

Page 1 CITY OF CORAL GABLES PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT WEDNESDAY, AUGUST 11, 2021, COMMENCING AT 6:04 P.M. Board Members Present at Commission Chamber: Eibi Aizenstat, Chairman Robert Behar Alexander Bucelo Claudia Miro Luis Revuelta Venny Torre Wayne "Chip" Withers City Staff and Consultants: Ramon Trias, Assistant Director of Planning Jennifer Garcia, City Planner Jill Menendez, Administrative Assistant, Board Secretary Hermes Diaz, Public Works Director Melissa DeZayas, Public Works Sr. Transportation Engineer Craig Collier, Special Counsel	Page 2 1 THEREUPON: 2 CHAIRPERSON AIZENSTAT: I'd like to call the 3 meeting to order. 4 Good evening. This Board is comprised of seven 5 members. Four Members of the Board -- four Members 6 of the Board shall constitute a quorum and the 7 affirmative vote of four Members shall be necessary 8 for the adoption of any motion. If only four Members 9 on the Board are present, an Applicant may request 10 and be entitled to a continuance to the next 11 regularly scheduled meeting of the Board. 12 If a matter is continued due to lack of quorum, 13 the Chairperson or Secretary of the Board may set a 14 Special Meeting to consider such a matter. In the 15 event that four votes are not obtained, an Applicant 16 may request a continuance or allow the application to 17 proceed to the City Commission without a 18 recommendation. 19 Pursuant to Resolution No. 2021-11A, the City of 20 Coral Gables has returned to traditional in-person 21 meetings. Accordingly, any individual wishing to 22 provide sworn testimony shall be present physically 23 in the City Commission Chambers. However, the 24 Planning and Zoning Board has established the ability 25 for the public to provide comments, which are
Page 3 1 non-sworn and without evidentiary value. This is 2 virtually. Accordingly, only individuals who wish to 3 provide public comment in this format may appear 4 and provide those comments via Zoom. 5 Lobbyist Registration and Disclosure: Any 6 person who acts as a lobbyist pursuant to the City of 7 Coral Gables Ordinance Number 2006-11 must register 8 with the City Clerk prior to engaging in lobbying 9 activities or presentations before City Staff, 10 Boards, Committees and/or City Commission. A copy 11 of the Ordinance is available in the Office of the 12 City Clerk. Failure to register and provide proof of 13 registration shall prohibit your ability to present 14 to the Board. 15 As Chair, I now officially call the City of Coral 16 Gables Planning and Zoning Board Meeting of August 17 11th, 2021 to order. The time is 6:04. 18 Jill, if you'll please call the roll. 19 THE SECRETARY: Robert Behar? 20 MR. BEHAR: Here. 21 THE SECRETARY: Alex Bucelo? 22 MR. BUCALO: Here. 23 THE SECRETARY: Claudia Miro? 24 MS. MIRO: Here. 25 THE SECRETARY: Luis Revuelta?	Page 4 1 Venny Torre? 2 MR. TORRE: Here. 3 THE SECRETARY: Chip Withers? 4 MR. WITHERS: Here. 5 THE SECRETARY: Eibi Aizenstat? 6 CHAIRPERSON AIZENSTAT: Here. 7 Notice of Ex Parte Communications: Please 8 be advised that this Board is a quasi-judicial board 9 which requires Board members to disclose all ex parte 10 communication and site visits. An ex parte 11 communication is defined as any contact, 12 communication, conversation, correspondence, 13 memorandum or other written or verbal communication 14 that takes place outside the public hearing between a 15 member of the public and a member of a quasi-judicial 16 board regarding matters to be heard by the Board. 17 If anyone made any contact with a Board Member 18 regarding an issue before the Board, the Board Member 19 must state on the record the existence of the ex 20 parte communication and the party who originated the 21 communication. Also, if a Board Member conducted a 22 site visit specifically related to the case before 23 the Board, the Board Member must also disclose such 24 visit. In either case, the Board Member must state 25 on the record whether the ex parte communication

