

1 CITY OF CORAL GABLES CITY OF CORAL GABLES
 2 LOCAL PLANNING AGENCY (PLANNING DEPARTMENT
 3 PLANNING AND ZONING BOARD MEETING
 4 VERBATIM TRANSCRIPT
 5 CORAL GABLES CITY HALL 2014 FEB 18 AM 9:00
 6 405 BILTMORE WAY, COMMISSION CHAMBERS
 7 CORAL GABLES, FLORIDA
 8 WEDNESDAY, FEBRUARY 12, 2014, COMMENCING AT 6:04 P.M.
 9
 10 Board Members Present:
 11 Eibi Aizenstat, Chairperson
 12 Marshall Bellin
 13 Anthony Bello
 14 Jeffrey Flanagan, Vice-Chairperson
 15 Julio Grabiell
 16 Maria Alberro Menendez
 17 Alberto Perez
 18
 19 City Staff and Consultants:
 20 Ramon Trias, Planning & Zoning Director
 21 Walter Carlson, Assistant City Planner
 22 Scot Bolyard, Principal Planner
 23 Jill Menendez, Planning Administrative Assistant
 24 Craig E. Leen, City Attorney
 25 Charles Wu, Assistant Development Services Director
 26 Dona Spain, Historic Preservation Officer
 27 William Miner, Building Director
 28 Yamilet Senespleda, City Engineer
 29
 30 Susan Lanelle Trevarthen, Esq., Consultant
 31 Weiss Serota Helfman Pastoriza Cole & Boniske
 32 Vivian Caridad de las Cuevas-Díaz, Esq., Consultant
 33 Holland & Knight
 34 Tim Plummer, Traffic consultant
 35

1 THEREUPON:
 2 The following proceedings were had:
 3 CHAIRMAN AIZENSTAT: Okay, I think we're
 4 ready to get started, if everybody's okay.
 5 Call the roll, please.
 6 MS. MENENDEZ: Marshall Bellin?
 7 MR. BELLIN: Here.
 8 MS. MENENDEZ: Anthony Bello?
 9 MR. BELLO: Here.
 10 MS. MENENDEZ: Jeff Flanagan?
 11 MR. FLANAGAN: Here.
 12 MS. MENENDEZ: Julio Grabiell?
 13 MR. GRABIEL: Here.
 14 MS. MENENDEZ: Maria Menendez?
 15 Alberto Perez?
 16 Eibi Aizenstat?
 17 CHAIRMAN AIZENSTAT: Here.
 18 The next item on the agenda is approval of
 19 the minutes. Is there a motion?
 20 MR. FLANAGAN: So moved.
 21 MR. GRABIEL: Second.
 22 CHAIRMAN AIZENSTAT: Second. Any
 23 discussion?
 24 Call the roll, please.
 25 MS. MENENDEZ: Anthony Bello?

1 Others Participating in Proceedings:
 2
 3 On 2020 Salzedo Street:
 4 Zeke Guilford, Esq.
 5 Armando Codina
 6 Lawrence S. Cohan, AIA, of BC Architects
 7
 8 Public Speakers on 2020 Salzedo Street:
 9 Luis A. Falcon
 10 Kalle Petrick
 11
 12 On Temple Judea:
 13 Zeke Guilford, Esq.
 14 Raul Rodriguez, AIA
 15
 16 Public Speakers on Temple Judea:
 17 Joe Greenberg
 18
 19
 20
 21
 22
 23
 24
 25

1 MR. BELLO: I shouldn't vote.
 2 CHAIRMAN AIZENSTAT: He -- Craig?
 3 MR. LEEN: Yes.
 4 CHAIRMAN AIZENSTAT: Mr. Bello is a new
 5 member on the Board.
 6 MR. LEEN: Yes.
 7 CHAIRMAN AIZENSTAT: Since he was not here,
 8 how should -- What would you say about his vote
 9 on the minutes?
 10 MR. LEEN: Say that again, I'm sorry?
 11 CHAIRMAN AIZENSTAT: Since Mr. Bello is a
 12 new Board member and was not here for the
 13 last --
 14 MR. LEEN: Yes, he can vote on the minutes.
 15 In fact, you're required to vote on the
 16 minutes. If you have a reason to believe that
 17 the minutes are not correct, you should vote
 18 no, but otherwise, you just vote yes.
 19 MR. BELLO: Yes.
 20 MS. MENENDEZ: Jeff Flanagan?
 21 MR. FLANAGAN: Yes.
 22 MS. MENENDEZ: Julio Grabiell?
 23 MR. GRABIEL: Yes.
 24 MS. MENENDEZ: Marshall Bellin?
 25 MR. BELLIN: Yes.

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1 MS. MENENDEZ: Eibi Aizenstat?
2 CHAIRMAN AIZENSTAT: Yes.
3 I'd like to take a moment and welcome
4 Mr. Anthony Bello, who's a new Board member.
5 This is your first meeting, and if you
6 don't mind, if you'd just take a few minutes
7 and just tell us a little bit about yourself,
8 to the Board, that would great, and to the
9 audience.
10 MR. BELLO: Thank you, Mr. Chairman.
11 Tony Bello, a long-time resident of Coral
12 Gables. Last service was on the Board of
13 Adjustment, and nominated by Albert Perez and
14 approved by the Board at their January meeting,
15 and I look forward to serving.
16 Thank you, Mr. Chairman.
17 CHAIRMAN AIZENSTAT: Thank you.
18 If there are any people that are going to
19 be speaking, I would ask if they would stand up
20 to take an oath.
21 (Thereupon, all who were to speak were duly
22 sworn by the court reporter.)
23 CHAIRMAN AIZENSTAT: Thank you.
24 The first item which is on the agenda --
25 Actually, Mr. Leen?

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1 MR. LEEN: Yes.
2 CHAIRMAN AIZENSTAT: Do you want to do --
3 For the first item that's on the agenda, Item
4 Number 5 and Number 6 should be done together?
5 MR. LEEN: Yes.
6 CHAIRMAN AIZENSTAT: The TDR transfers,
7 also?
8 MR. LEEN: What I'd recommend is to do the
9 public hearing together on them, but to have
10 separate votes.
11 CHAIRMAN AIZENSTAT: But have separate
12 votes, okay.
13 The first item is a Resolution of the City
14 Commission of Coral Gables, Florida, requesting
15 a mixed-use site plan review pursuant to Zoning
16 Code Article 4, "Zoning Districts," Division 2,
17 "Overlay and Special Purpose Districts,"
18 Section 4-201, "Mixed-Use District," for the
19 construction of a mixed-use project referred to
20 as "2020 Salzedo Street" on the property
21 legally described as Lots 13-37 and the east 7
22 feet of Lot 38, Block 18, Section K, whose
23 street address is 2020 Salzedo Street, Coral
24 Gables, Florida; including required conditions;
25 providing for an effective date.

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1 Also, an Ordinance of the City Commission
2 of Coral Gables, Florida, requesting receipt of
3 Transfer of Developmental Rights, known as
4 TDRs, pursuant to Zoning Code Article 3,
5 "Development Review," Division 10, "Transfer of
6 Development Rights," Section 3-1006, "Review
7 and approval of use of TDRs on receiver sites,"
8 for the receipt and use of TDRs for the
9 mixed-use project referred to as "2020 Salzedo
10 Street," on the property legally described as
11 Lots 13-37 and the east 7 feet of Lot 38, Block
12 18, Section K, whose street address is 2020
13 Salzedo Street, Coral Gables, Florida;
14 including required conditions; and providing
15 for severability, repealer, codification and an
16 effective date.
17 MR. TRIAS: Thank you, Mr. Chairman.
18 I have a brief PowerPoint, if the
19 television folks can -- Thank you very much.
20 Thank you. As you well said, there are two
21 items before you. One is the mixed-use site
22 plan, and as you well know, the mixed-use
23 provisions are designed to encourage a unified
24 development of a block, trying to encourage all
25 of the pedestrian activities and so on that

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1 allow for a better Downtown.
2 And the second item deals with the
3 provisions of transfer of development rights
4 from historic properties into a property in the
5 Downtown. Susan Travarthen will speak after I
6 do on the issues with the TDR. I'll give a
7 brief introduction of the project, and then the
8 applicant will hopefully expand on the
9 description.
10 (Thereupon, Alberto Perez arrived.)
11 CHAIRMAN AIZENSTAT: If we can just take a
12 moment and recognize that Mr. Alberto Perez has
13 arrived for the meeting. Welcome.
14 MR. PEREZ: Sorry for being late.
15 CHAIRMAN AIZENSTAT: Thank you.
16 MR. TRIAS: Are we okay? Okay, great.
17 When one looks at the Zoning Code, the
18 purpose of the mixed-use district becomes so
19 clear, and it's based on a design intent of
20 creating a complete, cohesive, unified plan for
21 the project. There's also a lot of emphasis on
22 the walkable areas. There's a great emphasis
23 on making sure that the public spaces are also
24 well designed. There's a promotion of
25 pedestrian amenities. There's also provisions

1 to reduce setbacks, to be able to encourage
 2 better design. There's also a -- and I'm
 3 reading from the Code -- encouragement of
 4 landmark opportunities, that the public and the
 5 private buildings create a clear edge to the
 6 block, all of those very good things, and all
 7 of those things are very appropriate for a
 8 Downtown location, and this site is -- It's
 9 located at the edge, at the very northern edge,
 10 of the Central Business District, the Downtown
 11 of Coral Gables, and you can see the context in
 12 yellow, the site that's highlighted. You're,
 13 I'm sure, very familiar with the site.

14 And if you look at the zoning map and the
 15 land use map, you can see that the zoning is
 16 commercial, the land use is high intensity,
 17 except for a little area in the corner. It's
 18 all consistent with the project. There are no
 19 other variances or anything being requested, or
 20 any rezonings. All of that is in place at this
 21 point.

22 And the general layout of the project, as
 23 you can see, includes a paseo through the
 24 middle of the block, a patio -- and the lighter
 25 peach color are the pedestrian amenities, the

1 open space areas, and also the walk-through
 2 areas in the building. And then generally
 3 speaking, in terms of the development, in the
 4 lower corner there's a commercial building,
 5 four stories. In the northern area of the
 6 building -- of the site is a mostly residential
 7 building, and then the parking is at the west
 8 side of the project.

9 We have included the applicant's model into
 10 the City's working model of the Downtown. This
 11 is the first time I'm showing this. It's a
 12 work in progress, but it gives you a sense of
 13 the overall area and how it fits within the
 14 overall development of the Downtown, and as you
 15 can see, a lot of care has been taken in the
 16 architecture, extremely -- you know, we spent
 17 months actually reviewing the design, and then
 18 the Board of Architects was able to apply the
 19 Mediterranean bonus, that as you know, is very
 20 well spelled out in the Code, and it uses the
 21 very good landmark buildings from the City as
 22 precedent and encourages learning from those
 23 buildings and then applying many of those
 24 design ideas very specifically to the Downtown.

25 I'm giving you this information because

1 that has been done already. The Board of
 2 Architects review has taken place and it was
 3 approved, and I believe the applicant did an
 4 outstanding job in architecture.

5 And this is the model, and hopefully it's
 6 going to work, and this is the animation that
 7 we have created for you that allows you to
 8 understand the context. All of the masses of
 9 the buildings around it are based on the
 10 existing buildings. Scot from our office
 11 worked on it and the applicant provided the 3-D
 12 model.

13 So, as you can see, the three main
 14 components of the building are clearly arranged
 15 on the site and create a very high quality
 16 urban block.

17 And that, of course, is the view from
 18 Salzedo.

19 Having said all that, if you have any
 20 questions of architecture, I'll be happy to
 21 answer, and I would ask now if Susan could give
 22 us a brief description of the TDR process and
 23 how it affects the design of the project.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MS. TREVARTHEN: Good evening, Mr. Chair,

1 Members of the Board. My name is Susan
 2 Trevarthen, from the firm of Weiss, Serota,
 3 Helfman, here on behalf of the City this
 4 evening to briefly address the Transfer of
 5 Development Rights transaction that's a part of
 6 this approval.

7 My understanding is, it's been many, many
 8 years since you've seen one of these
 9 transactions, so we just wanted to touch on how
 10 that works and make sure that all of your
 11 questions were answered in that regard.

12 So the Transfer of Development Rights
 13 Program in the City of Coral Gables is limited
 14 to the City's CBD. So this is something that
 15 only happens within the CBD, and this property
 16 is within the CBD. It's also a commercial
 17 property, which it needs to be, to be eligible
 18 for a TDR transaction, and five historically
 19 designated properties have been identified,
 20 which together results in 53,356 square feet
 21 being available for transfer to the project
 22 that's before you this evening.

23 That process has already been through your
 24 City's Historic Preservation Board and reviewed
 25 for appropriateness from their perspective

1 under your Code, and what the net result is, it
 2 brings the intensity of the current project up
 3 that additional 50,000 or so square feet of
 4 FAR, and the purpose, of course, of having a
 5 plan like this is, it adds value to those sites
 6 of those historic landmarks, that they can make
 7 a different kind of use of their property, and
 8 it encourages them to maintain their landmarks
 9 in good condition over time and have other ways
 10 of benefiting from their property.

11 So that's what the TDR component of this
 12 project is. There are -- in Pages 18 through
 13 20 of your Staff Report, there's a nice
 14 treatment of the conditions and criteria that
 15 are applicable, and your Staff has found that
 16 all of them are met.

17 So, with that, I'll conclude my
 18 presentation. Thank you.

19 CHAIRMAN AIZENSTAT: Thank you.

20 MR. TRIAS: If you have any questions, I'm
 21 available. Otherwise we can proceed and ask
 22 the applicant for a presentation.

23 MR. BELLIN: Well, actually --

24 MR. TRIAS: Yes, sir.

25 MR. BELLIN: -- I have a question. What is

1 easement for parking that the City is working
 2 out in this regards.

3 CHAIRMAN AIZENSTAT: Okay.

4 MR. LEEN: If she could just -- to give you
 5 that background, too.

6 MS. DE LAS CUEVAS-DIAZ: Good evening.
 7 Vivian de las Cuevas-Diaz, with Holland and
 8 Knight.

9 We're working with the applicant on an
 10 easement where they would grant the City a
 11 certain amount of parking spaces for their use.
 12 We're working on the details of it, but my
 13 understanding is, they're not going to use it
 14 as a staging site, so the minute that this is
 15 approved, a portion of their property will be
 16 granted to the City to use for parking, and the
 17 goal is for them to maintain it.

18 CHAIRMAN AIZENSTAT: Is this the 12
 19 additional spaces?

20 MS. DE LAS CUEVAS-DIAZ: I don't know the
 21 exact number yet, but that's the intent, 10,
 22 12, 15. We've kind of gone back and forth.
 23 Obviously, once the easement is finalized, we
 24 would know that.

25 CHAIRMAN AIZENSTAT: Okay. We'll probably

1 the limiting factor with respect to how many
 2 TDRs you can actually get? If you could
 3 assemble a million TDRs, could you use them?

4 MR. TRIAS: No. No. Susan will address
 5 that percentage.

6 MS. TREVARTHEN: Your Comprehensive Plan in
 7 your Code anticipated that concern and they
 8 placed a 25 percent cap on the use of transfer
 9 of development rights on a site, and the
 10 calculations that apply to this project prove
 11 that the project comes in under that 25 percent
 12 additional development, so it complies.

13 MR. BELLIN: 25 percent of the allowable on
 14 the site?

15 MS. TREVARTHEN: Yes.

16 MR. BELLIN: An additional 25 percent?

17 MS. TREVARTHEN: An increment above the
 18 otherwise allowable FAR on the site. That's
 19 how it works.

20 Thank you.

21 MR. LEEN: Mr. Chair.

22 CHAIRMAN AIZENSTAT: Yes.

23 MR. LEEN: I just wanted Vivian de las
 24 Cuevas to briefly speak about an issue that my
 25 office has hired her to work on, regarding the

1 get that information from the applicant.

