

17 As you'll remember, this Board deferred the  
18 previous application, which consisted of many  
19 more requests. Today, we're looking at just  
20 one of those requests, which is a vacation of  
21 this alleyway.

22 As you can see here, the alley is just  
23 forty-five feet in depth and a hundred  
24 twenty-five feet wide. You can see the  
25 overlaying in a survey. So you can see, it

1 mostly is parking, as well as a proper drive  
2 aisle.

3 This was reviewed many years ago, starting  
4 in the DRC, back in 2023. This Board deferred  
5 this request, along with many other requests,  
6 in April of 2024, and here we are again with  
7 just the request of the alley vacation.

8 There has been four notices sent to the  
9 property owners. The property was posted. The  
10 website was posted. The newspaper  
11 advertisement was also published. This is the  
12 map that shows that one thousand feet radius  
13 from the property. And Staff has reviewed this  
14 and has Public Works here, as well, just to  
15 talk and answer any questions basically about  
16 the alley.

17 We do recommend approval, with  
18 conditions -- two conditions, basically; one  
19 linking this approval to a site plan, as  
20 approved by the Commission at a future date.  
21 The second condition would be that they would  
22 have to start construction of the City  
23 permitted project within two years of the site  
24 plan approval.

25 That's it. Thank you.

1 MR. BUCELO: Thank you.

2 Any public comment here in the Chamber, Jill?

3 THE SECRETARY: Not for this item, sir.

4 MR. BUCELO: Any on Zoom?

5 THE SECRETARY: No.

6 MR. BUCELO: And any on the phone?

7 THE SECRETARY: No.

8 MR. BUCELO: All right. Let's close the  
9 public comment.

10 Let's open it up to Board discussion.

11 Mr. Pardo, I'll start with you.

12 MR. PARDO: One question. Has the alley,  
13 the area of the alley, ever paid taxes by the  
14 percent owner of the --

15 MS. RUSSO: Yes. It's included in their  
16 legal description, and they pay taxes on the  
17 parcel.

18 MR. PARDO: Really?

19 MS. RUSSO: Yes.

20 MR. PARDO: Okay. That was it.

21 MR. ALVAREZ: No comments.

22 MR. BUCELO: Nestor?

23 MR. MENENDEZ: None from me, either.

24 MR. BUCELO: Gonzalo.

25 MR. SANABRIA: Nice to see you, Ms. Russo.

1 MS. RUSSO: How are you?

2 MR. SANABRIA: And as the applicant's  
3 attorney, you feel comfortable with this  
4 agreement?

5 MS. RUSSO: Excuse me, do I feel  
6 comfortable with --

7 MR. SANABRIA: The agreement that we're  
8 doing?

9 MS. RUSSO: The two conditions? Yes, we've  
10 agreed to the conditions.

11 MR. SANABRIA: Good. Well, it's nice to  
12 have you agree, and nice to have you in Coral  
13 Gables versus The County. So welcome home, Ms.  
14 Russo. Thank you very much.

15 MS. RUSSO: Well, I had nothing to do with  
16 the County project. I only work in this city,  
17 as you know.

18 MR. SANABRIA: I know that. I know that.  
19 But, anyway, I still welcome you and embrace  
20 you here in the Gables, where you belong.

21 MS. RUSSO: Thank you.

22 MR. SANABRIA: So thank you, Ms. Russo.

23 MR. MENENDEZ: Through the Chairman, I have  
24 just one question.

25 MR. BUCELO: Yes.

1           MR. MENENDEZ: Ms. Russo, what happens if  
2 your client doesn't comply with one of the two?  
3 I assume it reverts --

4           MS. RUSSO: If the application -- the  
5 vacation becomes null and void, and that is if  
6 construction is not started within two years  
7 from the date this is approved. So this still  
8 goes to the Commission for two readings. So  
9 the approval then takes place like thirty days  
10 after that.

11           But in the meantime, the applicant is  
12 working with City Staff and the site plan is  
13 being reviewed by City Staff, and we'll go  
14 before the City Commission. So I'm very  
15 hopeful that won't come up.

16           MR. MENENDEZ: I'm sure your client --

17           MR. BUCELO: I have no comment. So let's  
18 close the Board discussion.

19           Is there a motion?

20           MR. PARDO: I'd like to make a motion to  
21 approve Staff recommendation.

22           MR. COLLER: Did we indicate, was there  
23 anybody in the room that's --

24           THE SECRETARY: Yes.

25           MR. COLLER: We did?

1 THE SECRETARY: There was no one.

2 MR. BUCELO: Thank you.

3 MR. MENENDEZ: I'll second.

4 MR. BUCELO: Jill, call the roll, please.

5 THE SECRETARY: Gonzalo Sanabria?

6 MR. SANABRIA: Yes.

7 THE SECRETARY: Ignacio Alvarez?

8 MR. ALVAREZ: Yes.

9 THE SECRETARY: Nestor Menendez?

10 MR. MENENDEZ: Yes.

11 THE SECRETARY: Felix Pardo?

12 MR. PARDO: Yes.

13 THE SECRETARY: Alex Bucelo?

14 MR. BUCELO: Yes.

15 Thank you so much.

16 MS. RUSSO: Thank you very much.

17 MR. BUCELO: Mr. Coller, can we have the  
18 last item, I think?

19 MR. COLLER: Mr. Chairman, I believe that  
20 Item E-3 and E-4 are related. I just want to  
21 confirm that with -- so I'm going to read them  
22 both in, but I want everybody to relax, because  
23 it's going to take me some time to read these.  
24 So bear with me.

25 Item E-3, an Ordinance of the City

1 Commission of Coral Gables, Florida approving  
2 amendments to the text and maps of the City of  
3 Coral Gables Comprehensive Plan pursuant to  
4 small-scale amendment procedures (Section  
5 163.3187, Florida Statutes), and Zoning Code  
6 Article 14, "Process," Section 14-213,  
7 "Comprehensive Plan Text and Map Amendments,"  
8 to 1) modify the required Multi-Family  
9 densities and height to allow higher intensity  
10 within the "University Station Rapid Transit  
11 District Overlay," and to allow Multi-Family  
12 High Density within the Mixed-Use Overlay  
13 Districts located within the "University  
14 Station Rapid Transit District Overlay," 2)  
15 include additional properties (6100 Caballero  
16 Blvd) within the "University Station Rapid  
17 Transit District Overlay" on the Mixed-Use  
18 Overlay District Map, and 3) amend the Future  
19 Land Use Map from "Commercial Low-Rise  
20 Intensity" to "Multi Family High Density" for  
21 Lots 1&2, Block 5 and Lots 1 thru 3, Block 6,  
22 Riviera Waterways Section, Track "K", Addition  
23 to Riviera Waterways Section, and Lot 8, Block  
24 208, Riviera Section 14; from "Multi Family Low  
25 Density" to "Multi Family High Density" for

1           Lots 3&4, Block 5, Riviera Waterways Section;  
2           from "Multi Family Duplex Density" to "Multi  
3           Family Low Density" for Lot 5, Block 5 and the  
4           southern portion of Lot 5, Block 6, Singer  
5           Subdivision; from "Commercial Low-Rise  
6           Intensity" to "Multi Family Medium Density" for  
7           Lot 4, Block 6, Riviera Waterways Section; and  
8           from "Multi Family Duplex Density" to "Multi  
9           Family Medium Density" for Lot 5-A and the  
10          northern portion of Lot 5, Block 6, Singer  
11          Subdivision; providing for a repealer  
12          provision, providing for a severability clause,  
13          and providing for an effective date.