Page 5 1 and/or site visit will affect the Board Member's 2 ability to impartially consider the evidence to be 3 presented regarding the matter. The Board Member 4 should also state that his or her decision will be 5 based on substantial competent evidence and 6 testimony presented on the record today. 7 Does any Board Member have such a communication 8 and/or site visit to disclose at this time? 9 MR. BEHAR: None for me. 10 CHAIRPERSON AIZENSTAT: Having heard none, I'd 11 like to go ahead and -- Swearing In: Everyone who 12 will be speaking this evening must complete the 13 roster on the podium. We ask that you print clearly 14 so the official records of your name and address will 15 be correct. 16 Now, with the exception of attorneys, all persons 17 physically in the City Commission Chambers who will 18 be speaking on the agenda items before us this 19 evening, please rise so you can be sworn in, 20 including City staff. 21 THE COURT REPORTER: Raise your right hand, 22 everybody. 23 Do you swear to tell the truth, the whole truth, 24 and nothing but the truth? 25 (All participants sworn in responded "I do.")	Page 6 1 CHAIRPERSON AIZENSTAT: Thank you. 2 Zoom Platform Participants: I will ask any 3 person wishing to speak on tonight's agenda item to 4 please open your chat and send a direct message to 5 Jill Menendez stating that you would like to speak 6 before the Board, and include your full name. Jill 7 will call you when it's your turn. Depending on the 8 number of speakers I ask you to be concise, for the 9 interest of time, and try to limit for two to three 10 minutes. 11 Phone Platform Participants: After the Zoom 12 participants are done I will ask phone participants 13 to comment on tonight's agenda. I also ask you to be 14 concise for the interest of time. To communicate 15 with Jill it's star 9. 16 Now, we have received three emails that every 17 Board Member has in front of them. Those three 18 emails will be entered into the record for tonight's 19 meeting. 20 Before we go ahead and begin, I'd like to take 21 this time to first thank two Board members that are 22 not on the Board anymore, Rene Murai and Maria Velez. 23 I'd like to thank them, on behalf of the Board, for 24 their dedication and hard work, and time that they 25 put in and really helped us. Thank you, very much.
Page 7 1 Also, at this time, we have two new Board member 2 appointees, Alexander Bucelo and Claudia Miro. 3 Welcome to our Board. If you don't mind, I'd 4 like to ask each of you to just tell us a little bit 5 about yourself. 6 Claudia, would you go first? 7 MS. MIRO: Absolutely. 8 Good evening, everyone. I'm very happy to be 9 here and to participate in this process. My name is 10 Claudia Miro. I've been a Gables resident for about 11 sixteen years. I recently ran for office in the City 12 and I'm grateful to continue to be a part of the 13 process and -- and have a voice. I've been working 14 in the public sector for the last 25 years and I 15 believe that the work that we do here is very 16 important, and important for the future of our 17 City. 18 Thank you. 19 CHAIRPERSON AIZENSTAT: Thank you. Welcome. 20 Alexander? 21 MR. BUCELO: Good evening, everyone. My name is 22 Alex Bucelo. I've been a life-long resident as well 23 in the City. I, myself as well, ran for City 24 Commission this last time. I've been very much 25 involved in the City in numerous Boards and I look	Page 8 1 forward to continue serving with all of you here 2 today. So, thank you. 3 CHAIRPERSON AIZENSTAT: Thank you. And on behalf 4 of the Board, welcome to both of you. 5 MR. BEHAR: Welcome. 6 CHAIRPERSON AIZENSTAT: Did everybody get a 7 chance to review the minutes of the May 12th, 2021 8 meeting? 9 MR. BEHAR: I did and I make a motion to 10 approve. 11 CHAIRPERSON AIZENSTAT: We have a motion. 12 Is there a second? 13 MR. TORRE: Second. 14 THE COURT: We have a second. Any discussion? 15 No? 16 Call the roll, please. 17 THE SECRETARY: Alex Bucelo? 18 MR. BUCELO: Yes. 19 THE SECRETARY: Claudia Miro? 20 MS. MIRO: Yes. 21 THE SECRETARY: Venny Torre? 22 MR. TORRE: Yes. 23 THE SECRETARY: Chip Withers. 24 MR. WITHERS: Yes. 25 THE SECRETARY: Robert Behar?