2 MR. TRIAS: Mr. Chairman, it's an area on
 3 the western end of the project, which is a
 4 parking lot, and you will see it in the
 5 drawings.

6 MS. DE LAS CUEVAS-DIAZ: It's in between
 7 their property and the Marriott property, to
 8 give you an idea.

9 CHAIRMAN AIZENSTAT: Thank you.

10 MS. DE LAS CUEVAS-DIAZ: You're welcome.

11 MR. LEEN: You know, it's interesting
 12 because it will be their property and it will
 13 be for the use of the City, though, and so it
 14 will be maintained by the applicant, by the
 15 property, but for the benefit of the City, and
 16 we'll be able to use that for parking for our
 17 public. So it's just important to note.

18 CHAIRMAN AIZENSTAT: And then the City, I
 19 guess, will make a determination whether that
 20 property will be leased back to the City or
 21 titled over to the City or whatever is best?

22 MR. LEEN: No, it will be -- My
 23 understanding is, it will be titled, and we
 24 won't receive the title. It will be an
 25 easement for benefit of the public.

1 CHAIRMAN AIZENSTAT: Okay.
 2 MS. DE LAS CUEVAS-DIAZ: A perpetual
 3 easement.
 4 MR. LEEN: A perpetual easement.
 5 CHAIRMAN AIZENSTAT: A perpetual easement.
 6 Okay.
 7 MS. DE LAS CUEVAS-DIAZ: Thank you.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 Mr. Guilford?
 10 MR. GUILFORD: Good evening, Mr. Chairman,
 11 Members of the Board. For the record, my name
 12 is Zeke Guilford, with law offices at 400
 13 University Drive.
 14 It gives me great pleasure to be here this
 15 evening, representing Codina CG, LLC, relative
 16 to the two applications you have before you.
 17 Before I begin, I'd like to introduce some
 18 of the team that we have with us and then just
 19 mention some of the other ones that are here if
 20 there's going to be any questions.
 21 We have Mr. Armando Codina, who actually
 22 needs no introduction. We have Andy Burnham,
 23 from Codina CG, who will be answering any
 24 questions. We have Mr. Larry Cohan of BC
 25 Architects, who will be walking you through the

1 site plan and elevations. We also have with us
 2 the traffic engineer, landscape architect and
 3 civil engineer.
 4 Now, as you know, you actually have two
 5 requests before you today. You have a request
 6 for a mixed-use site plan, and as you know, any
 7 mixed-use project must come before you for your
 8 approval. We also -- which we haven't had in a
 9 number of years, I think 10 or so years, is the
 10 receipt of the TDRs, transfer of development
 11 rights. This has been the first project in a
 12 long, long time to do that. So those two items
 13 are actually what is before you today.
 14 What I want to do is actually kind of --
 15 which Ramon has already done a little bit, but
 16 kind of walk you through the aerial and give
 17 you a little bit of information on the
 18 property.
 19 All right, the property is located right
 20 here. It fronts on Salzedo Street. We have
 21 Minorca to the south and Navarre to the north.
 22 The property is exactly -- is 1.6 acres, a
 23 little bit more than 71,000 square feet.
 24 It has a Comprehensive Master Plan of
 25 high-intensity commercial, and what that does

1 and what that means is that this project is not
 2 asking for a change of zoning, a change of Comp
 3 Plan. What we are building complies with the
 4 zoning and Comprehensive Plan.
 5 We're also not asking for any variances for
 6 this project. So, essentially, without the two
 7 items before you, this is, in essence, an
 8 as-of-right development.
 9 Now, what I want to do -- and Staff had
 10 mentioned it, and I just want to very, very
 11 briefly touch on it. In 2002, there was
 12 another site plan that was approved for this
 13 project. What that site plan consisted of was
 14 approximately 3,500 square feet of retail, 123
 15 extended-stay hotel units, and 99 apartments.
 16 And what's interesting about that project is
 17 that it actually segregated the parking. The
 18 apartment, the parking for the apartments went
 19 in and out of a garage on Navarre, and
 20 basically, doing the calculations, you would
 21 have had 124 cars entering and exiting off
 22 Navarre. We have a third of that amount. We
 23 only have 42 cars.
 24 What's also important here is, when you
 25 look at that project, it was one mass that took

1 up the entire site. There was no breaking up
 2 of the project. It was just a box. What we
 3 believe we have before you today is a far, far,
 4 far superior project than what was approved in
 5 2002.
 6 So what I'd like to do at this time is turn
 7 this over to Mr. Codina, let him explain to you
 8 how he obtained this piece of property, and
 9 when he obtained it, what he envisioned to be
 10 built on this piece of property.
 11 MR. CODINA: Mr. Chairman, Members of the
 12 Board, Armando Codina, 50 Casuarina Concourse.
 13 Thank you for your time. I know you're all
 14 volunteers, so I'll be short and sweet and to
 15 the point. I think this parcel is a very
 16 special parcel. What makes it a special parcel
 17 is the size and the fact that it has no alleys.
 18 I believe that there are three that I know of,
 19 three parcels in Coral Gables, that have those
 20 characteristics. One would be the Allen Morris
 21 site that got recently purchased. The Publix
 22 site also has that, and this site. This is the
 23 only -- This is the largest vacant site in
 24 Coral Gables.
 25 I tried to buy this site in early 2000. It

1 was owned by a gentleman by the name of George
2 Goldblum, and he called me one day in early
3 2000, and said, "Armando, I have an offer for
4 my property, I'm going to sell it, but I prefer
5 to sell it to you. Why don't you come over and
6 take a look at this contract?"

7 So I went over, looked at it, looked at the
8 amount, and I said, "George, you need to sell
9 it, but thank you for calling me," and I passed
10 on the property in the early 2000.

11 In 2011, it had gone through several
12 variations of ownerships, and we bought it from
13 Wachovia, Wells Fargo, with the owners of the
14 property at the meeting, and we gave them an
15 option to buy the property back for a year.
16 They wanted to develop the hotel, which I'm
17 going to show you in a second, and that Zeke
18 described.

19 When we began the process of thinking about
20 this building, the owners of the hotel had
21 given the right to about eight people, some
22 parking, because they were taking some parking
23 away, and the Manager expressed a desire that
24 not only do we -- that any of the parking
25 spaces that we're taking away be replaced.

1 wanted to connect; we wanted to build it
2 without any variances. We did use TDRs. By
3 the way, the last time TDRs were used, they
4 were used by me on 355 Alhambra. It doesn't
5 change setbacks. It doesn't change the height.
6 So all it provides is more -- an ability on
7 parcels that can use those TDRs, I think it
8 makes a lot of sense. We bought the Coconut
9 Grove Bank building on Alhambra and Salzedo to
10 purchase some of those TDRs, to give you an
11 idea.

12 So I'll show you what our building looks
13 like. You saw an image of it up there. I'll
14 show you the elevation first. And I'm often
15 asked, why is the little building so little,
16 and the big building? And the reason is that
17 I'm going to occupy the little building, so
18 that's my little building, and the residential
19 building for rental, to make institutional
20 sense, just like to attract Bacardi or attract
21 Merrill Lynch, you need to have a large
22 footprint, about 25,000 feet, which doesn't
23 exist, the way that Merrick platted Downtown
24 Doral -- I'm sorry, Downtown Coral Gables.
25 This residential building needs that kind of

1 When I built 355 Alhambra, by the way,
2 without any alleys on a large parcel -- I also
3 built the Bacardi building in a large parcel
4 without alleys -- and in the case of the
5 Alhambra building, for instance, the parkings
6 that we replaced, we replaced the income from
7 those meters. In this case, the City preferred
8 not only -- not that we replace the meters, but
9 that we provided additional parking. So we
10 bought -- in October of 2000 (sic), we bought
11 an additional parcel on Minorca, next to our
12 site, and that's the so-called spaces. So we
13 are, in essence, providing more spaces back for
14 metering than we're taking away.

15 So I'd like to show you, that's what the
16 hotel looked like, on the right, the
17 St. George. That was the elevation. That's
18 what you would have been looking at. And the
19 site plan, I'm afraid that you can't see it
20 very well -- I'm okay here. The site plan, you
21 can't see very well, but it's a solid parcel on
22 Salzedo. It was kind of a wall, and it did not
23 connect Navarre with Minorca, which was also
24 something that the City voiced a desire.

25 So we wanted to replace the parking; we

1 numbers to make a first-quality -- first-class
2 building, with all the amenities that it should
3 have. And the little building is a building
4 that we occupy.

5 We're particularly proud of the ground
6 floor. If you look at it, we're connecting --
7 Andrew, maybe you can point it out. We're
8 connecting Navarre with Minorca, and that
9 courtyard is three times the size of Books and
10 Books. So, rather than creating that single
11 mass building that was the St. George, that's a
12 very large courtyard that we're providing
13 there. So you see the little building on the
14 right and you see the residential tower on the
15 left.

16 We have endeavored not to put the buildings
17 on top of the garage, because we also think
18 that doesn't look -- and it's not real
19 Mediterranean, even though it's often done
20 here, so both buildings come to the ground and
21 we have the courtyard in the middle. A little
22 piece of the tower sits on the parking garage.

23 The little parcel that you see on the left
24 is not part of the building. It's just a lot,
25 and we are -- we've come to the City and said,

1 "You do with it whatever you like. They're
2 yours. Put parking meters on it, do anything
3 that you would like." So we're open to how the
4 City wants to handle that, but we're replacing
5 more than the spaces that we're taking away by
6 our entries into the building.

7 So that's pretty much the history of the
8 site. I think this is one of the large few
9 sites -- By the way, we have one other
10 rendering of the courtyard, so that courtyard
11 would look like that, between the two
12 buildings. So we thought that that was a much
13 better solution than to do a massive -- We
14 think that courtyard will be used a lot by the
15 citizens of Coral Gables.

16 So I thank you for your time, and I'm going
17 to get our architect.

18 CHAIRMAN AIZENSTAT: Thank you.

19 MR. COHAN: Does this one work?

20 Okay, so now I'm on an island, without my
21 boards. Can somebody at least give me the
22 laser pointer? Okay.

23 My name is Larry Cohan, principal with BC
24 Architects. Our offices are located at 4942
25 LeJeune Road.

1 Thank you. Is that okay? Can I use the
2 traveling mike? Great.

3 This is an important project for several
4 people and several reasons. First of all, us
5 as the architects, we opened our offices here
6 in Coral Gables in 1991. We've remained there
7 ever since, been residents of the Gables. It
8 means a lot to us.

9 Second, to our client, Mr. Codina, he has a
10 long-standing reputation of excellence in this
11 City and elsewhere in the County, and this
12 building has to meet that reputation.

13 And third, for you, the City and Staff.
14 This project is on the northern border of the
15 Central Business District. It is going to be a
16 high-profile project as you drive south and
17 really even north on LeJeune Road, due to where
18 it is and the other buildings in the vicinity.
19 So it needs to be a good example of a mixed-use
20 project. It needs to be a project that meets
21 the goals of the Central Business District and
22 your Comprehensive Plan.

23 I'm going to go back a second, and there's
24 our site, bordered by Navarre on the north,
25 Minorca on the south, and our east face is

1 Salzedo. That's our site, and as previously
2 mentioned, it is zoned for high-intensity
3 commercial use.

4 To our north, across the street, is
5 residential. It is mid-rise density, mid-level
6 density residential, mid-rise density, and to
7 our south and immediately across the street to
8 our east are commercial, also medium-intensity
9 commercial. And so in the planning of this, it
10 really makes perfect sense to have residential
11 face residential, commercial face
12 residential -- commercial face commercial, and
13 that's what you'll see.

14 So let me move over to our site plan
15 aerial, so you can see the surrounding blocks
16 and neighborhood. The first thing I might want
17 to mention is, because we are in the Central
18 Business District, I'd like to talk a little
19 bit about access to the site, via bus, private,
20 public transportation. There is a bus stop
21 located on LeJeune Road and Navarre, and then
22 there's two other bus route stops that are down
23 on Aragon and Ponce. And then we're going to
24 have a trolley; there is a trolley stop right
25 now on Ponce and Navarre.

1 Here's our site. To our immediate west is
2 the Marriott. There's LeJeune Road. Again,
3 this is residential. This is commercial. And
4 this is commercial. And so later, the historic
5 building -- the TDRs, we're within 500 feet of
6 a historic or the landmark, and that's that
7 building right there on the corner of Alcazar
8 and Salzedo.

9 If we can go to the site plans.

10 There's basically four components to the
11 site plan. There is the residential building,
12 at 16 stories. It's basically a gentle
13 U-shape, and it is on the north side on Navarre
14 and it is opposite residential.

15 On our southeast corner is the four-story
16 office building. It's a Class A office
17 building. We know who the tenant will be, and
18 it is facing commercial.

19 On the interior and commercial side of the
20 property is our parking garage, which is seven
21 stories. The eighth level is an open-air pool
22 deck, which is the pool deck for the
23 apartments, and then in the middle is our
24 courtyard that has a covered component and an
25 open-air component.

1 We go to the courtyard. This is the
 2 rendering that you previously saw, and as
 3 mentioned, that courtyard is approximately 50
 4 feet wide, in this direction, and about 80 feet
 5 long. For scale purposes, it's about two and a
 6 half times the size of the Books and Books
 7 courtyard, which is a very pleasant space.
 8 This is going to be a beautiful space, and
 9 similar to that, it will be public/private use.
 10 This rendering is actually standing right at
 11 that spot, looking down towards Salzedo, and
 12 you get the feel of what will be there.
 13 Because it is part of that pedestrian
 14 passage -- It's not just a normal pedestrian
 15 passage. Midway through the building, you're
 16 in this open-air courtyard. So not only are we
 17 allowing cross block through there, but we're
 18 also allowing three entrances into the public
 19 courtyard.
 20 The covered area is about 21 feet tall, so
 21 similar in scale if you've been over to Cibo or
 22 Tarpon Bend, that height as you first come in
 23 there. It's a wee bit taller, but very, very
 24 similar in scale.
 25 I'll move on to the rendering. As also

1 floors of units that are one architectural
 2 style, the base of the Mediterranean. That is
 3 the garage, and is screened. Then we have six
 4 floors above that, where we step back and also
 5 play with the massing. The top two floors have
 6 roof lines that are varied in both their size
 7 and their height off the ground.
 8 Along Salzedo, we've got the courtyard
 9 entry, right at that point, and then the office
 10 building.
 11 Our last board is the building from the
 12 southeast. Here, we're now on commercial
 13 facing commercial, so the office building has
 14 retail along Salzedo and has retail along
 15 Minorca. Here's our seven-story garage. Right
 16 up there is the pool and pool deck. The south
 17 side units of the building overlook that pool
 18 deck, and being on the south side, they get
 19 nice light, and also the pool on the south also
 20 stays in sunshine most of the day.
 21 So this is our project. Again, I believe
 22 that it is a very good example of a mixed-use
 23 project, that it does fulfill the goals of the
 24 Central Business District, that it does fulfill
 25 the goals of your Comp Plan, that it has the

1 talked about, a mixed-use project, very
 2 important that it look like it belongs together
 3 By the same token, we have two different types
 4 of building uses. On the north side is our
 5 residential tower, facing residential units, so
 6 what we have on the corner of Navarre and
 7 Salzedo, that is our residents' entrance, and
 8 that is marked by this feature signature tower
 9 that runs through the building.
 10 Coming down the north side is the lobby.
 11 Beyond that is the mail room. After the mail
 12 room is a fire command room, leasing office,
 13 then the entrance into the courtyard. Then
 14 there's our fitness center, that's facing the
 15 street, and then that small -- well, it's not
 16 small, it's a normal driveway size, but it's
 17 only serving 43 cars. So although we do have
 18 some garage access on that residential side, it
 19 is quite limited.
 20 The arcade, though, does wrap around to
 21 give this project a total project feel. I
 22 mean, there's the office building right next to
 23 the tower, and they do belong together, but
 24 they do read separately.
 25 Above the two-level arcade, we have six

1 necessary massing transitions and the varied
 2 roof lines. It's elegant. It has the
 3 Mediterranean appearance that the City is known
 4 for. And also, and it needs to be said, we
 5 have passed Board of Architects. They've
 6 approved the project. They have seen it,
 7 granted us the Level 2 Mediterranean bonuses.
 8 Because of our proximity to the historic
 9 building and the TDRs, we've been to the
 10 Historic Board. They've approved it. We've
 11 worked very closely with Staff, they've worked
 12 really nicely with us, and they've recommended
 13 approval.
 14 So, with that, I am available to answer any
 15 questions you may have.
 16 MR. GUILFORD: Mr. Chairman, that kind of
 17 concludes our presentation, but I just want to
 18 let you know that this project has been to the
 19 DRC, it has been to the Board of Architects for
 20 preliminary approval, we have the Mediterranean
 21 approval, and I think what's interesting and
 22 very important here, and we've kind of glossed
 23 over it, is that we also have Historic
 24 Preservation approval.
 25 Now, in most cases, Historic only looks at

1 the sending sites, but if there is a historic
2 building within 500 feet of the receiving site,
3 they also look at the receiving site, and the
4 Historic Preservation Board has voted for
5 approval. So you've already had one Board take
6 a look at this.