14                 Item E-4, an Ordinance of the City  
15          Commission of Coral Gables, Florida providing  
16          for map and text amendments to the City of  
17          Coral Gables Official Zoning Code pursuant to  
18          Zoning Code Article 14, "Process," Section  
19          14-212, "Zoning Code Text and Map Amendments,"  
20          by 1) amending Article 2, "Zoning Districts,"  
21          Section 2-408, "University Station Rapid  
22          Transit District Overlay" to a) include  
23          requirements for multi-family development and  
24          provide regulations for modification and  
25          development agreements within the district; b)

1 add additional properties (6100 Caballero  
2 Boulevard) to the boundary of the "University  
3 Station Rapid Transit District Overlay," 2)  
4 amending Appendix A, "Site Specific Zoning  
5 Regulations," to remove inconsistent Site  
6 Specifics, 3) amending Article 14, "Process,"  
7 Section 14-204, "Transfer of Development  
8 Rights," to expand Transfer of Development  
9 Rights (TDRs) receiving sites within the  
10 "University Station Rapid Transit District  
11 Overlay," and 4) amend the Zoning Map from  
12 "Mixed-Use 1 (MX1)" to "Multi Family 4 (MF4)",  
13 for Lots 1&2, Block 5 and Lots 1 thru 3, Block  
14 6, Riviera Waterways Section, Track "K",  
15 Addition to Riviera Waterways Section; and Lot  
16 8, Block 208, Riviera Section 14, from "Multi  
17 Family 3 (MF3)" to "Multi Family 4 (MF4)" for  
18 Lots 3&4, Block 5, Riviera Waterway Section;  
19 from "Multi Family 1 (MF1)" to "Multi Family 3  
20 Subdivision, from Mixed-Use 1 (MX1) to Multi  
21 Family 2 (MF2) for Lot 4, Block 6, Riviera  
22 Waterways Section; and from "Multi Family 1  
23 (MF1)" to "Multi Family 2 (MF2)" for Lot 5-A  
24 and the northern portion of Lot 5, Block 6,  
25 Singer Subdivision; providing for repealer

1 provision, severability clause, codification,  
2 and providing for an effective date.

3 Items E-3 and E-4, public hearing.

4 I think, in ten years that I've been with  
5 this Board, I think those are the longest  
6 titles I've ever read. So we have a record.

7 MS. GARCIA: Good job.

8 Could I have the PowerPoint? Thank you.

9 So here we are amending the just approved  
10 University Station Rapid Transit Overlay  
11 District. So, as you know, what was adopted  
12 last month was the University Rapid Transit  
13 Overlay District, which was north of Caballero  
14 and south of Turin, I believe.

15 This is going to -- this is proposed to  
16 amend that and to add on what's known as the  
17 Gables Waterway property, to cross across the  
18 Mahi Canal, over into South Alhambra. This is  
19 a quarter of a mile from the University  
20 Station, and this is a view looking north. You  
21 can see, in yellow, is the property that will  
22 be added into the Overlay District.

23 So, today, the Future Land Use Map, as  
24 we've just heard, is comprised of many  
25 different land uses, including commercial low

1 rise intensity, multi-family low density and  
2 multi-family duplex, and the zoning is MX1, MF3  
3 and MF1.

4 So there are four requests. Two -- the  
5 first two requests are dealing with the  
6 Comprehensive Plan, and the last two requests  
7 deal with the Zoning Map and the Zoning Code.  
8 The first request is to change the Future Land  
9 Use Map to amend it to change land uses to be  
10 multi-family high density, multi-family low  
11 density, and to amend the Mixed-Use Overlay  
12 District Map to include this as part of the  
13 University Station at the Transit District  
14 Overlay.

15 The Comprehensive Plan is proposed to be  
16 amended for the multi-family medium density and  
17 multi-family high density to be a maximum of  
18 125 units per acre, again, to mimic the  
19 County's maximum density for the RTZ. As we  
20 all know, this is an attempt to provide options  
21 for the property owner to stay within the City  
22 and not go to the County. So a lot of what  
23 we're seeing today is similar and in  
24 substantial comformance with the RTZ of the  
25 County.

1           So the zoning is proposed to change to MF4,  
2           MF3 and MF2, and the Zoning Code Text  
3           Amendments involve new standards related just  
4           to multi-family development, limiting the  
5           height to 120 or 150, with a 10 percent  
6           additional open space, which is consistent with  
7           what was adopted for the mixed-use standards.  
8           The density would be the same, at 125 units an  
9           acre, for the MF4 and the MF2 properties. A  
10          ten-foot setback on the waterway for all  
11          buildings, both, multi-family and mixed-use, an  
12          upper story step back along the waterway,  
13          across from single-family of 25 feet. A  
14          50-foot setback when you're abutting  
15          single-family, with, of course, landscape  
16          there, and then some minor changes involving  
17          architectural changes, landscape, and design,  
18          to be consistent with the site plan approval  
19          process.

20                 The development agreement would be reviewed  
21                 by City Staff, and Commission, as part of the  
22                 expedited review process, as allowed with this  
23                 Overlay, and then some various clarification.

24                 The University Station, as proposed today,  
25                 would be designated all entirely as a TDR

1 receiving area -- I'll get to that in a second,  
2 and -- then some removal of inconsistent site  
3 specifics requirements is also part of this  
4 text amendment to the Zoning Code.

5 To compare, we have the RTZ of the County  
6 on the left column. The middle column is the  
7 Overlay Mixed-Use zoning that you should be  
8 familiar with, and then, on the right side, is  
9 what's proposed, as far as the multi-family  
10 zoning, all within the Overlay District. So it  
11 would be the same expedited review of City  
12 Staff and City Commission. Similar heights of  
13 120 as the maximum height, with no additional  
14 Med Bonus, just the 150, if they provide an  
15 extra 10 percent of additional open space.

16 The density will be matched at 125 units an  
17 acre. The FAR would be capped at 3.5 FAR, with  
18 the option to receive TDRs, for a maximum of  
19 4.375 FAR. The open space will remain the  
20 same, at 25 percent of the lot area, would be  
21 open space, and then the setbacks would be 10  
22 feet. It would be the same as any other  
23 multi-family, on the front, and on the waterway  
24 side, as well, with a 50-foot landscaped  
25 requirement on the setback, when you're

1 abutting single-family and duplex. And, then,  
2 an additional step back for waterways, if  
3 you're abutting the waterway, if you're across  
4 the waterway from single-family or duplex.

5 And the uses for multi-family would just be  
6 residential. It wouldn't include any  
7 commercial uses. The design would remain the  
8 same, as Mediterranean style would be required,  
9 and as we know, the County would -- if the  
10 project went to the County, the City would not  
11 see those impact fees, those building permit  
12 fees, art in public places payments. So that  
13 would be a difference with the Overlay  
14 Mixed-Use Zoning and the Overlay Multi-Family  
15 Zoning, compared to the County, on the left.

16 So this is kind of showing what we're  
17 trying to avoid, which on the left side is the  
18 existing RTZ project that's in Douglas Station.  
19 I believe it's called The Cascade. Not a lot  
20 of windows, kind of a harsh public realm, and  
21 on the right side, is Coral Gables, more  
22 landscape, bump outs, windows and doors facing  
23 the streets, more park buildings.

24 So this is the first hearing for this  
25 expansion of the Rapid Transit Overlay

1 District. It would have to go, of course, to  
2 First Reading and Second Reading before the  
3 City Commission.

4 There was notice sent out within fifteen  
5 hundred feet of the entire Overlay District.

6 Staff has reviewed this, and we believe it  
7 to be consistent with the Comp Plan, as far as  
8 encouraging development near Metrorail and near  
9 transit corridors, and we recommend approval.

10 Thank you.

11 MR. BUCELO: Thank you.

12 MR. ALVAREZ: Can you go back two slides?

13 MS. GARCIA: Yes.

14 MR. ALVAREZ: You went over one real fast.  
15 What is that?

16 MS. GARCIA: This is a map that's showing  
17 the radius of the mailing.

18 MR. BUCELO: The notice.

19 MR. MENENDEZ: The notice.

20 MR. BUCELO: Thank you so much.

21 Jill, let's open up the public comment.  
22 Anyone in the Chamber?

23 MS. SECRETARY: No one in Chamber, but we  
24 do have someone on Zoom. One moment.

25 MR. BUCELO: Okay. Perfect.

1 THE SECRETARY: Roberta, can you please  
2 open your camera?

3 MS. NEWAY: I'm trying to. It says I  
4 cannot open it because it's disabled by host.  
5 Can you hear me?

6 THE SECRETARY: Yes. Can you try again,  
7 ma'am?

8 MS. NEWAY: Okay.

9 Okay. Now -- okay, you can see me and  
10 probably my kitty cat who just walked right by  
11 the screen.

12 Good evening. I am Roberta Neway. I live  
13 at 1236 South Alhambra Circle --

14 THE SECRETARY: Roberta, can you wait a  
15 moment, please? Can you be sworn in.?

16 MS. NEWAY: Okay.

17 MR. COLLER: Yes, she should be sworn in.  
18 Hold on.

19 (Thereupon, the participant was sworn.).