Page 9 1 MR. BEHAR: Yes. 2 THE SECRETARY: Eibi Aizenstat? 3 CHAIRPERSON AIZENSTAT: Yes. 4 I'd like to go over a little bit about the 5 procedure for tonight's meeting. First we'll have 6 the identification of the agenda item by Mr. Coller. 7 Then we'll go ahead and have the presentation by the 8 Applicant or the Applicant's agent. I will ask the 9 Applicant at this time to limit their presentation 10 to twenty minutes. They already did a presentation 11 which was about two hours and a half. 12 Afterwards we'll go ahead and have the 13 presentation made by Staff, at which time after I'll 14 go ahead and open it up for public comment, first to 15 people which are in the room. Then I'll go ahead and 16 open it up to the Zoom platform and the phone line 17 platform. Afterwards I will go ahead and close the 18 public comment. We'll have a Board discussion, 19 motion, and a second of a motion, if any. Then we'll 20 have Board's final comments and a vote. 21 Yes? 22 MR. BEHAR: Excuse me. Mr. Revuelta is 23 downstairs and he cannot get into the building. Can 24 somebody open -- send somebody to open the door for 25 him, please? Sorry to interrupt, but he is --	Page 10 1 CHAIRPERSON AIZENSTAT: Thank you, very much. 2 Somebody will go ahead and open up. 3 MR. WINKER: Could I just -- my name is David 4 Winker and I represent the intervenor, and we were 5 going to have time to present on behalf of Ponce 6 Neighbors after last meeting. 7 CHAIRPERSON AIZENSTAT: If I may, I'll -- 8 MR. WINKER: Okay. 9 CHAIRPERSON AIZENSTAT: Thank you. 10 Mr. Coller? 11 MR. COLLER: Yes, just a housekeeping measure 12 before I read in the items. 13 CHAIRPERSON AIZENSTAT: Yes, sir. 14 MR. COLLER: This was previously heard and then 15 deferred. The two new members, I believe, have 16 received the transcripts and have reviewed them. 17 Could they indicate for the record that yes, they 18 did do that? 19 MR. BUCELO: Yes, I have. 20 MS. MIRO: Yes, I have as well. 21 MR. COLLER: Thank you. 22 CHAIRPERSON AIZENSTAT: Thank you, Mr. Coller. 23 MR. COLLER: Okay. So we have seven related 24 items. I'm going to read all of them in, and I 25 recommend to the Chair, as our usual procedure, that
Page 11 1 we -- we hold a public hearing on all the items and 2 then we vote on them separately. 3 CHAIRPERSON AIZENSTAT: Thank you. 4 MR. BEHAR: I have a suggestion -- 5 CHAIRPERSON AIZENSTAT: Before we do that, I'd 6 like to recognize that Mr. Revuelta has joined us 7 in the meeting. Thank you. 8 MR. REVUELTA: Good afternoon. 9 CHAIRPERSON AIZENSTAT: Yes, Robert? 10 MR. BEHAR: I have a suggestion. The last item, 11 which seems to be one that is -- has less -- and we 12 should find out who is here for the last item, maybe 13 we should bring that one up in lieu of knowing that 14 there's going to be a lot of speakers for one of the 15 items, make a switch in the -- in the order -- 16 CHAIRPERSON AIZENSTAT: In the agenda? 17 MR. BEHAR: -- in the agenda. 18 CHAIRPERSON AIZENSTAT: To bring the Doctors 19 Hospital -- 20 MR. BEHAR: Up -- 21 CHAIRPERSON AIZENSTAT: -- first? 22 MR. BEHAR: Yes. I mean I -- we may want to 23 find out who's here for the Doctors Hospital item. 24 CHAIRPERSON AIZENSTAT: Who -- is there anybody 25 present for that item here? Is the Applicant here?	Page 12 1 MR. TRIAS: Yes. The Applicant is the City. 2 CHAIRPERSON AIZENSTAT: Is the City. Okay. 3 How does the Board feel about that? I'd like to 4 poll the Board. 5 MR. TORRE: I'm thinking if it's going to take 6 a little while I would be courteous to the people 7 here and get them out first, otherwise they'll be 8 waiting -- a lot of people here would have to sit and 9 wait. That's my opinion. 10 CHAIRPERSON AIZENSTAT: Agreed. 