7 I think it's also important, and I think
8 Ramon did a spectacular job of going through
9 and pointing out how we comply with the
10 Mediterranean style, and we have worked
11 diligently with Staff to get this project to be
12 an exceptional, fantastic project.

13 Also, your Planning Staff has recommended
14 approval of this project, and we would ask that
15 you favorably recommend approval of this
16 project to the City Commission. Again, our
17 people, our group is here to answer any
18 questions that you may have regarding the
19 project, and Mr. Chairman, I believe there may
20 be a couple neighbors here, so I'd like to
21 reserve five minutes for rebuttal. Thank you.

22 CHAIRMAN AIZENSTAT: Thank you.

23 Let's go ahead and wait for questions.
24 Let's take public comment first, if that's okay
25 with the Board, and then we'll proceed.

1 Do you have a list of people to call?

2 MS. MENENDEZ: Yes. Luis Falcon?

3 MR. FALCON: How are you doing,
4 Commissioners? I live here --

5 CHAIRMAN AIZENSTAT: Could you state
6 your --

7 MR. FALCON: -- in Coral Gables.
8 (Thereupon, Ms. Alberro Menendez arrived.)

9 CHAIRMAN AIZENSTAT: Could you state your
10 name and address, please?

11 MR. FALCON: Luis Falcon, 1606 Salzedo. I
12 own a couple of properties in the Gables, and I
13 have been very aware of how this site has been.
14 I came to see when it was going to be a hotel,
15 and obviously, it didn't go through.

16 My problem is, I see a lot that has highest
17 and best use, and it's an eyesore, literally, a
18 vacant lot, with nothing bringing in to the
19 City, any revenue or nothing that can help us
20 increase our revenues. By the other way, we
21 have the Fire Department and all the other
22 departments trying to get revenue from us.
23 Here we have a gentleman that is coming -- I
24 don't have no interest or nothing in regards to
25 him, but he is bringing us a tax base that is

1 going to increment our Coral Gables lifestyle.

2 So I just came here as an innocent
3 bystander, and I want to try to see that --
4 when developers do projects, sometimes you put
5 them jumping over loopholes, and you should try
6 to be a little bit more lenient and more
7 accepting in regards to what he's bringing to
8 us. Thank you very much.

9 CHAIRMAN AIZENSTAT: Thank you.

10 If you will, please note that Maria
11 Menendez has arrived.

12 MS. ALBERRO MENENDEZ: Yes, I apologize.
13 It seems our Vice-President is in town, and all
14 of 57th was closed down for like 30 minutes.

15 MR. LEEN: Mr. Chair, I'd just like to note
16 for the record that I checked with the
17 applicant's counsel. He has no objection to
18 Ms. Menendez sitting in, even though she missed
19 the first part.

20 MS. ALBERRO MENENDEZ: Thank you.

21 MS. MENENDEZ: Kalle Petrick?

22 MR. PETRICK: Good evening, Commissioners,
23 and thank you for the opportunity to speak.
24 I'll Kalle Petrick. I'm a private citizen,
25 with no financial interest in this project

1 whatsoever. I've been a resident of Coral
2 Gables for 15 years and currently reside at 338
3 Majorca Avenue, two blocks from here.

4 It's certainly an impressive and ambitious
5 project. If you allow me to consult my notes
6 here. Some might say that the sheer scale of
7 it is rather intimidating when you consider the
8 nature of the neighborhood. At 16 stories
9 high, this project would literally dwarf all
10 surrounding buildings, the tallest of which is
11 the hotel on LeJeune, at six stories. All the
12 other buildings go no higher than five stories.

13 I note from the proposal that there's
14 provision for 559 parking spaces. I think it's
15 worth noting that the project faces three local
16 streets, Salzedo being the north-south avenue,
17 with one lane of traffic in each direction.
18 One block north of the project is a traffic
19 calming circle, and so I'm a little concerned
20 about what the effect on local traffic would
21 be, as well as the effect of the towering over
22 local buildings.

23 Thank you very much.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MS. MENENDEZ: We have no speakers, no

1 additional speakers.
 2 CHAIRMAN AIZENSTAT: No other speakers?
 3 MS. MENENDEZ: Uh-huh.
 4 CHAIRMAN AIZENSTAT: Okay, at this point,
 5 I'll go ahead and close the public comment.
 6 Any discussion?
 7 MR. BELLIN: I'd just like to make a
 8 comment and a question. I agree with the
 9 gentleman that just spoke. I think the
 10 building, at 16 stories right on the street --
 11 and I don't know what drove that decision,
 12 maybe it's the courtyard in the center, and so
 13 -- Can I talk to the architect a little bit and
 14 get his thinking about how that came to be?
 15 MR. COHAN: I guess there's two different
 16 philosophies in planning. One is tall, and one
 17 is fill out the site. One of the objectives
 18 was to have a courtyard. It is part of what
 19 makes a mixed-use vibrant. It allows people,
 20 pedestrians, to walk on the street and utilize
 21 a courtyard. We might have been able to lower
 22 the building by filling in that base.
 23 Architecturally, we believe that's not the
 24 right decision. We looked at the existing
 25 zoning, it allows it, and so we believe this is

1 Code sitting in front of me, but it's retail,
 2 it's office, it's two or three things, and we
 3 believe the fitness center complies with that
 4 requirement.
 5 MR. FLANAGAN: Okay.
 6 MR. PEREZ: But the fitness center will
 7 solely be for the purpose of the residents?
 8 MR. GUILFORD: For the residents, right.
 9 And what we're trying to do by putting it on
 10 the street is actually -- you know, one of the
 11 things you try to do in these buildings -- and
 12 actually, in the old one, it was basically a
 13 blank wall. So what you're trying to do is
 14 create a pedestrian experience, so there's some
 15 give and take, from the inside to the outside.
 16 So that's what we're trying to create, is a
 17 pedestrian experience, so you're not walking
 18 down essentially a blank facade.
 19 CHAIRMAN AIZENSTAT: Ramon, is there a way
 20 to get that clarification on the fitness
 21 center, whether it -- if it's not a commercial,
 22 if it falls within?
 23 MR. TRIAS: Yeah, that was counted. That
 24 was counted, and it was a result of an
 25 extensive discussion with the applicant, and it

1 the right answer to how to design this project.
 2 MR. BELLIN: Okay. Also, in a mixed-use,
 3 an MXD overlay, there's a requirement for so
 4 much retail in a building, and what are those
 5 requirements and does this meet those
 6 requirements?
 7 MR. GUILFORD: Yes, we meet it. I believe
 8 the retail ground floor is eight percent.
 9 MR. BELLIN: Uh-huh.
 10 MR. GUILFORD: So I believe we have it,
 11 and we've gone through the zoning analysis and
 12 commented on that.
 13 MR. BELLIN: Okay.
 14 MR. FLANAGAN: Mr. Guilford, I don't
 15 remember -- I was paying attention to the site
 16 plans, but I think one of the comments was,
 17 were you counting the fitness center as retail
 18 to meet that requirement?
 19 MR. GUILFORD: Yes. The answer is yes.
 20 MR. FLANAGAN: Yes? And the fitness center
 21 is open to the public to join, or it's purely
 22 for the residents?
 23 MR. GUILFORD: It's private, but it's not
 24 just -- it doesn't define it just as retail.
 25 It's more than just retail. I don't have the

1 was part of the design that they provided. I
 2 mean, all of those issues, taken as a whole, in
 3 our opinion, was that it met the Code.
 4 CHAIRMAN AIZENSTAT: So, according to the
 5 Code, then, the way the fitness center is
 6 structured, it meets the commercial
 7 requirement?
 8 MR. TRIAS: Yes.
 9 MR. CODINA: The fitness center is a very
 10 small part. The footage of the fitness center
 11 is 2,000 feet. So most of what the retail is
 12 in the ground floor of that office building,
 13 and we've elected -- We could have put a lot
 14 more by closing up that courtyard, but we felt
 15 the courtyard was important. So between the
 16 ground and -- the ground retail and the office
 17 building, we have about approximately 40,000
 18 feet of nonresidential usages there, just on
 19 that building.
 20 CHAIRMAN AIZENSTAT: Counting the
 21 courtyard?
 22 MR. CODINA: Excluding the courtyard.
 23 CHAIRMAN AIZENSTAT: Excluding the
 24 courtyard?
 25 MR. CODINA: Excluding the courtyard. So

1 you have ground on all of them, all retail on
2 the ground floor.

3 To be blunt with you, I -- Retail, to me
4 there, would be -- it won't be the kind of
5 retail that you see on Miracle Mile, because I
6 don't think that a retail tenant would do well
7 there. So it would be a soft retail, but
8 retail, nevertheless, a bank -- And on the 16
9 stories, I appreciate what you said. Someplace
10 in Coral Gables, the zoning allows for this
11 high density, high intensity. This is the only
12 place that -- very few places that you could
13 put it in, according to Code, and this is one
14 of them, and we tried to do it as gracefully as
15 we could.

16 Again, we wanted to do the office building
17 at a smaller scale and we did want to preserve
18 that courtyard, which is -- So it's the best
19 that we could do with the Code and to put in
20 the building that we thought belonged here.

21 MR. TRIAS: And I want to emphasize that
22 the priority of the mixed-use regulation of the
23 Zoning Code is to create high quality
24 pedestrian areas.

25 CHAIRMAN AIZENSTAT: Friendly.

1 MR. TRIAS: And that's the design intent of
2 the layout as you see it.

3 CHAIRMAN AIZENSTAT: Alberto, please
4 finish.

5 MR. PEREZ: This is probably a question for
6 the applicant or for the architect. What's the
7 plan to abide by the new Art in Public Places
8 Ordinance?

9 MR. GUILFORD: We're just starting that
10 process now. We met with Cindy Birdsill, that
11 heads up the Art in Public Places, the Economic
12 Sustainability. We have located a couple
13 areas, which I believe is shown on your site
14 plan, of where we intend to put the Art in
15 Public Places, and again, that will have to go
16 through the City's process, and we cannot pull
17 a building permit until that's been approved by
18 the Commission.

19 MR. BELLIN: Can you indicate where those
20 places are?

21 MR. CODINA: I feel very strongly about
22 that, and long before there was a Code
23 requiring it, we have done those in our
24 buildings. I built the Museum Tower in
25 Downtown Miami, and we had that Mona Lisa for

1 the opening, that was shown all over the world,
2 and the construction fence was done by Richard
3 Haas. That was the construction fence that you
4 see at the bottom there, and it later became a
5 gazebo at the Architectural School at the
6 University of Miami. And the last thing that
7 we did is in Downtown Doral, by Michele Oka
8 Doner. There's no requirement in Doral for Art
9 in Public Places. We spent a million dollars
10 on that canopy that was done.

11 So we were waiting for your approval so
12 that we could concentrate on where and how to
13 do something special on a building that I'm
14 going to occupy, so --

15 MR. PEREZ: But the intent would be to have
16 it --

17 MR. CODINA: Yes, sir.

18 MR. PEREZ: -- as something within the
19 building?

20 MR. CODINA: Yeah, and it's now a
21 requirement of the City of Coral Gables.

22 MR. TRIAS: The applicant has already
23 located the places for the art, and maybe they
24 can point in the site plan.

25 MR. BELLIN: I'd like to see where the

1 locations are.

2 MR. CODINA: Yes, on the courtyard. We
3 want to -- This is going to -- We don't want to
4 box the artist, but we're looking at the
5 potential of a sculpture on the corner, and
6 we're working on that courtyard. We have two
7 places that will receive a sculpture, both on
8 the corners, that one in particular, but both
9 that one and the one in Navarre and that
10 entrance to the courtyard.

11 CHAIRMAN AIZENSTAT: Ramon, at this stage,
12 when it's before the Planning and Zoning Board,
13 is that when the Art in Public Places has to be
14 defined as to where it's going to be?

15 MR. TRIAS: Well, actually, that's reviewed
16 by the Board of Architects, the location, which
17 they already did, and then there's a process of
18 review that the Department of Economic
19 Sustainability will have to go through for the
20 selection, the actual selection of the artist
21 and the work. But the location is reviewed by
22 the Board of Architects.