20 MS. ROBERTA: I do.

21 MR. BUCELO: Thank you.

22 THE SECRETARY: Thank you.

23 MS. NEWAY: Okay. I'm Roberta Neway, 1236  
24 South Alhambra Circle, 33146. I live less than  
25 two blocks from the proposed overlay, and I

1 walk, mostly I bike, I drive, by the South  
2 Alhambra side on an almost daily basis, usually  
3 sometimes more than once a day.

4 And to me, this Overlay is the best way to  
5 ensure that development harmonizes with the  
6 established neighborhood, and to ensure that  
7 impact fees are used in such a way that we, the  
8 residents, benefit from the development in some  
9 way.

10 Please vote yes on these two items, and  
11 thank you for your time. That's it.

12 MR. BUCELO: Thank you so much.

13 MS. ROBERTA: You're welcome.

14 THE SECRETARY: I just sent a message  
15 confirming there is no one else wishing to  
16 speak. No, no one's raised their hand or sent  
17 a message.

18 MR. BUCELO: And no one on the phone line?

19 THE SECRETARY: No.

20 MR. BUCELO: Let's close the public comment  
21 and let's open it up for Board discussion.

22 Mr. Pardo, can I go with you again?

23 MR. PARDO: Sure.

24 MR. BUCELO: Thank you.

25 MR. PARDO: So if you could go back to the

1 exhibit that shows the Overlay distance. How  
2 is the Overlay distance related to the Metro  
3 station itself? Did you take the radius from  
4 the doors that open or from the furthest point?

5 MS. GARCIA: Sure. So on GIS, there's a  
6 point for each property. We took that point,  
7 and -- a quarter mile from that point.

8 MR. PARDO: No. No. If you could look at  
9 your exhibit, the one that has the distance,  
10 the radius distance, from the station itself.

11 MS. GARCIA: Uh-hun. This one.

12 MR. PARDO: Right.

13 MS. GARCIA: Right.

14 MR. PARDO: Okay. So that red point there,  
15 is that -- are those the doors going into the  
16 station or is that the furthest southwest  
17 corner or edge of that station?

18 MS. GARCIA: So that's the center that GIS  
19 gives you as far as the center of the building.

20 MR. PARDO: Okay. So that is basically  
21 where the doors are to go into the station.

22 MS. GARCIA: Right. Sure. I mean, it's a  
23 GIS thing.

24 MR. PARDO: Is that a yes or --

25 MS. GARCIA: So if you zoom into the

1 building, I mean, the doors going in, there's  
2 not really doors. There's the openings that  
3 you walk through.

4 MR. PARDO: The entrance. The entrance to  
5 the --

6 MS. GARCIA: Right, which is on the north  
7 side of the building.

8 MR. PARDO: Right. So the question then  
9 becomes, that I see it just makes it to the  
10 waterway.

11 MS. GARCIA: To the south side, yeah, to  
12 that corner.

13 MR. PARDO: Correct.

14 So I need to understand the waterway that's  
15 shown dashed in the packet that we have, that  
16 would be, I guess, maybe the next exhibit on  
17 your slides, your PowerPoint.

18 MR. BUCELO: Yes.

19 MR. PARDO: One more.

20 Okay. So when you look at this, after  
21 where it says, "Mixed-use," if you look at the  
22 Future Land Use Map and you look at the dashed  
23 line, the radius just touches the Mahi  
24 Waterway, correct?

25 MS. GARCIA: Well, on the south side of

1 that, where it abuts US-1, yes.

2 MR. PARDO: Right.

3 So my question is, looking at this from a  
4 Master -- from a Future Land Use and Zoning  
5 Map, adopting -- I guess this is a compromise  
6 with the County?

7 MS. GARCIA: Right.

8 MR. PARDO: Okay. So can you walk us  
9 through the compromise, on that particular  
10 section that abuts the single-family  
11 residential, going down the waterway?

12 MS. GARCIA: So, as you know, the County  
13 adopted the subzone. The subzone includes a  
14 thirty-foot setback when you're within a  
15 hundred feet of single-family.

16 MR. PARDO: The fifty feet.

17 MS. GARCIA: We're proposing fifty feet,  
18 yes. The County has thirty feet in their --

19 MR. PARDO: Thirty feet.

20 MS. GARCIA: -- subzone, right. We're  
21 proposing fifty feet. Yeah, fifty feet is our  
22 standard --

23 MR. PARDO: In other words, the width of a  
24 traditional single-home --

25 MS. GARCIA: Exactly, yes.

1           MR. PARDO: All right. So my question is,  
2           you know, what are the people that are  
3           immediately south, on the Mahi Waterway, going  
4           to be looking at from the closest single-family  
5           home, a fifty-foot buffer area, correct?

6           MS. GARCIA: The buffer area will be  
7           abutting their property.

8           MR. PARDO: Correct, for fifty feet.

9           MS. GARCIA: Right.

10          MR. PARDO: And, then, after fifty feet,  
11          what do they see or what can they see, based on  
12          the Land Use Map, in other words, height-wise?

13          MS. GARCIA: As far as height-wise, that  
14          would be the proposed.

15          MR. PARDO: Sure.

16          MS. GARCIA: So that would be what's  
17          determined today to be 120 feet.

18          MR. PARDO: I'm sorry, can you say that  
19          again?

20          MS. GARCIA: 120 feet.

21          MR. PARDO: So they have 50 feet of  
22          landscaping, and then 120 feet up?

23          MS. GARCIA: On the Caballero side. On the  
24          South Alhambra side, it would be 77 or 97 feet.

25          MR. PARDO: Okay. Is there any way --

1 MS. GARCIA: That would be medium density.  
2 That will be medium density.

3 MR. PARDO: You don't have a laser pointer?  
4 Okay. Thank you.

5 Show us the Alhambra side.

6 MS. GARCIA: So this is the Alhambra side  
7 along here, right.

8 MR. PARDO: That's 97 feet?

9 MS. GARCIA: This light blue is your medium  
10 density.

11 MR. PARDO: That's the buffer area?

12 MS. GARCIA: The buffer area would be the  
13 low density, for like here, the pinkish color.

14 MR. PARDO: That tiny little trip there,  
15 that's 50 feet at the scale?

16 MS. GARCIA: Right.

17 MR. PARDO: Okay. And, then, the lighter  
18 brown or tan or whatever?

19 MS. GARCIA: 97 feet.

20 MR. PARDO: 97 feet?

21 MS. GARCIA: Correct.

22 MR. PARDO: Okay. And, then, after that --

23 MS. GARCIA: The darker brown would be 120.

24 MR. PARDO: How many feet?

25 MS. GARCIA: 120.

1 MR. PARDO: 100?

2 MS. GARCIA: 120.

3 MR. PARDO: 120 feet?

4 MS. GARCIA: Yes.

5 MR. PARDO: Okay. And, then, it's the  
6 reverse, you have a buffer area there, which is  
7 a little bit larger than the fifty-foot?

8 MS. GARCIA: Correct.

9 MR. PARDO: That's on the South Alhambra  
10 side?

11 MS. GARCIA: This is Caballero -- yes,  
12 South Alhambra, again, it's just that -- sorry,  
13 that's 50 feet of the low density and then the  
14 medium density here and the 120.

15 MR. PARDO: Okay. And just so I  
16 understand, the County -- comparing that now  
17 with the County, can you walk us through  
18 exactly what you did now, instead of saying --  
19 for example, instead of 50 feet, it would be 30  
20 feet, you know, and then the heights, please.

21 MS. GARCIA: Yeah. Yeah. The County would  
22 be here, would be 30.

23 MR. PARDO: 30 feet.

24 MS. GARCIA: As well as here it would be 30  
25 feet.

1 MR. PARDO: Right.

2 MS. GARCIA: Other than that, they don't  
3 have a cap. It will just be 150, the highest  
4 building within a quarter mile, which is 150.

5 MR. PARDO: Would be 150 --

6 MS. GARCIA: Right.

7 MR. PARDO: -- instead of 97 feet.

8 MS. GARCIA: Right, and then 120.

9 MR. PARDO: And then 120.

10 MS. GARCIA: Right.

11 MR. PARDO: Through the Chair --

12 MR. BUCELO: Yes.

13 MR. PARDO: -- I need to take my time to  
14 understand this, to make sure we can compare it  
15 with the County option versus what the City has  
16 negotiated.

17 MR. BUCELO: Okay.

18 MR. SANABRIA: I have a small --

19 MR. BUCELO: Let him finish and then --

20 MR. PARDO: I'm sorry.

21 MR. BUCELO: Go ahead.

22 MR. PARDO: So on the back side -- on the  
23 back side, going up on the property that  
24 Ms. Russo described, okay, there you would also  
25 have 50 feet of the buffer -- landscaped buffer

1 abutting the back of the residential on the  
2 other side, correct?

3 MS. GARCIA: Along here?

4 MR. PARDO: Where it says, commercial  
5 low-rise --

6 MS. GARCIA: No, because that's not  
7 single-family. That's multi-family, the back.

8 MR. PARDO: Correct, but you would have a  
9 50-foot buffer there?

10 MS. GARCIA: No.

11 MR. PARDO: There's no buffer?

12 MS. GARCIA: Right. It's not abutting  
13 single-family. It's adjacent -- sorry, it's  
14 not abutting or adjacent to single-family.  
15 This right here is multi-family low density.

16 MR. PARDO: Right. So there's no buffer  
17 there?

18 MS. GARCIA: Correct.

19 MR. PARDO: Okay. And is there any buffer  
20 on the corner there, to the right, the furthest  
21 most --

22 MS. GARCIA: No, I'm sorry, it's because we  
23 haven't changed that. There is a rear setback  
24 along Madruga of 15 feet. Sorry.

25 MR. PARDO: Okay.

1 MS. GARCIA: It's not part of what's being  
2 changed today. It's already adopted.

3 MR. PARDO: Okay.

4 MS. GARCIA: So along here --

5 MR. PARDO: Along there --

6 MS. GARCIA: Along here, on Madruga, for  
7 these three properties here, there will be a  
8 fifteen-foot setback on the rear.

9 MR. PARDO: How much?

10 MS. GARCIA: Fifteen feet; one five.

11 MR. PARDO: Fifteen feet. And what is the  
12 height there?

13 MS. GARCIA: Also 120.

14 MR. PARDO: 120?

15 MS. GARCIA: Yes.

16 MR. PARDO: Okay. And if it was the  
17 County, there would be zero setback there?

18 MS. GARCIA: Correct.

19 MR. PARDO: And what about the height?  
20 150?

21 MS. GARCIA: Right. I say, 120, but they  
22 have the ability to provide more open space to  
23 be able to have the same at 150. 120 is the  
24 first, I guess, base height. If they provide  
25 more open space, an extra 10 percent open

1 space, then they can have an additional 30  
2 feet.

3 MR. PARDO: More open space. 10 percent?

4 MS. GARCIA: Yes, additional, beyond their  
5 base requirement. So for multi-family, the  
6 base requirement is 25 percent. They have to  
7 provide 35 percent open space.

8 MR. PARDO: Okay. Volumetrically, if you  
9 were applying the limits of what the City has  
10 negotiated, versus what the County would allow  
11 on the Rapid Transit use, have you done any  
12 calculations as far as what the square footage  
13 of this project would be?

14 MS. GARCIA: Square footage volumetrically  
15 or square footage as far as the ground floor?

16 MR. PARDO: Correct, volumetrically, as far  
17 as --

18 MS. GARCIA: Well, the County has no limit  
19 of FAR.

20 MR. PARDO: Right. Are we talking about  
21 300,000 square feet?

22 MS. GARCIA: I mean, it's hard to say.  
23 It's whatever you can fit within 150 feet.  
24 They have no FAR cap and they have no cap  
25 requirements. So they can fill that thirteen

1 stories with square footage.

2 MR. PARDO: Okay. So the reason I ask is  
3 because you're before us here asking for a --

4 MS. GARCIA: Amendment.

5 MR. PARDO: Right, for an amendment, and,  
6 then, you know, we're looking at a certain size  
7 of project that eventually will be built. So  
8 let's say, if it's, whatever, 300,000 square  
9 feet, and, then, if we would use the County's  
10 ordinance, then it could be 500,000 square  
11 feet.

12 So the reason I ask these questions is  
13 because, Caballero is a very, very small  
14 street, which already has impact from a  
15 tremendous amount of development that is there.  
16 South Alhambra doesn't have as much of an  
17 impact from traffic -- from additional traffic,  
18 because they're on the, let's say, leeward  
19 side, if you will.

20 So my question is, when you look at these  
21 changes of the Comp Plan, do you ever think  
22 about the possibility of requesting a wider  
23 right-of-way to be able to handle the traffic  
24 more? Do you ever consider the instalation of  
25 traffic signalization to be able to handle the

1 existing issue and then the future issue of  
2 that development?

3 MS. GARCIA: So the Comp Plan usually only  
4 delas with building height. So building  
5 height, we do take it into account, in a best  
6 case scenario, where we're not pinned into the  
7 corner like we are right now for this. We do  
8 take into account the width of the  
9 right-of-way.

10 As I'm sure you know, historically, George  
11 Merrick, allowed higher heights on those more  
12 civilian streets, because he wanted to create  
13 that nice outdoor room, with taller buildings  
14 on wider boulevards.

15 MR. PARDO: Correct.

16 MS. GARCIA: So typically we do. This is a  
17 unique condition that we're kind of being  
18 pinned in a corner.

19 MR. PARDO: No, I understand that, but what  
20 I'm saying is, right now there may be an  
21 opportunity to be able to widen that  
22 right-of-way, to be able to soften the impact  
23 of the additional square footage that's going  
24 in. I understand that we always say, well, you  
25 know, with rapid transit, the rapid transit

1 line is there, and it's going to cure all of  
2 these traffic issues. We know that it may not  
3 necessarily cure all of the traffic issues.

4 So I am asking that question, because that  
5 is part of the consideration of changing the  
6 Master Plan, which is the ceiling of what  
7 you're trying to do. So if you -- the ceiling  
8 is based on the infrastructure that we provide,  
9 and that infrastructure that we provide, one of  
10 the components is traffic.

11 I understand that US-1 is, you know, at a  
12 Level F, and I get that all day, but my  
13 question is, are we doing anything to try to  
14 alleviate the situation or is it just going to  
15 become just worse? So that's a first question.

16 So then the second question is, we already  
17 discussed heights, we discussed buffers, and  
18 then we discussed the difference between what  
19 the County has -- you know, has as part of  
20 their arsenal and what we've been able to  
21 negotiate as a City.

22 Were you part of the negotiations?

23 MS. GARCIA: Yes.

24 MR. PARDO: Okay. And the City Manager, I  
25 would think?

1 MS. GARCIA: Of course, yes.

2 MR. PARDO: Was there anyone else from the  
3 City, just the two of you negotiating with  
4 them?

5 MS. GARCIA: Legal.

6 MR. PARDO: I'm sorry?

7 MS. GARCIA: Legal, our City Attorney.

8 MR. PARDO: Right, from legal, okay.

9 So were any limitations or restrictions or?  
10 Conditions that are part of this particular  
11 plan, right, and, specifically, to protect the  
12 residents that already live around this area,  
13 could you share that with us?

14 MS. GARCIA: Sure. So, I mean, I think,  
15 they, the County, would want this to mimic what  
16 they are allowing right now tee for tee. As we  
17 all know, FAR is very important to kind of  
18 contain and keep our development in check. So  
19 that wasn't as much of a concern with the  
20 County.

21 But density, as you can see, was the same.  
22 We shared our concern as far as setbacks,  
23 especially on US-1, where we're requiring a  
24 twenty-foot setback, as well as along the  
25 frontage for multi-family and then abutting

1 single-family. That, we felt, was very  
2 important, to be able to retain and keep in the  
3 City, right, apart from any County development  
4 that wouldn't have those kinds of setbacks in  
5 the most important areas, along US-1, with all  
6 of the traffic, and along the frontage for  
7 multi-family.