23 CHAIRMAN AIZENSTAT: But they can go ahead,
24 and if the people from the City feel that it's
25 better in another location, or Mr. Codina

1 agrees, it can be moved?
 2 MR. TRIAS: It can be moved.
 3 CHAIRMAN AIZENSTAT: It doesn't have to
 4 stay where it is now?
 5 MR. TRIAS: Upon review by the Board of
 6 Architects.
 7 MR. LEEN: Well, it is part of the site
 8 plan that you're reviewing.
 9 CHAIRMAN AIZENSTAT: Right. That's why I'm
 10 asking.
 11 MR. LEEN: It's a conditional use review.
 12 You can also recommend whatever conditions you
 13 would wish.
 14 CHAIRMAN AIZENSTAT: Okay.
 15 MR. LEEN: Generally, though, the Board of
 16 Architects is the primary Board that looks at
 17 that.
 18 CHAIRMAN AIZENSTAT: Okay.
 19 Susan, can I ask you a question, please,
 20 about the TDRs? You mentioned that the money
 21 that's received -- that a historical-designated
 22 building receives from the TDRs is used to
 23 improve that property. Does that make -- How
 24 does that work? Does that mean that that money
 25 is earmarked specifically for improvements, or

1 the adequacy of those maintenance plans, and
 2 they've already ruled that those plans are
 3 sufficient and we have your Historic
 4 Preservation officer here, if you have any
 5 detailed questions to ask.
 6 CHAIRMAN AIZENSTAT: Yes, Dona, maybe, if
 7 you don't mind -- Thank you.
 8 Thank you, Susan.
 9 MS. SPAIN: For the record, Dona Spain,
 10 Historic Preservation Officer. Each of these
 11 properties provided a maintenance plan, and
 12 that maintenance plan has been approved by the
 13 Historic Preservation Board, and in fact, on
 14 some of the properties, they added conditions
 15 because there were certain items that were in
 16 the photographs that weren't on the maintenance
 17 plan, so that's been taken care of.
 18 CHAIRMAN AIZENSTAT: Okay, perfect. Thank
 19 you.
 20 MS. SPAIN: You're welcome.
 21 CHAIRMAN AIZENSTAT: Mr. Guilford, just a
 22 question, if I may. When the St. George was
 23 approved --
 24 MR. GUILFORD: Yes.
 25 CHAIRMAN AIZENSTAT: -- how many feet was

1 can the property owner do as he wishes with
 2 that money?
 3 MS. TREVARTHEN: Actually, what I meant to
 4 say, and I'm happy to clarify, because it
 5 sounds like maybe it didn't get fully across,
 6 is, there's a requirement for a maintenance
 7 plan for the sending site, and so, no, it's not
 8 the kind of accounting that you're talking
 9 about, of the money.
 10 CHAIRMAN AIZENSTAT: Okay.
 11 MS. TREVARTHEN: It's more a focus on the
 12 landmark and is the landmark being maintained
 13 appropriately. So this is an opportunity
 14 created by this transaction, which has already
 15 happened. Your Historic Preservation Board has
 16 looked at these five sites, which are listed on
 17 Page 18 of your Staff Report, and approved that
 18 component.
 19 CHAIRMAN AIZENSTAT: So, in other words,
 20 those five sites, if the Historic Preservation
 21 Board sees that certain items need to be
 22 addressed, they can specify that, "We need
 23 these items addressed before we grant the TDR
 24 transfers"?
 25 MS. TREVARTHEN: They have the purview over

1 the St. George?
 2 MR. GUILFORD: It was 97 feet.
 3 CHAIRMAN AIZENSTAT: So the St. George was
 4 originally 97 feet?
 5 MR. GUILFORD: Correct.
 6 CHAIRMAN AIZENSTAT: With what you're
 7 coming before us now, you're saying that you
 8 can do as-of-right?
 9 MR. GUILFORD: Right. Well, that ordinance
 10 required us, in order to have additional
 11 height, to come back to you, as well. So
 12 that's the reason we -- but that ordinance will
 13 go away once -- if we're approved for this one.
 14 So that basically gets put to the side.
 15 MS. ALBERRO MENENDEZ: And you're going --
 16 I'm sorry, could I just ask a question on that
 17 same note?
 18 You're going from 97 feet to how many feet?
 19 MR. GUILFORD: 189, I believe. I think
 20 it's -- you know, a lot of things have
 21 transpired since that approval. In fact, if
 22 you could put up the future land use map,
 23 Andrew.
 24 It's actually the block to the south, which
 25 is the City's parking lot -- actually, right

1 there. That lot was actually mid-rise, and a
2 couple years ago it was changed to high-rise
3 intensity. So, as we continue to evolve, we're
4 going to see a different City. We're not a
5 snapshot in time, and we heard the massing, but
6 what's allowed to the south -- I mean, to the
7 north of us is eight stories, again, 97 feet.

8 We don't have an intermediate, like a high
9 mid-rise. It's 16; the next level is eight.
10 So, ultimately, what you're going to see is
11 this building up against an eight-story
12 building.

13 CHAIRMAN AIZENSTAT: And then my other
14 question is, the parking lot that you're doing,
15 where you're going to have 12 parking spaces --

16 MR. GUILFORD: Yes, sir.

17 CHAIRMAN AIZENSTAT: -- that you're giving
18 to the City, you are using the FAR from that
19 property into your project?

20 MR. GUILFORD: Correct.

21 CHAIRMAN AIZENSTAT: If that property is
22 subsequently bought, after you've purchased
23 this property, are you tying -- How are you
24 doing it to be able to use those FARs into this
25 property?

1 using from that is what, about 50 some odd
2 thousand square feet?

3 MR. GUILFORD: No, the 50 -- No, it's a lot
4 smaller than that. It's probably --

5 CHAIRMAN AIZENSTAT: The additional FAR
6 that you're gaining from that block.

7 MR. GUILFORD: Oh, very small, probably --
8 What is it? It's probably a 5,000 square foot
9 lot, so you're talking fifteen, seventeen five.

10 CHAIRMAN AIZENSTAT: So it's minimal?

11 MR. GUILFORD: Yeah.

12 MS. ALBERRO MENENDEZ: I have questions.

13 CHAIRMAN AIZENSTAT: Maria?

14 MS. ALBERRO MENENDEZ: I wanted to ask,
15 from the City, who reviewed the traffic study?

16 MR. TRIAS: Public Works reviewed it and we
17 also had Tim Plummer as our consultant, and Tim
18 is here to answer any questions.

19 MS. ALBERRO MENENDEZ: Tim, can I --
20 Mr. Plummer, can I ask you a couple of
21 questions, or actually, just one question. Or
22 we'll see.

23 MR. PLUMMER: Sure. Tim Plummer, of David
24 Plummer Associates, 1750 Ponce.

25 MS. ALBERRO MENENDEZ: Hi.

1 MR. GUILFORD: Well, what's going to happen
2 is, and what we tried to do is, we lost a
3 certain number of parking spaces due to the
4 master landscaping plan. That basically tells
5 you, every two parking spaces, you need to do a
6 bulb-out.

7 CHAIRMAN AIZENSTAT: Right.

8 MR. GUILFORD: So what we said is -- and as
9 a matter of fact, in 2002, one of the things I
10 emphasized to Mr. Codina was that those
11 commercial buildings to the north are a lot of
12 two-stories and they don't provide adequate
13 parking, and one of the things they said in
14 2002 is, "Guys, we really don't have enough
15 adequate parking on the street. What can you
16 do to help us?" Well, we didn't create the
17 master landscaping plan, but since we know what
18 the concern is, we said, "Hey, let's try to
19 help out a situation." So we're going to keep
20 ownership of it, and as we discussed with the
21 City Attorney, we're going to give an easement
22 to the City. So we retain ownership; they have
23 the right to go and use that piece of property.
24 So they will be using those 12 spaces.

25 CHAIRMAN AIZENSTAT: The FAR that you're

1 MR. PLUMMER: Hi.

2 MS. ALBERRO MENENDEZ: I wanted to ask you,
3 you know that Salzedo is a two-lane highway?

4 MR. PLUMMER: Two-lane roadway.

5 MS. ALBERRO MENENDEZ: Or a two-lane
6 roadway, right. Then you know that Navarre is
7 the same situation, and then what's the --
8 Minorca?

9 MR. PLUMMER: Minorca to the south.

10 MS. ALBERRO MENENDEZ: To the south is the
11 same situation.

12 MR. PLUMMER: Uh-huh.

13 MS. ALBERRO MENENDEZ: I read the study,
14 and the engineer concludes that the project
15 will not impose a negative traffic impact
16 within the study area. Did you review the
17 study? Do you agree with that comment?

18 MR. PLUMMER: I did review the study, and
19 my comment to the City was, the intersection of
20 Minorca and Salzedo, I think, is a good
21 candidate for a mini roundabout because the
22 level of service for the westbound approach
23 goes from Level of Service C to a Level of
24 Service E. So, with the access occurring on
25 Minorca Avenue for the project, the ability to

1 cross Salzedo Street, I think, is going to be
2 important, and a mini roundabout there will
3 help that.

4 On top of that, it will also help with
5 controlling speed on Salzedo.

6 MS. ALBERRO MENENDEZ: Do you know, as far
7 as how the trips are going to be coming in and
8 out of the project? Are they going to come
9 from LeJeune? Are they estimated to come
10 from -- you know, from Salzedo? I mean --

11 MR. PLUMMER: The vast majority are going
12 to go through the intersection of Minorca and
13 LeJeune and Minorca and Salzedo, because that's
14 where the access to the parking is. There's 41
15 parking spaces, access to that, on Navarre, so
16 a very small amount. That represents about
17 seven percent of the overall parking spaces, so
18 a very small amount on Navarre, and the vast
19 majority has to use Minorca to gain access to
20 the parking garage.

21 MS. ALBERRO MENENDEZ: Okay.

22 MR. PLUMMER: And that's the commercial
23 street, which was the reason why they put the
24 access there, to try and keep it away from the
25 residential side.

1 MS. ALBERRO MENENDEZ: So you basically
2 feel that with your circle that you're
3 proposing, that this will not have a negative
4 traffic impact to the area?

5 MR. PLUMMER: Yes.

6 MS. ALBERRO MENENDEZ: Okay. Thank you.

7 MR. PLUMMER: Sure.

8 CHAIRMAN AIZENSTAT: Mr. Plummer --

9 MR. TRIAS: Ms. Menendez, if I could point
10 out, Condition 6 in the Staff Report reflects
11 the testimony from Mr. Plummer.

12 CHAIRMAN AIZENSTAT: There was a gentleman
13 that stood up and said that he was concerned
14 with the three streets that are around the
15 properties. So do you feel that it won't
16 affect the traffic because the parking garage
17 is mainly centered off of one side and that's
18 where you feel most of the traffic is going to
19 be, your ingress and egress out of that
20 property? Is that your reasoning?

21 MR. PLUMMER: That is correct, and it's on
22 the commercial side, which to me is very
23 important.

24 CHAIRMAN AIZENSTAT: So, if they would have
25 gone ahead and, let's say, done as before, a

1 parking garage, and then built on top of that,
2 with different ingress and egress through
3 different streets, then that would have been
4 more burdensome within that neighborhood?

5 MR. PLUMMER: Yes, to the residential side,
6 absolutely.

7 CHAIRMAN AIZENSTAT: Okay. Thank you.

8 MR. PLUMMER: Thank you.

9 MS. ALBERRO MENENDEZ: I have another
10 question, if I may. In the Staff Report,
11 Mr. Planning Director, there's mentioned about
12 this building being compatible to other
13 buildings in the area. Where is it? Where is
14 the closest 16-story building in that area?

15 MR. TRIAS: If you look at the overall area
16 of the Downtown -- I'm sure that the applicant
17 may have an illustration for that -- but the
18 compatibility is not only in terms of stories.
19 The Code very clearly speaks of the pedestrian
20 areas being important, the first two stories of
21 the project being very important. So
22 compatibility has to do with the architectural
23 design, the specific design of this project,
24 which the applicant spent many months
25 fine-tuning, to make sure that the scale would

1 be appropriate with the context.

2 Now, the building is taller than some of
3 the structures that are around. However, it's
4 designed on a very fine level of detail, and
5 they can show the elevations and speak more
6 towards that.

7 MS. ALBERRO MENENDEZ: If you don't mind,
8 can you show me the closest --

9 MR. COHAN: The closest would have been --
10 I don't think we have the board. There was one
11 on the PowerPoint that the City had shown.

12 MR. TRIAS: There's some on Ponce de Leon.
13 There's some a couple of blocks away, towards
14 Alhambra, that are very tall buildings. The
15 PowerPoint showed the model in context. You
16 were not here for that part of the
17 presentation, but you would have seen the
18 illustration that showed the buildings.

19 MS. ALBERRO MENENDEZ: I think there's one
20 here. It's just not very clear to me --

21 MR. TRIAS: Right.

22 MS. ALBERRO MENENDEZ: -- where the
23 closest -- that type of -- you know, I mean,
24 we're talking about 16 stories, and I'm very
25 familiar with that area. I live very close by

1 to that area, and I'm kind of wondering where
 2 the closest 16-story building there is.
 3 MR. TRIAS: Well, let's say 355 Alhambra
 4 Circle, which is a block away, it looks to
 5 me like -- I don't know if it's 16 stories
 6 exactly, but it looks very tall.
 7 MS. ALBERRO MENENDEZ: On Alhambra?
 8 MR. CODINA: 355 Alhambra, I built.
 9 MS. ALBERRO MENENDEZ: Yes, I know.
 10 MR. CODINA: It's 16 stories, and it's one
 11 block away.
 12 MS. ALBERRO MENENDEZ: Right.
 13 MR. CODINA: So --
 14 CHAIRMAN AIZENSTAT: How many stories is
 15 it?
 16 MR. CODINA: 16.
 17 CHAIRMAN AIZENSTAT: And it's one block
 18 away?
 19 MR. TRIAS: Yeah, it's a block south of
 20 the -- it's south.
 21 MR. FLANAGAN: It's two blocks.
 22 MS. ALBERRO MENENDEZ: No, it's two blocks
 23 away.
 24 MR. BELLIN: It's off in a circle.
 25 MR. CODINA: No, we are -- well --

1 MS. ALBERRO MENENDEZ: You're between --
 2 MR. CODINA: Crossing to the back street,
 3 it's 16 stories all the way to -- if you're
 4 going from Alhambra up to -- What is the back
 5 street?
 6 MS. ALBERRO MENENDEZ: You go from Salzedo
 7 to LeJeune, is where your building is.
 8 MR. CODINA: No, I'm talking about my
 9 Alhambra, 355, going from Alhambra --
 10 MR. TRIAS: There's a full block in between
 11 the two, so -- yeah.
 12 MR. CODINA: It ends where Francesco, that
 13 restaurant, is. That's 16 stories.
 14 MS. ALBERRO MENENDEZ: Okay.
 15 MR. COHAN: And everything you see --
 16 CHAIRMAN AIZENSTAT: Can you take the
 17 microphone, please?
 18 MR. COHAN: I'm sorry.
 19 CHAIRMAN AIZENSTAT: That's okay. It will
 20 just be easier to --
 21 MR. COHAN: Planning -- Well, the reason is
 22 about the future. There's a snapshot today,
 23 there is a vision of the future. And so when
 24 you look at what is there today, you also have
 25 to balance it to what is allowed, in any of the

1 colors. The burgundy color, that is the
 2 allowable zoning, the same as ours.
 3 MS. ALBERRO MENENDEZ: Right, I understand
 4 that.
 5 CHAIRMAN AIZENSTAT: If we take a look at
 6 the properties that are surrounding this
 7 project, would you say that those buildings are
 8 older, meaning have any of those been developed
 9 in the last five years, or built?
 10 MR. COHAN: Not that I'm aware of,
 11 certainly not on the residential side.
 12 CHAIRMAN AIZENSTAT: Not on the
 13 residential, but on the CBD.
 14 MR. COHAN: I think they've been
 15 refurbished. I don't believe any of them are
 16 new, but I can't tell you that I am positive.
 17 CHAIRMAN AIZENSTAT: Now, Ramon --
 18 MR. TRIAS: Yes, sir.
 19 CHAIRMAN AIZENSTAT; If somebody wanted to
 20 go ahead and build, within that vicinity, a
 21 16-story building, are there any properties
 22 that you know of there that they can go ahead
 23 and erect that size of a project, or would they
 24 have to put together parcels to do it?
 25 MR. TRIAS: Well, they would have to have a

1 20,000 square foot lot, typically, and --
 2 CHAIRMAN AIZENSTAT: Are there any parcels
 3 there now that fit that criteria?
 4 MR. TRIAS: I have not studied that issue.
 5 I mean, certainly we could, but I could imagine
 6 that it's possible, and there's some buildings
 7 already there that are 16 stories, and the
 8 zoning and the land use allow it. This is not
 9 a rezoning. This is not a change of land use.
 10 This is what's allowed.
 11 CHAIRMAN AIZENSTAT: Okay. Could you put
 12 your facade back, the board? Could you put the
 13 board with the facade back up there, please?
 14 MR. COHAN: The north or the south?
 15 CHAIRMAN AIZENSTAT: The residential. The
 16 other one. Perfect.
 17 When I take a look at it, I basically see
 18 three towers that are there, meaning on the
 19 residential. You've got your first -- or three
 20 layers is the best word. You have your first
 21 layer. Then you've got a break. No, go all
 22 the way up. Lower, I'm sorry.
 23 MR. COHAN: From the top down --
 24 CHAIRMAN AIZENSTAT: Go down.
 25 MR. COHAN: Okay.