8 MR. PARDO: How many units would they be  
9 allowed now with the Coral Gables plan, if you  
10 will, compared to the County plan? How many --

11 MS. GARCIA: The same density, 125 units an  
12 acre.

13 MR. PARDO: The same density.

14 MS. GARCIA: Right.

15 MR. PARDO: Right.

16 MS. GARCIA: So the same number of units.

17 MR. PARDO: So, number-wise, are we talking  
18 about, acres times 125 --

19 MS. GARCIA: We can check how many acres  
20 there is. I can't remember what the acreage  
21 is, off the top of my head, but we can check  
22 that.

23 MR. PARDO: Are we talking about, you know,  
24 600 units or 500 units? I know there's a  
25 difference between the one, and two and three

1 bedrooms, right?

2 MS. GARCIA: Yes. If you look at this --  
3 as soon as they went to the County, they would  
4 incorporate the entire property extent into the  
5 subzone of the County, whereas we're proposing  
6 to have those reliefs and buffers with the  
7 count of the low density next to duplex and  
8 single-family. So I think the calculation is  
9 actually less per Coral Gables than it is for  
10 the County.

11 MR. PARDO: And it's also a receiving site?

12 MS. GARCIA: For FAR, but that wouldn't  
13 translate to units.

14 MR. PARDO: Only FAR.

15 MS. GARCIA: Correct.

16 MR. PARDO: Right. And the amount of cars  
17 that would fit on here would be, again, not  
18 necessarily as the many required as normally,  
19 because of the mass transit that is available  
20 within the quarter of a mile?

21 MS. GARCIA: Correct. Yes. The County has  
22 no requirements for residential. We do have  
23 some requirements. We are reducing that  
24 substantially, but still there's less  
25 requirements, of course, with the County, with

1 the zero requirement.

2 MR. PARDO: And how much of a commercial  
3 component is there from a square footage  
4 standpoint?

5 MS. GARCIA: They have no minimum with the  
6 County. It's just two uses.

7 MR. PARDO: Two uses?

8 MS. GARCIA: Right. So what we're  
9 proposing is only multi-family.

10 MR. PARDO: That's what you're proposing?

11 MS. GARCIA: We're proposing all  
12 multi-family, but if they went to the County,  
13 they have to provide some kind of commercial  
14 use to meet their standards.

15 MR. PARDO: So it would be a very small  
16 component? Most of it would be residential?

17 MS. GARCIA: Right, I assume.

18 MR. PARDO: Okay.

19 MR. SANABRIA: Mr. Chairman, I would like  
20 to have some comments, too, if you don't mind  
21 to defer for a while. It's been rather --

22 MR. PARDO: I'm sorry, I was trying to be  
23 as thorough as possible.

24 (Simultaneous speaking.)

25 MR. BUCELO: I think you're asking all of

1 the questions.

2 MR. PARDO: I apologize for that. I would  
3 like to be able to come back --

4 MR. SANABRIA: Thank you. I know. That's  
5 okay.

6 MR. BUCELO: Mr. Sanabria, please.

7 MR. SANABRIA: Yes. I have a question,  
8 Attorney, Craig. When we make a motion, is it  
9 going to be separate per E-3 and E-4 or is it  
10 going to be --

11 MR. COLLER: Yes, and the voting  
12 requirements are different, too. So the  
13 Comprehensive Plan item, there needs to be a  
14 minimum of four, I think --

15 MS. GARCIA: Yeah.

16 MR. COLLER: -- and if it's less than four  
17 in favor, then it's deemed denied, but then it  
18 goes on to the Board. You'll recall, maybe  
19 some of you were here -- actually, I don't know  
20 if any of you were here, but we changed the  
21 Code, so we wanted to make sure that this  
22 Board's determination, even if it's a tie vote,  
23 would be deemed a denial. So it moves on to  
24 the City Commission with a recommendation of  
25 denial, if that should be the case.

1 MR. SANABRIA: My question is --

2 MR. COLLER: And then the second item would  
3 be separately voted. Again, then, if it's a  
4 tie vote, it goes with -- as a zoning item, it  
5 goes as no recommendation.

6 MR. SANABRIA: Okay.

7 MR. COLLER: Or potentially a  
8 recommendation of denial, if it --

9 MR. SANABRIA: Okay. Now, again --

10 MR. COLLER: Yes.

11 MR. SANABRIA: -- the question that I pose  
12 before you is this, there's two items, Item E-3  
13 and Item E-4.

14 MR. COLLER: Yes.

15 MR. SANABRIA: So my question to you  
16 specifically regarding a motion is, can those  
17 two items be lumped together on a motion to  
18 approve or they have to be separate, each one?

19 MR. COLLER: No, it has to be a separate  
20 motion, motion on E-3 and then a motion on E-4.

21 MR. SANABRIA: Okay. Now, another thing,  
22 for Staff recommendation and for everybody here  
23 to know, as far as disclosure is concern, I see  
24 the property owner consent letters as an  
25 attachment, but there is no property owner's

1 name. It's the attorney for the property  
2 owner. And I would like this to be, in the  
3 future, clarified, so we know the actual name  
4 of the property owner or the company.

5 So to avoid any kind of conflicts that we  
6 don't know we may have, that's one of the  
7 potential issues that could simply be fixed.  
8 So, please, in the future, when you request a  
9 property owner consent letter, have the owner's  
10 name in the printed letter, even though the  
11 attorney can still send the letter, but he has  
12 to identify the property owners, okay?

13 MS. GARCIA: Okay.

14 MR. SANABRIA: That's it.

15 MR. COLLIER: That's fine, but in this case,  
16 I did review the letter. The attorney is  
17 well-known to the City, represented that he was  
18 the -- represented the owner of the property,  
19 but we can certainly ask him to include their  
20 name.

21 MR. SANABRIA: We need to have it. Not ask  
22 him -- Mr. Collier, I differ with you and I'm  
23 allowed to speak as well -- I differ with you.  
24 We don't need to ask him to put it in. We need  
25 to have that name available, in case there's a

1 conflict. It could be somebody that some of us  
2 may have done business with. So it's a very  
3 clear cut requirement --

4 MR. COLLER: Well, that's a good point.

5 MR. SANABRIA: -- that from now on, when  
6 you have a property owner consent letter, it's  
7 fine that the attorney signs it on behalf of  
8 the owner, but we need to have the name of the  
9 actual owner and company, et cetera, not an  
10 LLC. That's it. Thank you, sir.

11 MR. COLLER: Very fair.

12 MR. BUCELO: Ignacio.

13 MR. ALVAREZ: Thank you, Chair, .

14 I remember, at my first meeting, this issue  
15 came up and we took our rulers and we were  
16 arguing -- I think I brought up the question,  
17 okay, ends at Caballero, that's it, right?

18 And, now, because it touches a little bit  
19 of the land on the corner of Caballero, that  
20 whole piece is now covered in the RTZ or is it  
21 that they're going to RTZ to add that piece,  
22 because if I recall my first meeting, it ended  
23 at Caballero?

24 MS. GARCIA: Right. So this is a proposal  
25 to amend the boundary to include that property.

1           MR. ALVAREZ: For the County? In the  
2 County?

3           MS. GARCIA: Well, the County right now is  
4 talking with the property owner. We're trying  
5 to get ahead of that, by amending them to our  
6 RTZ.

7           MR. ALVAREZ: And when you negotiated with  
8 the County, was the property owner part of  
9 those negotiations?

10          MS. GARCIA: Yes.

11          MR. ALVAREZ: So he's on board with these  
12 changes?

13          MS. GARCIA: Yes. He has a consent letter.

14          MR. ALVAREZ: Okay. So let me ask you this  
15 question, does the Live Local Act also apply to  
16 this property? They can do pretty much -- make  
17 a deal with us or go Live Local and build a  
18 monster or go with County RTZ and build -- and  
19 be worse?

20          MS. GARCIA: Right. So the property right  
21 now, most of it is zoned MX1, which would allow  
22 for a Live Local application to apply there.  
23 Once they're zoned to be MF4 and MF2, that  
24 would no longer today meet the qualifications  
25 for a Live Local Act application.

1           MR. ALVAREZ: So, basically, the decision  
2 for the Board is, take this or else we're going  
3 to look at the pictures on the left?

4           MR. PARDO: Mr. Chair --

5           MR. BUCELO: By all means.

6           MR. PARDO: One of the things during that  
7 first meeting was that the County version -- in  
8 other words, the County version was there, but  
9 it was not disclosed to the Board Members at  
10 that time.