1 CHAIRMAN AIZENSTAT: Further down, please.
2 Right there. That's your first layer, where it
3 breaks, for me. Then, if you go further up,
4 you've got a second layer that breaks right
5 about there, where your pinkie is. What's that
6 height to that layer from the ground?

7 MR. COHAN: That's the 14th floor, the 14th
8 floor.

9 MR. FLANAGAN: 150.

10 CHAIRMAN AIZENSTAT: Would that be about
11 150?

12 MR. COHAN: 14, yes.

13 CHAIRMAN AIZENSTAT: And then --

14 MR. COHAN: Yeah, 150.

15 CHAIRMAN AIZENSTAT: It was Mr. Flanagan,
16 by the way, that guessed it perfectly.

17 Above that, the apartments that you have,
18 how much FAR is there? How much square footage
19 do you have --

20 MR. COHAN: On the top two floors?

21 CHAIRMAN AIZENSTAT: -- between that 150,
22 going to the 189, or the 190?

23 UNIDENTIFIED MAN: FAR?

24 MR. COHAN: The top two floors.

25 UNIDENTIFIED MAN: Top two floors?

1 (Inaudible comments)

2 CHAIRMAN AIZENSTAT: So there's only two
3 floors within 40 feet?

4 MR. FLANAGAN: No, I think you've got
5 cupolas in there.

6 CHAIRMAN AIZENSTAT: Okay, so you've got
7 your Mediterranean bonuses.

8 MR. COHAN: Oh, I see where you're coming
9 from.

10 (Inaudible comments)

11 MR. COHAN: 25 to 26,000. So it's about
12 13,000 per floor, plus or minus, for those top
13 two floors --

14 (Inaudible comments)

15 MR. COHAN: -- because it's stepping back,
16 right.

17 CHAIRMAN AIZENSTAT: And these are going to
18 be rentals?

19 MR. COHAN: Yes.

20 CHAIRMAN AIZENSTAT: For the residential.

21 MR. PEREZ: You know, guys, as a point of
22 reference, I mean, for compatibility purposes,
23 you also have the 2020 Ponce building, which is
24 directly to the east of this building --

25 CHAIRMAN AIZENSTAT: Right.

1 MR. PEREZ: -- which is also 16 stories,
2 and then you also have the old Coral Gables dry
3 cleaning site, which is multi-story. So, from
4 an overall planning perspective, I mean,
5 it's -- you know, you have compatibility to the
6 south, to the east, and then in the future you
7 will have, you know, compatibility between
8 Ponce and the site. I just wanted to make
9 reference to that.

10 MS. ALBERRO MENENDEZ: But yet across -- I
11 guess you were directing that statement to me,
12 and I have a question, or a statement --

13 MR. PEREZ: No, no, I was directing it to
14 both of you for some reference.

15 MS. ALBERRO MENENDEZ: Across from the
16 property, in the -- Is that multi-family?

17 MR. TRIAS: Yes.

18 MS. ALBERRO MENENDEZ: Okay. What is the
19 maximum --

20 MR. TRIAS: Towards the north, right?

21 MS. ALBERRO MENENDEZ: What is the maximum
22 height that you can have in that area?

23 MR. COHAN: 97.

24 MS. ALBERRO MENENDEZ: 97? Okay, and the
25 elevation of the building, the highest part of

1 the building, is that facing that area? So --

2 MR. COHAN: Yes and no. I mean, the
3 highest part is on the corner.

4 MR. ALBERRO MENENDEZ: Okay, I know, but
5 I'm talking about massing-wise. The 189 --
6 Okay, let me not say that. That area, the
7 highest part, omitting the tower --

8 MR. COHAN: This area here?

9 MS. ALBERRO MENENDEZ: -- is that facing
10 the multi-family area?

11 MR. COHAN: Yes.

12 MS. ALBERRO MENENDEZ: Which has a maximum
13 height of 97 feet, and what is the maximum
14 height of the -- of that? Is that --

15 MR. COHAN: The height of the top floor or
16 the height of the roof?

17 MS. ALBERRO MENENDEZ: Not -- Of the roof.

18 MR. COHAN: 175 feet.

19 MS. ALBERRO MENENDEZ: 175?

20 CHAIRMAN AIZENSTAT: Julio?

21 MR. GRABIEL: Yeah.

22 CHAIRMAN AIZENSTAT: I'd be interested to
23 hear -- You're an architect, so --

24 MR. GRABIEL: Well, I'd like to commend the
25 developer and the architect. I think the

1 building is very nice. I like a lot of things
2 about it. I have a couple of questions.

3 On the courtyard and the paseo, how -- Are
4 those open to the public, in perpetuity, 24
5 hours a day, seven days a week?

6 MR. CODINA: I would describe it similar to
7 Books and Books, where it will be open until
8 very late, but sometime at night it would be
9 closed, late at night. But it would be open
10 all day, seven days. You know, we have a
11 residential tower and we have the retail on the
12 ground, and we're looking in the courtyard,
13 there may want to be a restaurant, just like
14 Books and Books. So we meant this courtyard,
15 which Larry is putting up, to be an activated,
16 open space, open to the public. It would only
17 be closed, I don't know, 2:00 or 3:00 in the
18 morning or -- at some point in time it would be
19 closed, until early in the morning.

20 MR. GRABIEL: But as far as, all of a
21 sudden the area becomes very successful for
22 retail --

23 MR. CODINA: Yeah.

24 MR. GRABIEL: -- could you come in and fill
25 that space and create a retail space there

1 or --

2 MR. CODINA: No.

3 MR. GRABIEL: The City would not --

4 MR. CODINA: The City would not allow it
5 and --

6 MR. TRIAS: No.

7 MR. CODINA: The City wouldn't allow it.
8 I've maximized the FAR. Besides, that's my
9 building, my office building that I'm talking
10 about. But yes, the answer is no, we could not
11 do that.

12 MR. GRABIEL: Okay.

13 MR. CODINA: Yes, we could not do that.

14 MR. GRABIEL: Okay.

15 MR. CODINA: And Ms. Menendez, I struggled
16 with where to put the tower, and we could have
17 put it on the other side, and we had many
18 back-and-forth, and we ended up saying the
19 office wants to be with the commercial side and
20 the residential wants to be on the residential
21 side, and maybe that -- you know, I can
22 appreciate that somebody may view it
23 differently. And what is there now is very
24 different than what it's zoned for now. All of
25 those little multi-families next to this

1 building will be able to go up almost a hundred
2 feet, so that --

3 MS. ALBERRO MENENDEZ: Right.

4 MR. CODINA: I think that's going to
5 change, and I think logic will tell me, even
6 what I have seen in Coral Gables over many,
7 many years, that it will happen there, because
8 it's an under value. What is next to me, it is
9 under value, and this will make it more likely
10 that it will be built at 97 feet.

11 MS. ALBERRO MENENDEZ: Okay.

12 CHAIRMAN AIZENSTAT: Yes, Julio?

13 MR. GRABIEL: I like the arcade going
14 around the building. I have a question. I
15 don't know if, Ramon, this is for you or it's
16 the architect. The landscaping that sits
17 between the arcade and the sidewalk -- If you
18 could put the site plan up for a moment,
19 please?

20 Those planters that are edging the
21 arcade, all around the building, are they there
22 because it's a Code requirement or because you
23 like the planters? Is it a design feature or
24 is it a zoning feature?

25 MR. GUILFORD: No, actually, what you're

1 seeing are part of the bump-outs.

2 MR. GRABIEL: No, not the bump-outs.

3 MR. GUILFORD: Huh?

4 MR. COHAN: These rectangular strips along
5 the side.

6 MR. GUILFORD: Okay.

7 MR. GRABIEL: I'll tell you why I'm saying
8 that. I love arcades. I think Coral Gables is
9 benefiting from having those arcades. I
10 commend that the arcade is two stories high,
11 versus a lot of the other arcades in Coral
12 Gables, which are only one story, but then
13 we're putting these planters, separating the
14 public sidewalk from the private arcade, and it
15 kills the idea of the arcade being a permeable,
16 open space, accessible to all pedestrians. So
17 that's why I'm asking if it's a zoning
18 requirement or a design requirement.

19 MR. CODINA: It's not a zoning requirement.
20 To tell you the truth, I don't have a great
21 answer for you, because I think what you're
22 saying makes sense, so I'm open to looking --

23 MR. TRIAS: Mr. Codina -- Yeah, if I could,
24 I'm going to correct you slightly --

25 MR. CODINA: Okay.

1 MR. TRIAS: -- because there is a zoning
 2 requirement for landscape, and I agree with
 3 you, that's a mistake and that's in the Code,
 4 because that certainly interferes with the
 5 quality of the arcades, and I think that's a
 6 very good comment and I would encourage you to
 7 pursue that comment.
 8 MR. GRABIEL: So would the applicant have a
 9 problem if we were to require that those
 10 planters be eliminated, and can we do that?
 11 MR. TRIAS: The detailed design of the
 12 arcade, I will be happy to meet with the
 13 applicant again and we will work on it.
 14 MR. CODINA: We do not have an objection,
 15 and my people are telling me the same thing
 16 that Mr. Trias said, that it was a part of --
 17 MR. TRIAS: These kinds of issues are in
 18 the Code constantly, and that's one of the
 19 challenges that we all have, the fact that
 20 there's some requirements that actually work at
 21 cross purposes and interfere with the quality
 22 of the public space.
 23 MR. LEEN: My view is that the Code does
 24 give you the authority to approve conditions --
 25 to approve with conditions if the condition

1 like this one; the one that is not, it's 97
 2 feet, and what happens is, it also depends on
 3 whether or not they go for the Med bonus.
 4 There are many -- I mean, that's a --
 5 MS. ALBERRO MENENDEZ: Right. If they
 6 were to have everything, how high -- the
 7 Mediterranean bonus, how high would it --
 8 MR. TRIAS: Well, if he had the same zoning
 9 and the same land use as this property, it can
 10 be just like this property, because this
 11 property is not asking --
 12 MS. ALBERRO MENENDEZ: Well, this property
 13 has TDRs.
 14 MR. TRIAS: No, no, but that has nothing to
 15 do with the height, ma'am. That has to do
 16 with -- as Mr. Codina explained clearly, that
 17 only has to do with the bulk of the building.
 18 The height doesn't change, even if you have the
 19 maximum amount of TDRs. That has nothing to do
 20 with the height.
 21 MS. ALBERRO MENENDEZ: Okay. What --
 22 MS. CODINA: Ms. Menendez, the TDRs allow
 23 you to transfer up to 25 percent of the
 24 allowable density, but it doesn't change
 25 setbacks, it doesn't change height --

1 serves another purpose that mitigates some
 2 problem, like, for example, here the condition
 3 helps access to the arcade, which you view as
 4 something important. If so, I think you have
 5 the authority to do it. That would be my
 6 opinion, and that's what I would tell the
 7 Commission; you could eliminate those planters.
 8 MR. TRIAS: And there are other ways.
 9 MR. LEEN: Ultimately, the Commission would
 10 have to approve it.
 11 MR. TRIAS: There are other ways to meet
 12 Code, also. I mean, we don't have to just
 13 ignore the Code, but that's a very good
 14 observation.
 15 MR. CODINA: We have no objections.
 16 MS. ALBERRO MENENDEZ: Could I ask a
 17 question?
 18 Mr. Planning Director, the properties to
 19 the south, which is commercial --
 20 MR. TRIAS: Yes.
 21 MS. ALBERRO MENENDEZ: -- not as intense, I
 22 think, as perhaps the dark purple or the dark
 23 red -- how high can that go up?
 24 MR. TRIAS: Well, it depends. If it's the
 25 high intensity and the land use, it can be just

1 MS. ALBERRO MENENDEZ: You're right. I
 2 misspoke. Right.
 3 MR. CODINA: Yeah, and the limiting factor,
 4 oftentimes it's hard to put TDRs in a place
 5 where parking -- after you provide for the
 6 parking deck and you have the height
 7 limitation, there's a lot of limitations to
 8 transferring TDRs. This happens to be a
 9 property that is very, very large.
 10 You know, the other comment that I would
 11 make to you about the height is that we did
 12 also struggle with, do we put a courtyard,
 13 where we could have lowered this building and
 14 provided quite a bit of FAR on that space, or
 15 do we -- That courtyard is open all the way up,
 16 and as we said, it's about two and a half times
 17 the size of Books and Books, the courtyard.
 18 So we -- The height was not an issue with
 19 us with the TDRs.
 20 CHAIRMAN AIZENSTAT: Just out of
 21 curiosity --
 22 MR. CODINA: Yes.
 23 CHAIRMAN AIZENSTAT: -- now that you
 24 mention that, if you would fill in courtyard,
 25 how much lower would this building be,

1 considering the same FAR that you're using, the
2 square footage?

3 MR. CODINA: So, if you take --

4 CHAIRMAN AIZENSTAT: Approximately.

5 MR. CODINA: That's about 4,000 feet, and
6 if you go up 15 stories, that would be about
7 50,000 feet of FAR. So that's quite a bit
8 of --

9 CHAIRMAN AIZENSTAT: So you would reduce
10 the height of the building, then, by about 50
11 feet?

12 MR. CODINA: Three stories? We could chop
13 off the building for about at least three
14 stories, three or four.

15 CHAIRMAN AIZENSTAT: So 50 to 75 feet, you
16 reduce the height, or I'm wrong?

17 MR. TRIAS: Mr. Chairman, if I could make a
18 suggestion. I mean, certainly you could do
19 that --

20 CHAIRMAN AIZENSTAT: No, I'm just asking a
21 question.

22 MR. TRIAS: But it cannot be quantified
23 precisely without a design. I mean, that's an
24 unfair question to ask, that precisely. The
25 choice has been made, and it's a choice. You

1 can certainly go the way that Mr. Codina is
2 proposing, and the benefit of that, the public
3 benefit of that choice, is that public space
4 that is created at the ground floor, which is
5 what the purpose of the mixed-use district is,
6 if you read the purpose in the Zoning Code. So
7 Mr. Codina is trying to enhance that with that
8 approach.

9 CHAIRMAN AIZENSTAT: No, I understand that,
10 but Mr. Codina had brought -- oh, four stories,
11 okay.

12 And just, Ramon, one other question. On
13 the conditions, you gave us that Condition
14 Number 5 was removed. Has it been removed?

15 MR. TRIAS: That is the --

16 CHAIRMAN AIZENSTAT: Passenger valet
17 parking? Can you explain that to me?

18 MR. TRIAS: That's the preference of the
19 applicant, and it's a suggestion for you to
20 consider. That's in the Code. That's
21 something that it doesn't have to be restated
22 as a condition because it's already required by
23 the Code and they have expressed to me that
24 they would prefer not to have it as a
25 condition.

1 CHAIRMAN AIZENSTAT: Zeke, can you tell us
2 why?

3 MR. GUILFORD: Because essentially, what
4 you're doing by making a condition of a
5 restricted covenant, you're doing a belt and
6 suspender type situation. The Code doesn't
7 allow it, so you don't need to make it a
8 condition. So, you know, you're overkill. So
9 just let the Code prevail, and you don't have
10 to worry about the condition.

11 CHAIRMAN AIZENSTAT: Thank you.
12 Mr. Flanagan?

13 MR. FLANAGAN: I don't know if it's a
14 question as much as it is, really, a comment.
15 I think it's a beautiful building. I also
16 appreciate the open space of the courtyard, the
17 paseo, and the various architectural detail on
18 the facades. I think it looks very nice from
19 the east and the south. I struggle
20 tremendously with the height on the north, and
21 even though the Zoning Code allows it and it's
22 consistent with the Comp Plan, I think there's
23 a compatibility problem with the residential
24 across Navarre, and even though, if somebody
25 could max out the development envelope on each

1 of those parcels, you can get up to the 97 feet
2 or eight stories, I don't know how big those
3 parcels are, but I think at least on some or
4 most of them, they're probably not big enough
5 to accommodate all the Code requirements to
6 come in with an as-of-right project and still
7 hit eight feet (sic). So, unless somebody
8 could assemble a third or a quarter or a half
9 of that block, whatever it would take in order
10 to have the sufficient quantum of land, I don't
11 think anybody is going to get there. So, even
12 though it's a possibility and it may happen in
13 the future, I think the chances are very low.

14 I always view it as, when you are -- to me,
15 you're on the edge. You're the northern
16 boundary of the CBD. You're abutting the
17 residential. This is -- I'm not going to use
18 the word "sore thumb," but you have a very
19 massive project right there at the edge, rather
20 than something a little less intense, a little
21 softer, to help blend in with what exists today
22 and what probably may exist at some point in
23 the future. Even if they go a little bit
24 higher as they get redeveloped or get older,
25 again, I think the chances of those hitting

1 eight stories is probably fairly slim, and even
2 then, the northern facade -- and I do
3 appreciate the stepping back. I'm not sure how
4 much each of the various levels steps back more
5 and more, but from the renderings and
6 everything I've seen, to me, it's almost a
7 straight wall up, the 175 feet.

8 So I'm struggling with that design, and
9 I've heard you and you're sensitive to it. I
10 know it's difficult to accomplish. There's
11 always the tradeoff. I'm just not sure.

12 MR. CODINA: I appreciate your comment and,
13 you know, the City had a density designation
14 that we abided by. I will disagree with you
15 about the likelihood of an assembly. I
16 assembled the land to do the Bacardi building,
17 right next to residential, and I did 355
18 Alhambra, and that was an assembly, too.

19 So there would be, in my opinion, a lot of
20 financial pressure for an assembly there. It
21 would happen much easier than with the
22 designation that it now has, and I have been
23 through three assemblies. Here we bought that
24 other piece on the back too, and George
25 Goldblum, before me, assembled. So, you know,

1 we've complied with all of the requirements of
2 the City and thought this was the best way to
3 deliver the project that we had in mind, but I
4 can appreciate your view --

5 MR. GUILFORD: Mr. Flanagan, let me just
6 tell you, we went through a lot of different
7 gyrations on this. We actually, at one point,
8 took a look at removing some of the mass and
9 putting it on top of the garage. However, one
10 thing that we've been made aware of is that
11 there's a potential development coming back in
12 between the Courtyard and our property. So,
13 once you do that, you then are going to put
14 units right up against another building that
15 both have zero setbacks. So, when you start
16 looking at it from a planning standpoint, you
17 don't want to do that. What you want to do is
18 put it right where it's located, and that's the
19 reason we did it, and again, we tried to be
20 sensitive with the architecture in order to
21 soften it for that north side.

22 MR. TRIAS: Yeah, Mr. Chairman, I also want
23 to reiterate that there was extensive
24 discussion at the Board of Architects
25 reflecting exactly your concerns, Mr. Flanagan,

1 and the massing and many options. So this was
2 studied extensively, and I think that the
3 applicant worked very, very diligently to try
4 to come up with a good solution, and I think
5 that the drawings speak for themselves.

6 CHAIRMAN AIZENSTAT: Do you know anything
7 about the project that Mr. Guilford mentioned?

8 MR. TRIAS: Which project?

9 MR. GUILFORD: The Marriott.

10 MS. ALBERRO MENENDEZ: The Marriott?

11 MR. TRIAS: Oh, the Marriott. I'm sorry, I
12 couldn't hear. I have met with the owners and
13 the applicants. Nothing has been submitted,
14 but yes, I've had some discussions about a
15 project that would deal exactly with that site
16 in the way that Mr. Guilford described, yes.

17 CHAIRMAN AIZENSTAT: How many square feet
18 is that property?

19 MR. TRIAS: I don't know, off the top of my
20 head, but that's the bulk of the -- the rest of
21 the block, the other half of the block.

22 CHAIRMAN AIZENSTAT: Maria?

23 MS. ALBERRO MENENDEZ: There's just no
24 possibility of bringing that north elevation a
25 little bit lower, and then transitioning up? I

1 mean, I think your point, as far as being
2 residential next to residential, is a great
3 point. My concern is similar to what has been
4 expressed, that it's just so massive compared
5 to what potentially could be built. I know
6 that there's a possibility of assembly, but
7 until that's done, it's going to look big.

8 MR. CODINA: You know I would try to
9 accommodate you in any way that we could, but
10 that's not a change that, at this stage, that
11 we could make, so I'm sorry, that's not one
12 that we could contemplate at this stage.

13 MS. ALBERRO MENENDEZ: Okay.

14 MR. CODINA: But thank you.

15 MR. GRABIEL: If I may --

16 CHAIRMAN AIZENSTAT: Yes, please.

17 MR. GRABIEL: I don't have a problem with
18 the height. Coral Gables has a history of
19 having very tall buildings next to very low
20 buildings, the Biltmore being probably the best
21 example of that, albeit there's green area
22 around it, but it is the tallest tower in the
23 City, and it's right next to one-story
24 single-family residential.

25 One side of LeJeune is -- What's the height

1 of your Bacardi building?

2 MR. CODINA: 16 stories.

3 MR. GRABIEL: 16 stories. Across the
4 street is maximum two stories, and they're only
5 divided by LeJeune. So it's not a City that
6 has tried to blend height. On the contrary,
7 they kind of go from one site to the other,
8 making heights, and so architecturally, I
9 personally don't think that's a problem with
10 this particular building. It could have been
11 flipped, maybe, I don't know, but --

12 MS. ALBERRO MENENDEZ: My concern is the
13 distance, though. You know, you cite the
14 Biltmore, but there's such a distance from
15 those houses, the single-family homes, to the
16 Biltmore, and from the street even. Here,
17 you're going to have -- I would think the
18 right-of-way there is, what, Tim, about 60
19 feet?

20 MR. PLUMMER: Maybe.

21 MS. ALBERRO MENENDEZ: 60 feet, 60 feet,
22 and boom, you're going to have, you know,
23 almost a 200-foot wall.

24 MR. GRABIEL: The David William is sitting
25 in the middle of a single-story --

1 when we first got there, there was a woman who
2 basically hated this project. She was, like,
3 "The traffic's going to kill us," et cetera.
4 Once we walked through the project and
5 explained that the traffic was going on
6 Minorca, because you had a light at the end
7 of -- at LeJeune, the issues went away. So it
8 was well received.

9 CHAIRMAN AIZENSTAT: Thank you. I mean,
10 from what I see, you know, there's one --
11 there's a couple of letters, and they all talk
12 about the same, with the traffic circle. I
13 don't see other residents that immediately live
14 in that area.

15 MS. ALBERRO MENENDEZ: You reminded me of
16 something.

17 Mr. Planning Director, we used to get
18 comments, you know, the -- We used to get
19 comments from the neighbors in the area. We
20 used to get -- like I think it was online. Do
21 we get any of those anymore?

22 MR. TRIAS: Yes.

23 MS. ALBERRO MENENDEZ: Because I noticed in
24 the two applications, we didn't have them.

25 MR. TRIAS: Well, you did. Those are the

1 single-family residential area. It's just
2 something that has been part of our urban part
3 of the City of Coral Gables.

4 MS. ALBERRO MENENDEZ: Okay. Thanks.

5 MS. CODINA: Ms. Menendez, we had -- as
6 part of the requirement for a mixed-use, we had
7 a neighborhood meeting.

8 MS. ALBERRO MENENDEZ: Uh-huh.

9 MR. CODINA: And we were very well
10 received. I think people would much prefer to
11 have this development, the type, the courtyard,
12 than what was even approved before, a hotel,
13 that would be seven hours -- seven days a week,
14 24 hours a day, and a solid -- So we did not
15 get -- When the neighbors saw the quality and
16 the connection and courtyard, we were well
17 received. But it is a --

18 CHAIRMAN AIZENSTAT: What type of
19 attendance did you get at that meeting?

20 MR. CODINA: We had -- well, a couple of
21 the people are here. We have the list.

22 CHAIRMAN AIZENSTAT: No, just --

23 MR. GUILFORD: We had about 20 people. 16
24 signed in and some other people didn't. I've
25 got to tell you, it was interesting, because

1 comments. We only got comments about the
2 traffic -- the proposed traffic roundabout at
3 Salzedo and Navarre.

4 MS. ALBERRO MENENDEZ: Okay.

5 CHAIRMAN AIZENSTAT: And nothing has
6 changed from the Planning and Zoning view? The
7 web site hasn't changed?

8 MR. TRIAS: No, no, it's all the same, and
9 we always give you everything we've got,
10 certainly.

11 CHAIRMAN AIZENSTAT: Yes, Marshall.

12 MR. BELLIN: Yeah. The design of the
13 building is not going to change. That's a
14 given. Whether the buildings across the street
15 to the north are going to be 97 feet, probably
16 not, and I think the limit is probably six
17 stories over there, when you start at the 45
18 feet, but none of that really matters. The
19 building is not going to change. So I think we
20 need to move a little quicker, move on, and
21 just take a vote and see where we're at.

22 MS. ALBERRO MENENDEZ: What is your
23 opinion, as an architect?

24 MR. BELLIN: I gave my opinion. I think
25 the 16 stories on the street is not something

1 that I'm very comfortable with, but, you know,
2 there were reasons that they did that, and one
3 of the reasons, I think, is a good one. It's
4 to have that area in the center that's open.
5 So, if you leave that open, you necessarily
6 have to push the building to the street side.

7 Yeah, if they wanted to build a tall
8 building and push everything in, you eliminate
9 the courtyard, and so it's just a matter of
10 choice and I think their choice is to have a
11 courtyard. Maybe mine would have been
12 different, but it doesn't matter.

13 CHAIRMAN AIZENSTAT: Would you like to make
14 a motion?

15 MR. BELLIN: I'd like to make a motion to
16 approve.

17 CHAIRMAN AIZENSTAT: As is, or --

18 MR. TRIAS: The conditions are in your
19 Staff Report, and you may want to make that
20 part of the motion.

21 MR. GRABIEL: Could I add a condition?

22 CHAIRMAN AIZENSTAT: Yes, of course.

23 MR. GRABIEL: I would like to add the
24 condition that --

25 CHAIRMAN AIZENSTAT: Well, it was his --

1 that that's what --

2 MR. TRIAS: That's my view on this. We can
3 comply with the Code in a different way.

4 CHAIRMAN AIZENSTAT: Okay.

5 MR. LEEN: But second, my view is, like for
6 example -- Let me just -- Wait one second.

7 I've always taken the view that when you're
8 doing a conditional use approval and you're
9 determining, in a broader perspective, whether
10 this is consistent with what the City of Coral
11 Gables should be doing under our Comprehensive
12 Plan, et cetera -- and here, for example, with
13 the TDRs, one of the provisions you're looking
14 at, you're finding exists, is that this is
15 compatible in terms of spacing, size, the free
16 flow of people from the road, about the bulk of
17 the building, I believe you have more authority
18 and that the Code permits you to impose
19 conditions to meet those requirements, even
20 though it might not be consistent with another
21 portion of the Code. I've always taken that
22 view. We've done it on a couple of instances
23 that I can recall.

24 Nevertheless, the goal is always -- and
25 ultimately, it's the Commission that decides

1 MR. GRABIEL: If you could add to your
2 motion the condition to eliminate the planters
3 that are within the -- between the sidewalk and
4 the arcade.

5 MR. BELLIN: Okay.

6 MR. GRABIEL: So that there's free flow of
7 pedestrian between the arcade and the sidewalk.

8 MR. BELLIN: Okay. Put that in as a
9 condition.

10 MR. TRIAS: Do you want to eliminate the
11 valet parking condition?

12 MR. BELLIN: Yes.

13 MR. TRIAS: Okay.

14 CHAIRMAN AIZENSTAT: Because of
15 Mr. Guilford's explanation.

16 Now, Craig --

17 MR. LEEN: Yes.

18 CHAIRMAN AIZENSTAT: Removing those
19 planters, I'm just concerned about going -- for
20 us to do something against what is Code. As
21 the City Attorney, you're comfortable following
22 that process?

23 MR. LEEN: Well, there's a couple of
24 thoughts there. First of all, there may be a
25 way to still comply with the Code, and I think

1 and you're just simply making a recommendation.
2 Staff will attempt to make this compliant, I'm
3 sure, when it comes before the Commission. So
4 will the applicant. That's my interpretation
5 of how those provisions interact.

6 CHAIRMAN AIZENSTAT: And Ramon, the
7 roundabout is a part of this conditional
8 approval?

9 MR. TRIAS: The condition --

10 CHAIRMAN AIZENSTAT: How does that work?

11 MR. TRIAS: Yeah, the condition actually
12 says that in the future, it may be studied, and
13 maybe Mr. Plummer can explain that a little bit
14 better, so -- and that also applies for a
15 roundabout at Navarre and Salzedo. If the
16 neighborhood wants to apply for that, they can.

17 CHAIRMAN AIZENSTAT: So that's something
18 that's done through Public Works?

19 MR. TRIAS: Yes, through Public Works,
20 professionally designed, professionally
21 reviewed.

22 CHAIRMAN AIZENSTAT: Okay. So it's
23 something through Public Works.

24 We have a motion.

25 MR. LEEN: Mr. Chair, just to read more

1 into the record, one of the conditions in
2 particular I think applies is, under the TDR,
3 C, "The physical design of the proposed site
4 plan and the manner in which the design makes
5 use of adequate provisions for public services,
6 provides adequate control over vehicular
7 traffic, provides for and protects designated
8 common open areas, and furthers the amenities
9 of light and air, recreational and visual
10 enjoyment.

11 It's directly on point, and you're seeking
12 to preserve that, and that's why you're
13 imposing this condition.

14 CHAIRMAN AIZENSTAT: Thank you.

15 We have a motion. Is there a second?

16 MR. GRABIEL: Second.

17 CHAIRMAN AIZENSTAT: We have a second. Any
18 further discussion?

19 MR. PEREZ: Just a quick question relating
20 to the valet. That obviously applies to the
21 entire project, correct, office and
22 residential?

23 MR. TRIAS: That applies to all mixed-use
24 projects.

25 MR. PEREZ: Okay.

1 CHAIRMAN AIZENSTAT: And it's in the Code
2 already.

3 MR. TRIAS: It's in the Code.

4 CHAIRMAN AIZENSTAT: And I just want to
5 make sure that the 2,000 square foot for the
6 gym, you've taken a look at, you're comfortable
7 that it does meet the requirement of the
8 commercial part of it?