11          MR. ALVAREZ: Your first meeting. I'm  
12 taking about my first meeting.

13          MR. PARDO: No, I'm talking about the first  
14 meeting on this.

15                 In this case now, I think we all clearly  
16 know that we have Live Local at the State  
17 level --

18          MR. ALVAREZ: Right.

19          MR. PARDO: -- the County component, and  
20 then now the City negotiated one. So you're  
21 correct, but the difference is that now it's  
22 been delineated very carefully, and I'm -- I  
23 had the same issue. That's why I asked -- the  
24 first question was the radius component,  
25 whether if it's just touching. It's not

1 written that way. It's written basically where  
2 the 1,500 --

3 MR. ALVAREZ: Right, but now they're saying  
4 that they went back to amend the RTZ.

5 MR. PARDO: Because I think it's more -- in  
6 that particular project, it's more going from  
7 this City one to Live Local. Is that correct?

8 MS. GARCIA: I'm not following that.

9 MR. PARDO: In other words, the one on  
10 Caballero --

11 MS. GARCIA: Uh-huh.

12 MR. PARDO: -- the difference there is that  
13 getting that particular property owner onboard,  
14 where he's barely, you know, right there, is  
15 that he could still exercise Live Local.

16 MS. GARCIA: Sure. Of course, yeah.

17 MR. PARDO: But Live Local has the  
18 double-edge sword that you would have to have  
19 affordability, as a major component, of forty  
20 percent of the units.

21 MS. GARCIA: Yes. You have to comply with  
22 all of the --

23 MR. ALVAREZ: But he's able to build much  
24 bigger.

25 MR. PARDO: Without a doubt. Without a

1 doubt.

2 MR. ALVAREZ: So, basically, it's take this  
3 or else.

4 MR. PARDO: Yeah.

5 MR. BUCELO: Mr. Menendez.

6 MR. MENENDEZ: So I think we've touched on  
7 a lot of concerns here, all very valid. I  
8 share all the same concerns that Mr. Pardo and  
9 Mr. Sanabria and Mr. Alvarez. More so on what  
10 Mr. Alvarez was saying and what I was going to  
11 talk about was, when we were trying to figure  
12 out in that meeting how far, you know, the RTZ  
13 would stretch, I remember that, on the other  
14 side, on, I guess, the South Alhambra side of  
15 the Mahi Canal, it seemed like it maybe touched  
16 a point. I don't even know if it got there.  
17 But now we're asked to encompass it in our  
18 Overlay.

19 My concern is -- and I know that the  
20 developer's going to the County and asking for  
21 for an extension of the RTZ. Are there any  
22 guardrails to stop these extensions to the  
23 RTZs? Like that's what I'm -- I mean, that's  
24 what I'm concerned about, right, because, you  
25 know --

1 MR. ALVAREZ: That was my same question.

2 MR. MENENDEZ: Right. Sure, we can do this  
3 one, and, then, you know, across the street,  
4 there's, you know, more commercial property,  
5 and then they're -- we're just going to have to  
6 keep expanding the overlay, until all of US-1  
7 in Coral Gables is RTZ Overlay -- Coral Gables  
8 RTZ Overlay. So that's my one big concern.

9 I guess my question is, Number One, does  
10 the owner of the property on the Caballero side  
11 own the property on the south Alhambra side?  
12 Is it all one lot?

13 MS. GARCIA: Yes. It's one folio.

14 MR. MENENDEZ: All right. But half of the  
15 folio falls into the RTZ and the other half  
16 doesn't. So I guess my question is, if I have  
17 one square meter in the RTZ, and I have a  
18 thousand square meters out, does that like --  
19 just because one square meter of my property is  
20 in the RTZ, and it's one folio, now the whole  
21 thing is RTZ?

22 MS. GARCIA: From my understanding, they  
23 don't require that the entire property be  
24 within a quarter mile.

25 MR. MENENDEZ: So long as a piece of it --

1 MS. GARCIA: Right, and for that reason,  
2 that's why they have a range within their CDMP,  
3 the County -- their Comprehensive Plan at the  
4 County, and they have a range.

5 MR. MENENDEZ: Which is 50 --

6 MS. GARCIA: Which is a little less than a  
7 quarter, a little more than a quarter mile.

8 MR. PARDO: But the difference is, it goes  
9 back to Live Local.

10 MR. MENENDEZ: Right.

11 MR. PARDO: Forget about the County.

12 MR. MENENDEZ: I agree. I agree, and I  
13 think Live Local -- look, I live in this area,  
14 and --

15 MR. BUCELO: It's hard to develop Live  
16 Local.

17 MR. MENENDEZ: Right. I think it's -- just  
18 given the property values here, it's hard to  
19 develop Live Local, because of the  
20 affordability, the 40 percent affordable  
21 housing. You can't get the money, you know,  
22 unless they raise the amount that the developer  
23 can charge per doors. So that's the only way  
24 that Live Local really becomes a little bit  
25 more attractive to developers here in Coral

1 Gables.

2 MR. ALVAREZ: But the possibility is there.

3 MR. MENENDEZ: But the possibility is there  
4 and I get it. My biggest concern is, one  
5 dispensation this time, and then it's another  
6 time, and then it's another time, and then, you  
7 know, the RTZ Coral Gables Overlay is to 57th  
8 Avenue, right, and it all started at Denny's,  
9 so to speak. So I guess there's not much we  
10 can do now. That's my biggest concern.

11 You know, I know that the residents have  
12 come out and some are against and some are for,  
13 but, again, my biggest concern is just that  
14 expanding, you know.

15 MS. GARCIA: Right.

16 MR. MENENDEZ: We do it this time, and then  
17 it's the next time, and then it's the next  
18 time.

19 MR. ALVAREZ: Where is the Denny's?

20 MS. GARCIA: It becomes multi-family. If  
21 there's any consolation --

22 MR. MENENDEZ: I guess, it's in front of  
23 Ponce.

24 MR. ALVAREZ: You've got UPS, you've got  
25 restaurants.

1           MR. MENENDEZ: That's all covered by our  
2 overlay, correct?

3           MS. GARCIA: Right.

4           MR. MENENDEZ: That's all covered, and then  
5 you've got Ponce, and then you get to single --  
6 right. So I'm not so concerned going to the  
7 north, but to the south, you know, it's a  
8 commercial district, and what are we doing like  
9 to safeguard from that?

10           Because, again, I get it, this one seems  
11 logical, because half the property is in the  
12 overlay and half of it isn't. It's not that  
13 big of a dispensation, even though there are  
14 single-family homes, like Mr. Pardo was saying,  
15 you know, on the leeward side of South  
16 Alhambra, let's call it, that are going to be  
17 less affected as opposed to the Caballero side,  
18 which is already affected by the other project  
19 that's there.

20           So, again, that's my one concern about just  
21 this overlay expanding beyond what we've  
22 approved -- what we approved this year and last  
23 year.

24           MS. GARCIA: Well, a couple of things, just  
25 to be clear. We're not allowing a property to

1 take advantage of the overlay without including  
2 their entire property within the overlay  
3 district. A quarter mile is just the rule of  
4 thumb for walkability.

5 MR. MENENDEZ: Got you.

6 MS. GARCIA: For a five-minute walk.  
7 That's where the quarter mile comes from and  
8 that's probably why in the County CBMP, they  
9 have a range, actually, on feet and not in  
10 quarter mile, and I think the Board probably  
11 should expect some expansions of the RTZ in the  
12 future, in the next twenty something years,  
13 right.

14 Things change. South Miami is growing  
15 intensely. We may need to look at that part of  
16 Coral Gables, to make sure it's not going to be  
17 incorporated into something that we can't have  
18 control over.

19 MR. MENENDEZ: Got you.

20 MR. COLLIER: I just wanted to point out  
21 that the County has, from time to time, added  
22 property with other RTZs, and the process is,  
23 the property owner requests a Commissioner, and  
24 the Commissioner sponsors an ordinance, and the  
25 ordinance goes to public hearing, and citizens

1 have the right to speak at those hearings  
2 and -- speak either in favor or objection, and  
3 that's the process from the County.

4 So, unfortunately, we don't have quite the  
5 control that we would like to have. It's  
6 really up to the citizens to register their  
7 concern.