9 MR. TRIAS: Yes.

10 CHAIRMAN AIZENSTAT: Okay.

11 Any other discussion? No?

12 Call the roll, please.

13 MS. MENENDEZ: Julio Grabiell?

14 MR. GRABIEL: Yes.

15 MS. MENENDEZ: Maria Menendez?

16 MS. ALBERRO MENENDEZ: Yes.

17 MS. MENENDEZ: Alberto Perez?

18 MR. PEREZ: Yes.

19 MS. MENENDEZ: Marshall Bellin?

20 MR. BELLIN: Yes.

21 MS. MENENDEZ: Anthony Bello?

22 MR. BELLO: Yes.

23 MS. MENENDEZ: Jeff Flanagan?

24 MR. FLANAGAN: Yes.

25 MS. MENENDEZ: Eibi Aizenstat?

1 CHAIRMAN AIZENSTAT: Yes.

2 Thank you for your time.

3 MR. LEEN: Mr, Chair, I do still recommend
4 two separate votes --

5 CHAIRMAN AIZENSTAT: I'm sorry.

6 MR. LEEN: I'm sorry, two votes --

7 MR. CODINA: One more vote.

8 MR. LEEN: -- two votes.

9 MR. GUILFORD: Yeah, two votes.

10 MR. LEEN: We recommend the same.

11 CHAIRMAN AIZENSTAT: That's right. You're
12 right, the TDRs.

13 Is there a motion for the -- I was being
14 preemptive.

15 MR. BELLIN: I'll make a motion for
16 approval.

17 CHAIRMAN AIZENSTAT: For approval of the
18 transfer of the TDRs?

19 MR. BELLIN: Yes.

20 MR. LEEN: I recommend the same conditions
21 be imposed.

22 CHAIRMAN AIZENSTAT: With the same
23 conditions imposed.

24 MR. BELLIN: Yes.

25 CHAIRMAN AIZENSTAT: Is there a second?

1 MR. PEREZ: I'll second.

2 CHAIRMAN AIZENSTAT: Any discussion?
3 Call the roll.

4 MS. MENENDEZ: Maria Menendez?

5 MS. ALBERRO MENENDEZ: Yes.

6 MS. MENENDEZ: Alberto Perez?

7 MR. PEREZ: Yes.

8 MS. MENENDEZ: Marshall Bellin?

9 MR. BELLIN: Yes.

10 MS. MENENDEZ: Anthony Bello?

11 MR. BELLO: Yes.

12 MS. MENENDEZ: Jeff Flanagan?

13 MR. FLANAGAN: Yes.

14 MS. MENENDEZ: Julio Grabiell?

15 MR. GRABIEL: Yes.

16 MS. MENENDEZ: Eibi Aizenstat?

17 CHAIRMAN AIZENSTAT: Yes.

18 MR. CODINA: I just want to thank you. I
19 know you're all volunteers. A lot of the
20 comments that you've had, we struggled with, so
21 they were valid comments. I hope it wasn't
22 lost on you that we ended up with the
23 residential on the residential side and the
24 commercial on the commercial side. However,
25 the entry to the residential parking is on the

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1 commercial side.

2 MS. ALBERRO MENENDEZ: Oh, okay.

3 MR. CODINA: And we put in a little bit of

4 parking on the residential side, 43 cars, so we

5 really -- we struggled with this and we

6 struggled with, do we do the courtyard or not,

7 and that's where we ended up. And I want to

8 tell you that your Staff, they really had a lot

9 of positive input. That connector from Navarre

10 to Minorca is something that Mr. Trias insisted

11 on. So there was a lot of back and forth, and

12 it did take months, literally.

13 So I wish I could have accommodated you,

14 and we didn't have a perfect solution, but

15 thank you.

16 MS. ALBERRO MENENDEZ: Thank you.

17 CHAIRMAN AIZENSTAT: Thank you for your

18 time.

19 CHAIRMAN AIZENSTAT: Let's take a

20 five-minute recess to let them clear out before

21 we take on the next item.

22 (Thereupon, a brief recess was taken.)

23 CHAIRMAN AIZENSTAT: Okay, are we ready to

24 resume?

25 MR. TRIAS: No, just a minute.

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1 CHAIRMAN AIZENSTAT: The next item on the

2 agenda, an Ordinance of the City of Coral

3 Gables, Florida, requesting conditional use

4 with site plan pursuant to Zoning Code Article

5 3, "Development Review," Division 4,

6 "Conditional Uses," and Article 4, "Zoning

7 Districts," Division 2, "Overlay and Special

8 Purpose Districts," Section 4-204, "Special Use

9 (S) District," for an addition to an existing

10 religious institution within a Special Use, (S)

11 Zoned District," for the property commonly

12 referred to as "Temple Judea" and legally

13 described as Lots 1-31, Block 135, Riviera

14 Section Part 9, whose address is 5500 Granada

15 Boulevard, Coral Gables, Florida; and including

16 required conditions; providing for

17 severability, repealer, codification and an

18 effective date.

19 Ramon, I'd like to hear the applicant

20 first, please.

21 MR. TRIAS: Sure.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MR. GUILFORD: Good evening again,

24 Mr. Chairman and Members of the Board. For the

25 record, my name is Zeke Guilford, with law

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1 offices at 400 University Drive. It gives me

2 great pleasure to be here today representing

3 Temple Judea.

4 Here with me today is Raul Rodriguez, who's

5 the architect for the project. We also have

6 Mr. Tim Plummer, who is our traffic consultant.

7 We have Joe Greenberg and Debbie Siegel from

8 the congregation here with us, as well.

9 What I'd like to do is, what we have before

10 you today is a site plan approval. When you

11 have an S zoning designated property, any

12 change to that property must come before the

13 Planning & Zoning Board and the City

14 Commission, and what we're actually doing here

15 today is, we are adding additional classrooms.

16 What has happened is that the whole

17 congregation -- We have a pre-school, we have

18 youth, and we have adult classes, and right now

19 they're using the same classroom.

20 So what we want to do is have pre-school

21 classrooms that are dedicated just to the

22 pre-school, youth just dedicated to youth, and

23 adult just dedicated to them.

24 So what I'd like to do is just kind of --

25 so what's happening is, we're serving the

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1 current needs of the congregation; we're not

2 expanding those uses. What I want to do is

3 just very, very briefly walk you through the

4 site plan that we have.

5 Essentially, we have it broken down into

6 three parts. We have the existing temple and

7 synagogue here. We have the existing

8 classrooms which are going to get remodeled.

9 Basically, they're not up to current Code. The

10 classrooms need a bathroom in them. We're

11 putting bathrooms, we're changing out the

12 windows, and then at the end, over here, we're

13 building a two-story addition.

14 Again, the synagogue, the existing, and the

15 new. What we're going to do here is keep the

16 same drive-ins. We're creating a new

17 porte-cochere to keep off the rain when you

18 drop off your children. We're adding four

19 classrooms on the ground floor. Then on the

20 second floor, we're adding five additional

21 classrooms.

22 In essence, here's a rendering of what it

23 looks like. This, what's interesting is that

24 when we originally applied to move forward with

25 this, we had to get a letter from Historic

Carlson, Walter

From: ricardo herran <ricardoherran@yahoo.com>
Sent: Tuesday, February 11, 2014 9:17 PM
To: Planning
Subject: Fw: 2020 Salzedo

Good evening, please share the following correspondence with Planning and Zoning Board members attending the 2/12/14 meeting.

Thank you.

----- Forwarded Message -----

From: ricardo herran <ricardoherran@yahoo.com>
To: "Tompkins, Jane" <jtompkins@coralgables.com>
Cc: "jimcason@coralgables.com" <jimcason@coralgables.com>; "pkeon@coralgables.com" <pkeon@coralgables.com>; "wkerdyk@coralgables.com" <wkerdyk@coralgables.com>; "vlago@coralgables.com" <vlago@coralgables.com>; "frank@coralgables.com" <frank@coralgables.com>; "psalerno@coralgables.com" <psalerno@coralgables.com>; "rtrias@coralgables.com" <rtrias@coralgables.com>; "epino@coralgables.com" <epino@coralgables.com>
Sent: Tuesday, February 11, 2014 9:14 PM
Subject: Re: 2020 Salzedo

Ms. Tompkins, thank you for your correspondence. First, I must clarify that the letter that was sent to the City requesting a traffic circle on the intersection of Salzedo Street and Navarre Avenue was triggered by the existing conditions at that intersection. The 2020 Salzedo mixed-use development was mentioned to point out that traffic will undoubtedly increase with the completion of that project. Currently, in the AM peak hours cut-through traffic overwhelmingly chooses to turn east on Navarre from LeJeune Street because it is the path of least resistance to the Central Business District. Traffic counts taken by Richard Garcia and Associates in the Traffic Impact Study dated January 24, 2014 indicate that between the peak hours of 7:00 and 9:00 AM 177 cars turn onto Navarre Avenue from Lejeune and Salzedo Streets, compared to 69 cars turning onto Minorca Avenue from Lejeune and Salzedo Streets. Additionally, the peak PM hours show 292 cars turning onto Navarre Avenue from Lejeune and Salzedo Streets, compared to 209 cars turning onto Minorca Avenue from LeJeune and Salzedo Streets. The difference in cut-through traffic on these two streets results from the signalized intersection on Minorca Avenue and Lejeune Street. The installation of a mini-roundabout on Minorca Avenue and Salzedo Street, although mitigating traffic on this intersection, will reinforce Navarre Avenue as the path of least resistance and further increase cut-through traffic.

The traffic impact study by Richard Garcia and Associates reviews the "loading area driveway" and "parking garage driveway" on Minorca Avenue, but seems to be silent regarding the garage entrance located on Navarre Avenue. While this portion of the garage, as I understand it, is only for a limited number of spaces (around 50-60) reserved for ground floor tenants and their visitors, it merits review as these users tend to have a higher parking turnover rate. The study concludes that after the completion of the 2020 Salzedo project the level of service on the intersection of Navarre Avenue and Salzedo Street will be adequate. From a traffic engineering perspective this is accurate, but from a quality of life and safety filter, this conclusion leaves much to be desired.

Traffic calming measures in this area should be focused on Navarre Avenue, a residential street. Thanks in advance for taking all of this into consideration.

With much appreciation,

Ricardo Herran

From: "Tompkins, Jane" <jtompkins@coralgables.com>
To: "ricardoherran@yahoo.com" <ricardoherran@yahoo.com>
Sent: Tuesday, February 11, 2014 6:01 PM
Subject: FW: 2020 Salzedo

From: Tompkins, Jane
Sent: Tuesday, February 11, 2014 6:01 PM
To: 'icardoherran@yahoo.com'
Cc: Commissioners; Salerno, Patrick; Trias, Ramon; Pino, Ernesto
Subject: 2020 Salzedo

Mr. Herran:

Your letter to the City has been forwarded to me. The Public Works Department and their consultant reviewed the 2020 Salzedo project. The installation of a mini-roundabout is recommended at the intersection of Salzedo Street and Minorca Avenue to provide the appropriate traffic mitigation for the project. It is important to note that all project traffic access, including truck loading, will occur on Minorca Avenue. There are no project access points on Navarre Avenue or Salzedo Street. Salzedo Street and Minorca Avenue is the appropriate location for a mini-roundabout because all project access points are on Minorca Avenue. Additionally, there is a traffic signal at the intersection of Salzedo Street and Almeria Avenue (one block south) and a traffic circle at the intersection of Salzedo Street and Majorca Avenue (two blocks north), which currently help control speed on Salzedo Street.

A mini-roundabout at this location will help improve the safety of vehicles travelling east-west on Minorca Avenue needing to cross Salzedo Street. Also, this mini-roundabout will further help control speed on Salzedo Street and improve pedestrian and bicyclist safety.

Regards,
Jane

Jane K. Tompkins, AICP
Development Services Director
405 Biltmore Way
Coral Gables, Florida 33134
Phone: 305-476-7231
www.coralgables.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

February 9, 2014

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

Members of the Planning and Zoning Board:

The residents bordering the Central Business District are increasingly concerned about the danger posed to pedestrians and bicyclists by the amount of traffic and speed of vehicles passing through the intersection of Salzedo Street and Navarre Avenue. This intersection is located at the end of the Central Business District and the beginning of the residential district; currently there are no traffic calming devices that signal this transition. Heading north on Salzedo Street from Alhambra Avenue, cars begin to speed and hit their peak as they approach Navarre Avenue before the traffic circle on Majorca Avenue. During peak traffic hours, this creates a dangerous situation for pedestrians, bicyclists, and children heading to Coral Gables Elementary on Ponce de Leon Boulevard.

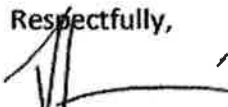
Of additional concern to the neighborhood is the 2020 Salzedo project that will be built on Salzedo Street between Navarre and Minorca Avenue. This project consists of over two hundred (200) residential units and an office building; both served by a garage with over four hundred (400) parking spaces. The project expects to break ground in August and is surely to increase the level of traffic on all surrounding streets.

For the reasons stated above, the neighbors bordering the Central Business District respectfully ask that the City seriously consider the installation of a traffic circle on Salzedo Street and Navarre Avenue (see attached exhibits). A traffic circle at this intersection would accomplish the following:

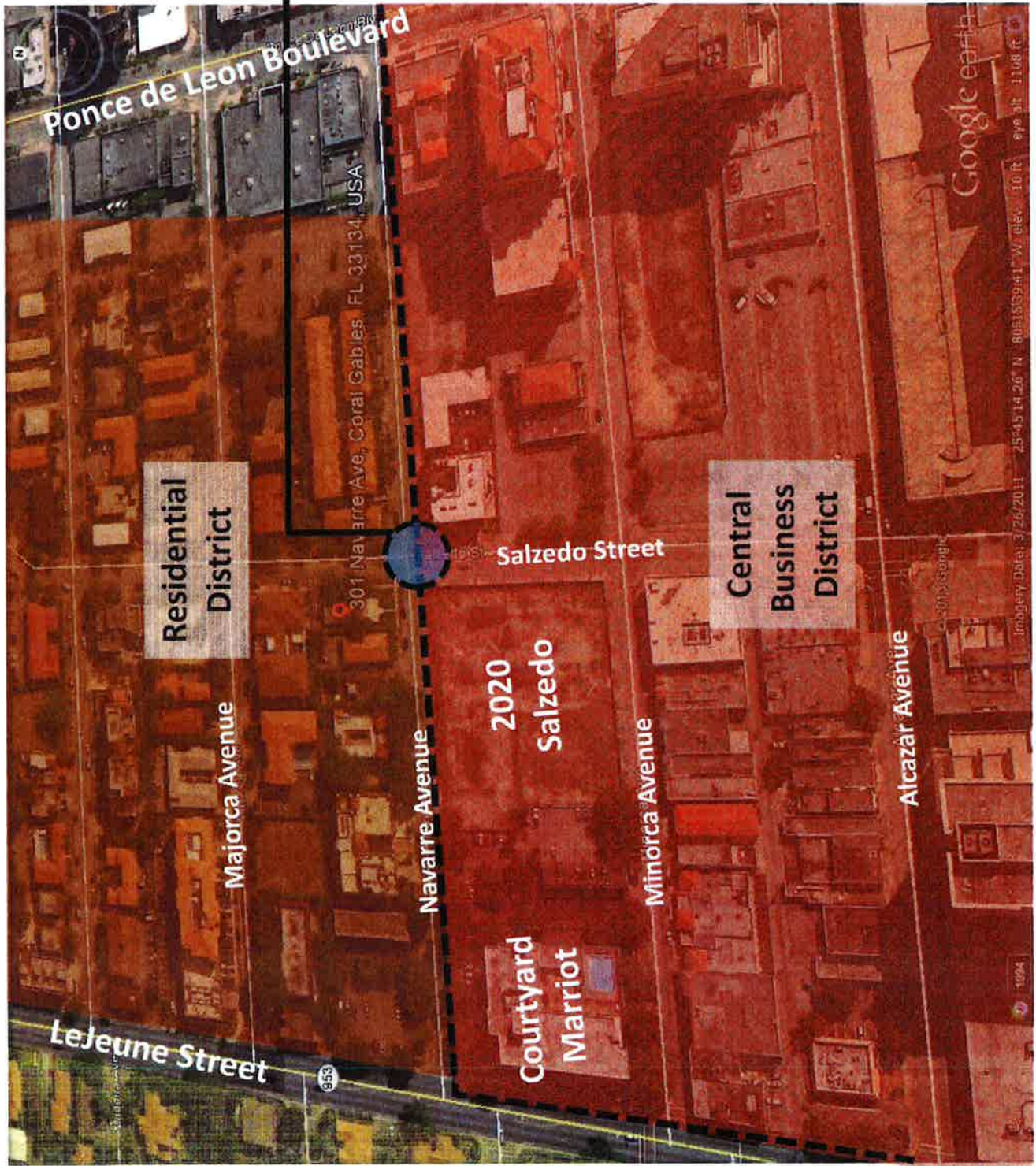
- create a clear demarcation between the Central Business District and the residential district;
- effectively control traffic and reduce speed;
- improve pedestrian and bicyclist safety; and
- enhance neighborhood aesthetics.