8 MR. MENENDEZ: Yeah. I understand, and I  
9 think that that was the issue that we ran into  
10 last July, when the citizens came here, given  
11 the -- when -- you know, when this was first  
12 proposed, and I think that the miscommunication  
13 was that this was the wrong forum, that this  
14 was already beyond our control, that the  
15 developer -- it was, I guess, on the previous  
16 project, on The Mark, that, you know, this was  
17 out of our control, and at that point, they  
18 were dealing with the County, but yet the  
19 citizens -- the residents in Coral Gables  
20 expected Coral Gables to do something about it,  
21 and at that point, there was kind of a  
22 miscommunication, which is why I think the  
23 Board wanted to adopt this overlay, but --  
24 yeah. I mean --

25 MR. COLLIER: I want to make one other

1 comment.

2 The application is, actually, by the City  
3 on this. The letter that we received from the  
4 attorney was a concern that I expressed,  
5 because the department viewed this as actually  
6 more of a restriction on that property, and in  
7 an abundance of caution, we wanted to make sure  
8 that that property owner was consenting to what  
9 the City wanted to do. So that's why that  
10 letter appeared, for the record, because we  
11 didn't want to do -- we wanted to make sure, if  
12 we were doing that, we didn't have somebody  
13 come out and say, "Wait a minute, you're  
14 making -- you're taking away zoning rights from  
15 us."

16 MR. MENENDEZ: Right.

17 MR. COLLER: So that's how that letter  
18 started in the first place. They're not an  
19 applicant. They're not seeking to do this.  
20 This is something that the City is doing,  
21 really, to try to protect us somewhat. So I  
22 just want to explain what that original  
23 rationale was for that letter, which is a  
24 little unusual. You don't typically see that.

25 MR. PARDO: Mr. Coller, based on what you

1 just said and based on your experience in  
2 zoning, years, were you part of this  
3 negotiating team?

4 MR. COLLER: I believe there were other  
5 people that were part of the negotiating team  
6 that were involved. I will say that, this is a  
7 great thing, I'm hoping, for the City, that we  
8 provide an alternative and that we make it  
9 attractive for the applicants, so that we get  
10 some kind of control.

11 There's no guarantee, obviously, but I  
12 think the City is trying to make it attractive  
13 enough for the developer, saying, hey, you  
14 know, it's a lot easier to have hearings here  
15 than at the County. So we can -- we have more  
16 flexibility, as far as the timing, and things  
17 of that nature. So we're trying to provide  
18 something to encourage them, come to the City.

19 And, of course, with regard to neighbors, I  
20 think they're better off having all of the  
21 elected representatives actually be within  
22 their area, where, as you know, before the  
23 County Commission, there's only one  
24 Commissioner that represents that district,  
25 whereas in the City, all of the Commissioners

1 are --

2 MR. MENENDEZ: I have one follow-up.

3 Sorry.

4 As far as like the -- if there's a gap  
5 between a property in the RTZ, let's say --  
6 again, if the side of the lot on Caballero is  
7 in the RTZ and the other side isn't, right,  
8 once you're outside of the RTZ, you're outside  
9 of the RTZ? Is that fair to say?

10 MS. GARCIA: For the County subzone, from  
11 my understanding in talking with the County --

12 MR. MENENDEZ: Yes, with the County.

13 MS. GARCIA: -- if it happens to be in the  
14 RTZ radius, that they'll incorporated the  
15 entire property, even though it's straddling  
16 the quarter mile.

17 MR. PARDO: I beg to differ, for one  
18 reason, and that is that, for example, there's  
19 spacing restrictions that exist in the County,  
20 let's say, fifteen hundred feet, but it says to  
21 the building, specifically to the building, not  
22 if you -- you have to touch the property.

23 It's a very defined separation between  
24 those points, but, still, I don't think that's  
25 what the argument tonight is about. This is a

1 game of chicken, and this is a game of chicken  
2 of, what do you want it to be, and right now  
3 the 800 pound gorilla on the other property is  
4 not the rapid transit component of it, it's the  
5 Live Local Act.

6 Now, there are negatives to the Live Local  
7 Act, and that is that there's a perception that  
8 if you're trying to build apartments that are  
9 very exclusive, et cetera, forty percent of  
10 them have to have a certain -- so that investor  
11 will have to take it on the chin for thirty  
12 years, and, then, after thirty years, then they  
13 can market it any way they want.

14 So not only do you have to meet the revenue  
15 amounts for the limitation of that rent, but  
16 when you're in areas such as Coral Gables, it's  
17 extremely high, but it's still very hard to  
18 justify, compared to, you know, higher end type  
19 of things. So that's the negative.

20 The key question here is, is this the best  
21 deal we can get, basically, for that?

22 MR. COLLIER: See, I thought the 800 pound  
23 gorilla you were referencing was the County.

24 MR. MENENDEZ: Right.

25 MR. PARDO: Correct, because I think, at

1 the end of the day, you know, what you're  
2 looking at is to try to mitigate the impact on  
3 the residential areas. I think that ship has  
4 sailed, in many respects, as far as traffic and  
5 congestion and that type of thing. None of  
6 them are positives.

7 MR. ALVAREZ: So there's no planned  
8 development right now? This is just to get  
9 ahead of it? Did I understand you --

10 MR. BUCELO: Yeah, being proactive, I  
11 think, at this point.

12 MR. MENENDEZ: Yes.

13 MR. PARDO: Right.

14 MR. MENENDEZ: So when there is a  
15 development --

16 MR. BUCELO: They have an option to come  
17 with the City, instead of going to the County.

18 MR. MENENDEZ: And we'll have to go through  
19 this whole thing again,

20 MR. PARDO: And the positive is, what  
21 you're trying to do is say, okay, you could go  
22 Live Local and build this, but you're going to  
23 be building forty percent for lower. So there  
24 is an incentive there.

25 MR. BUCELO: Or the same thing, where you

1 can come with us, and deal with us, instead of  
2 having to deal with the County.

3 MR. MENENDEZ: I have one question, I  
4 guess. How many Live Local buildings are in  
5 Coral Gables?

6 MR. COLLER: How many --

7 MR. MENENDEZ: Live Local -- how many  
8 buildings have --

9 MR. BUCELO: Zero.

10 MR. COLLER: Jennifer, I don't think  
11 there's been a Live Local application within  
12 the City of Coral Gables yet? Have you seen  
13 one?

14 MR. BUCELO: Oh, there's one on Eighth  
15 Street, correct.

16 MR. COLLER: There is one, on Eighth  
17 Street, right. Yes.

18 MR. MENENDEZ: Eighth Street and --

19 MR. BUCELO: And Ponce.

20 MR. PARDO: And Galiano.

21 MR. BUCELO: Yeah.

22 MS. GARCIA: Yeah, between Ponce and  
23 Galiano.

24 MR. MENENDEZ: Okay. And that's the only  
25 one?

1 MS. GARCIA: Correct.

2 MR. SANABRIA: Mr. Chairman?

3 MR. BUCELO: Yes.

4 MR. SANABRIA: Thank you.

5 One thing that we have not mentioned yet,  
6 even though we have mentioned a lot of very  
7 valuable information, is that we have  
8 jurisdiction over the Mahi Canal, as the City's  
9 purview. Would you confirm that, Jennifer?

10 MS. GARCIA: Yes, we do.

11 MR. SANABRIA: Okay. That's an important  
12 factor in the influencing of this development,  
13 for everybody to know, that is a little bit of  
14 a leverage on this.

15 Now, darned if you do, darned if you don't.  
16 If we don't do anything and let the County RTZ  
17 take over, which it can and it will, because I  
18 have worked, like I said before, disclosed, on  
19 three other RTZ properties outside of the City  
20 of Coral Gables. Even now, as I speak to you,  
21 I'm still working the final details on one.

22 And I can tell you, the County likes to  
23 have total control of these developments, total  
24 control. They don't want to give anything away  
25 to any city. So we're lucky that we are at

1 this stage where we are. It may not be a  
2 perfect baby, but it's our baby, in the sense  
3 that we have some jurisdiction on the Mahi  
4 Canal, and we should approve this, so we can go  
5 forward.

6 If we don't do anything and complain about  
7 density, complain about traffic, complain about  
8 this, complain about that, we're going to be  
9 powerless to do anything, because the County  
10 overrules our situation, because of the RTZ  
11 1,500 feet diameter.

12 So I'd like to move forward with this as  
13 being a viable option, an alternative, even  
14 though it's not to everybody's best taste, but  
15 it's the best that we can do.

16 So when you're ready, Mr. Chairman --

17 MR. BUCELO: Any more Board discussion?

18 MR. PARDO: I have another point.

19 The site plan approval process, Jennifer,  
20 how much influence can there be on the site  
21 plan approval process, specifically to create  
22 more of a buffer at site plan approval, and  
23 making sure that, you know, certain components  
24 of the site plan will try to mitigate the  
25 negative impact from the building itself or the

1 buildings themselves?

2 MS. GARCIA: So the site plan approval is  
3 going to be a public hearing, unlike the  
4 County. The County doesn't require a public  
5 hearing for the site plan approvals for these  
6 kinds of project. But this will go straight to  
7 Commission, from Staff to Commission, at a  
8 public hearing, with mailed notice to the  
9 neighbors, who can come in and weigh in on  
10 their concerns and their opinions, and be able  
11 to be heard by the Commission.

12 MR. PARDO: So that goes back to what  
13 Mr. Sanabria was saying, as far as being able  
14 to --

15 MR. SANABRIA: Has the purview --

16 MR. PARDO: Exactly, which includes all  
17 sorts of things, including the Mahi Canal.

18 MR. SANABRIA: Yes, sir. That's correct.

19 MR. PARDO: Mr. Chair, can we have a  
20 five-minute break?

21 MR. BUCELO: Absolutely.

22 MR. SANABRIA: Can we just make a motion  
23 now, please?

24 MR. MENENDEZ: I'll move to approve.

25 MR. SANABRIA: I move to approve.

1 MR. MENENDEZ: I moved to approve.

2 MR. SANABRIA: No, I moved it before you  
3 moved it.

4 (Simmultaneous speaking.)

5 MR. COLLER: We need a motion to approve on  
6 E-3, in accordance with the department  
7 recommendations.

8 MR. MENENDEZ: I make --

9 MR. SANABRIA: We make a co-motion to  
10 approve. Stop jumping the gun, okay, Nelson.  
11 Let's all do the proper thing here, thank you.

12 MR. BUCELO: We have a motion and a second.

13 MR. SANABRIA: Thank you. No, no, he can  
14 co-motion.

15 MR. BUCELO: We need a second.

16 MR. ALVAREZ: I second.

17 MR. BUCELO: There we go. Mr. Alvarez  
18 seconds.

19 MR. SANABRIA: On E-3, as per the City's  
20 recommendation.

21 MR. PARDO: Discussion.

22 MR. BUCELO: Discussion, yes.

23 MR. PARDO: Discussion.

24 I asked about the amount of units.

25 MS. GARCIA: Yes. I have that. Thank you.

1 So with the County RTZ, they would apply the  
2 same regulations for the entire property, which  
3 is 4.8 acres, at 125 units an acre, would be  
4 600 units. The whole property had the same  
5 zoning regulations.

6 MR. PARDO: That's including the projects  
7 that have already been developed?

8 MS. GARCIA: No. No. That's just for the  
9 amendment that we're doing today, right, along  
10 Caballero and South Alhambra.

11 MR. PARDO: 600.

12 MS. GARCIA: With the City's kind of a tier  
13 effect of the higher intensity and density  
14 being toward US-1 and then transitioning down  
15 as you go south, to single-family, duplex, it  
16 would total up to be 300 and -- sorry, 537,  
17 more or less, units per acre -- sorry, units  
18 total. Units total.

19 MR. PARDO: I got a little confused. Six,  
20 what?

21 MS. GARCIA: 600 units with the RTZ, and  
22 then 537 units with the City, because of the  
23 change in the density as it tiers down.

24 MR. PARDO: Okay. So you're looking at  
25 about a 15 percent reduction in units.

1 MR. BUCELO: Any other comments?

2 MR. PARDO: That's it.

3 MR. SANABRIA: We have a motion.

4 MR. BUCELO: Call the roll, please.

5 THE SECRETARY: For E-1 (sic), we have a  
6 motion made by Mr. Sanabria, second by Mr.  
7 Menendez, is that correct?

8 MR. MENENDEZ: No, Mr. Alvarez.

9 THE SECRETARY: Mr. Alvarez, sorry.  
10 Okay. Ignacio Alvarez?

11 MR. ALVAREZ: Yes.

12 THE SECRETARY: Alex Bucelo?

13 MR. BUCELO: Yes.

14 THE SECRETARY: Nestor Menendez?

15 MR. MENENDEZ: Yes.

16 THE SECRETARY: Felix Pardo?

17 MR. PARDO: Yes.

18 THE SECRETARY: Gonzalo Sanabria?

19 MR. SANABRIA: Yes.

20 MR. ALVAREZ: Now we've got E-4.

21 MR. BUCELO: Do we have a motion on E-4?

22 THE SECRETARY: It's 5.

23 MR. BUCELO: I mean, E-5, I apologize. Is  
24 it 4 or 5?

25 MR. ALVAREZ: Motion to move.

1 MR. MENENDEZ: Second.

2 MR. COLLER: Oh, wait a minute. I made a  
3 mistake. I said E-3. It was E-4 that that  
4 motion was, right?

5 MR. SANABRIA: Correct.

6 MR. SANABRIA: It's E-3 and E-4 are the  
7 ones that we're voting on. E-5 is another  
8 one -- I'm right.

9 MR. COLLER: Right, E-3 and E-4. That was  
10 correct.

11 MR. BUCELO: We voted on E-3.

12 MR. SANABRIA: I'm right.

13 MR. COLLER: We voted on E-3.

14 MR. BUCELO: So we have a motion on E-4.

15 MR. COLLER: This is E-4.

16 MR. MENENDEZ: I second the motion.

17 MR. COLLER: My confusion, sorry.

18 THE SECRETARY: I'm sorry, who made the  
19 motion for E-4?

20 MR. BUCELO: Mr. Alvarez made the motion,  
21 and Menendez seconded.

22 Any final comments?

23 Jill, call the roll, please.

24 THE SECRETARY: Nestor Menendez?

25 MR. MENENDEZ: Yes.

1 THE SECRETARY: Felix Pardo?

2 MR. PARDO: Yes.

3 THE SECRETARY: Gonzalo Sanabria?

4 MR. SANABRIA: Yes.

5 THE SECRETARY: Ignacio Alvarez?

6 MR. ALVAREZ: Yes.

7 THE SECRETARY: Alex Bucelo?

8 MR. BUCELO: Yes.

9 MR. COLLER: Done in accordance with  
10 Department recommendations, correct, on that  
11 item?

12 MR. BUCELO: Correct.

13 MR. PARDO: Correct.

14 MR. MENENDEZ: Yes.

15 MR. ALVAREZ: Yes.

16 MR. SANABRIA: Mr. Chairman, whenever we're  
17 ready.

18 MR. BUCELO: I think we have --

19 MR. SANABRIA: We have the discussion item  
20 when that comes up, let me know.

21 MR. BUCELO: Discussion items --

22 MR. ALVAREZ: No discussion items.

23 MR. BUCELO: There's no discussion items.

24 MR. SANABRIA: Mr. Chairman, on discussion  
25 item, I'd like the Board Staff and the attorney

1 to clarify and specify when is the next  
2 election for Chair and Vice Chair. At the next  
3 meeting, I'd like to have the information  
4 clarified for all of our sakes of information.

5 MR. BUCELO: I think we also have a Board  
6 Member that needs to go to the rest room, so  
7 either we adjourn or we --

8 MR. ALVAREZ: Motion to adjourn.

9 MR. MENENDEZ: Second.

10 MR. BUCELO: All in favor?

11 (Board Members voted aye.)

12 (Thereupon, the Board Meeting was adjourned at  
13 8:05 p.m.)

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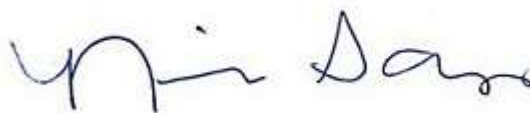
STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 23rd day of February, 2026.



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NIEVES SANCHEZ