We thank you in advance for helping make our neighborhood a better and safer place to live.

Respectfully,



Ricardo Herran
323 Navarre Avenue, #404
Coral Gables, FL 33134



Proposed circle

Ponce de Leon Boulevard

Residential District

Majorca Avenue

Navarre Avenue

2020 Salzedo

Courtyard Marriot

Minorca Avenue

Central Business District

Alcazar Avenue

Salzedo Street

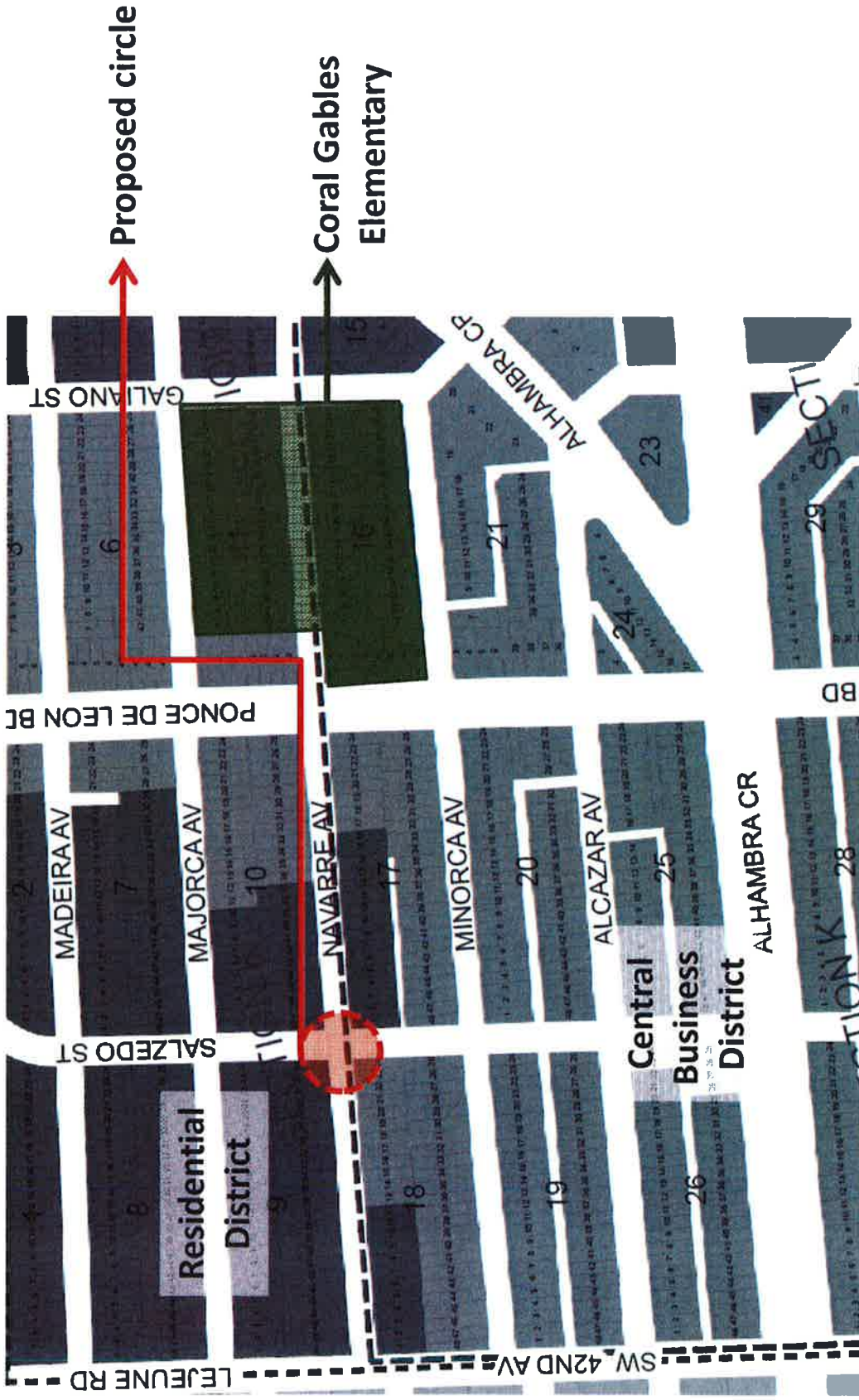
301 Navarre Ave, Coral Gables, FL 33134, USA

Lejeune Street

950

Google earth

Imagery Date: 3/26/2011 25°45'14.26" N - 80°18'59.41" W elev: 10 ft eye alt: 1108 ft



Proposed circle

Coral Gables Elementary

Residential District

Central Business District

MADEIRA AV

MAJORCA AV

MINORCA AV

ALCAZAR AV

ALHAMBRA CR

SALZEDO ST

PONCE DE LEON BL

GALLANO ST

NAVARRE AV

ALHAMBRA CP

SECTION K 28

SW 42ND AV

LEJUNE RD

BD

6

10

18

19

20

26

25

Central Business District

ALCAZAR AV

21

24

23

29

SECTION K 28

February 7, 2014

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 FEB 11 AM 8:57

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

Members of the Planning and Zoning Board:

The residents bordering the Central Business District are increasingly concerned about the danger posed to pedestrians and bicyclists by the amount of traffic and speed of vehicles passing through the intersection of Salzedo Street and Navarre Avenue. This intersection is located at the end of the Central Business District and the beginning of the residential district; currently there are no traffic calming devices that signal this transition. Heading north on Salzedo Street from Alhambra Avenue, cars begin to speed and hit their peak as they approach Navarre Avenue before the traffic circle on Majorca Avenue. During peak traffic hours, this creates a dangerous situation for pedestrians, bicyclists, and children heading to Coral Gables Elementary on Ponce de Leon Boulevard.

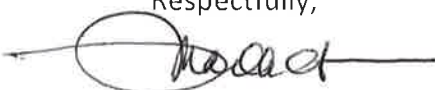
Of additional concern to the neighborhood is the 2020 Salzedo project that will be built on Salzedo Street between Navarre and Minorca Avenue. This project consists of over two hundred (200) residential units and an office building; both served by a garage with over four hundred (400) parking spaces. The project expects to break ground in August and is surely to increase the level of traffic on all surrounding streets.

For the reasons stated above, the neighbors bordering the Central Business District respectfully ask that the City seriously consider the installation of a traffic circle on Salzedo Street and Navarre Avenue (see attached exhibits). A traffic circle at this intersection would accomplish the following:

- create a clear demarcation between the Central Business District and the residential district;
- effectively control traffic and reduce speed;
- improve pedestrian and bicyclist safety; and
- enhance neighborhood aesthetics.

We thank you in advance for helping make our neighborhood a better and safer place to live.

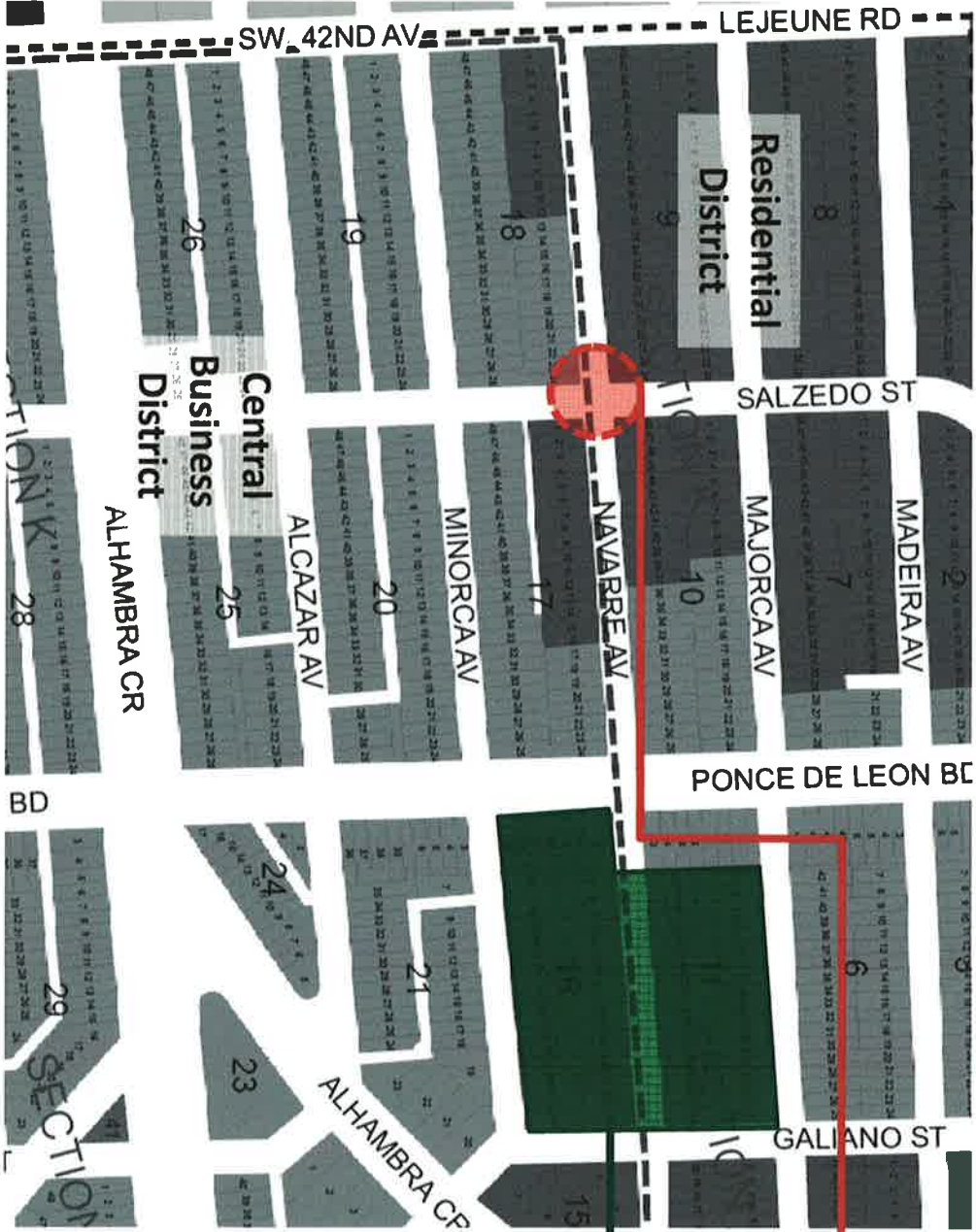
Respectfully,



Lizette Maldonado



**Proposed
circle**



Proposed circle

Coral Gables Elementary

February 7, 2014
CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 FEB 11 AM 8:57
Planning and Zoning Board
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

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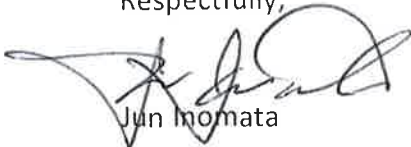
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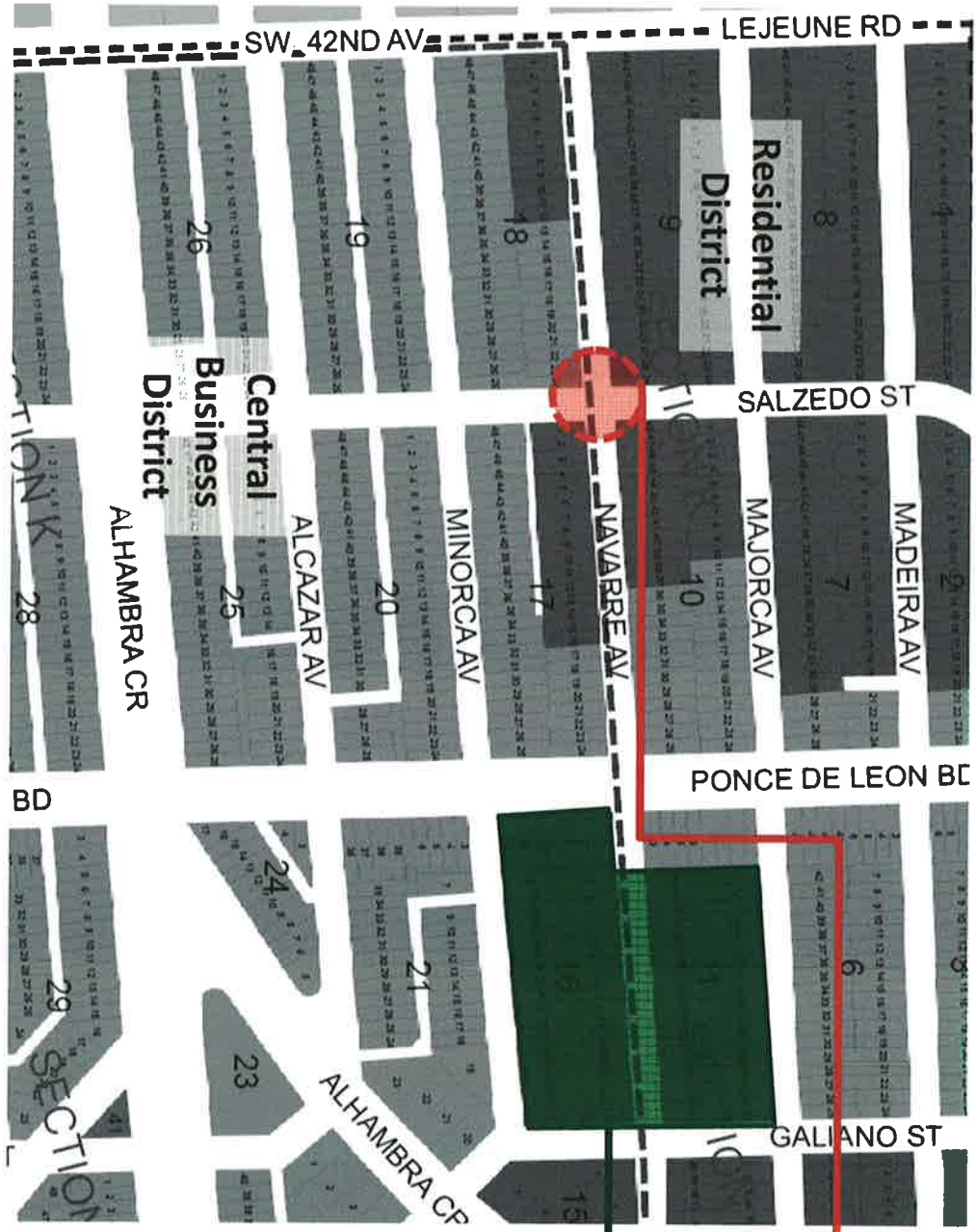
Respectfully,



Jun Inomata



**Proposed
circle**



SW 42ND AV

LEJEUNE RD

Residential District

District

SALZEDO ST

MAJORCA AV

MADEIRA AV

PONCE DE LEON BLVD

GALIANO ST

Central Business District
ALHAMBRA CR

MINORCA AV

ALCAZAR AV

ALHAMBRA CR

Coral Gables Elementary

Proposed circle