11 Everybody else okay with that? 12 Thank you. 13 CHAIRPERSON AIZENSTAT: Mr. Coller, would you 14 like to read the items into the agenda, please? 15 MR. COLLER: Okay. We're going with items 1 16 through 7 first? 17 CHAIRPERSON AIZENSTAT: Yes, sir. 18 MR. COLLER: Yeah, okay. 19 CHAIRPERSON AIZENSTAT: Yeah, because there 20 weren't any individuals for the second item here 21 except for City Staff. 22 MR. COLLER: Okay. Item F.-1.: An ordinance of 23 the City Commission of Coral Gables, Florida 24 approving the vacation of public street pursuant to 25 Zoning Code Article 14, "Process, Section 14-211,

Page 13 1 "Abandonment and Vacations: and City Code Chapter 62, 2 Article 8, "Vacation, Abandonment and Closure of 3 Streets, Easements and -- and Alleys by Private 4 Owners and the City; Application Process," providing 5 for the vacation of that portion of University Drive 6 north of Malaga Avenue right-of-way and east of Ponce 7 de Leon Boulevard right-of-way which is approximately 8 13,145 square feet in the area abutting Block 29, 9 Crafts Section, Coral Gables, Florida; providing for 10 a repealer provision, severability clause, and 11 providing for an effective date. 12 Item F.-2.: An Ordinance of the City Commission 13 of Coral Gables, Florida, approving the vacation of a 14 public alleyway pursuant to Zoning Code Article 14, 15 "Process," Section 14-211, "Abandonment and 16 Vacations" and City Code Chapter 62, Article 8, 17 "Vacation, Abandonment and Closure of Streets, 18 Easements and Alleys by Private Owners and the City; 19 Application Process," providing for the vacation of 20 the twenty foot wide alley which is approximately one 21 hundred and fifty-five feet in length lying between 22 Lots 12 thru 18 and Lots 11 and 19 in Block 29, 23 Crafts Section, Coral Gables, Florida; providing for 24 a repealer provision, severability clause, and 25 providing for an effective date.	Page 14 1 Item F.-3.: An Ordinance of the City Commission 2 of Coral Gables, Florida amending the Future Land Use 3 Map of the City of Coral Gables Comprehensive Plan 4 pursuant to Zoning Code Article 14, "Process," 5 Section 14-213, "Comprehensive Plan Text and Map 6 Amendments," and Small Scale -- Small Scale amendment 7 procedures from "Commercial Low-Rise intensity" to 8 "Commercial High-Rise Intensity" for Lots 8 through 9 21, less the West 1/2 of lot 8, Block 29, Crafts 10 Section, together with that portion of the 20-foot 11 platted alley lying east of Lots 11 and 19, of said 12 Block 29, together with that portion of University 13 Drive that runs north of the Malaga Avenue 14 right-of-way and west of the Ponce de Leon Boulevard 15 right-of-way, 3000 Ponce de Leon Boulevard, 216 and 16 224 Catalonia Avenue, 203 University Drive, and 225 17 Malaga, Coral Gables, Florida; providing for a 18 repealer provision, severability clause, and 19 providing for an effective date. 20 Item F.-4.: An Ordinance of the City Commission 21 of Coral Gables, Florida approving a Development 22 Agreement pursuant to Zoning Code Article 14, 23 "Process," Section 14-217, "Development Agreements," 24 for a proposed mixed-use development referred to as 25 "Ponce Park Residences" related to the construction
Page 15 1 of a project consisting of a mix of uses including 2 commercial and residential, on the property legally 3 described as lots 8 through 21, less the West 1/2 4 of lot 8, Block 29, Crafts Section, together with 5 that portion of the 20-foot platted alley lying east 6 of Lots 11 and 19, of said Block 29, together with 7 that portion of University Drive that runs north of 8 the Malaga Avenue right-of-way and west of the Ponce 9 de Leon Boulevard right-of-way; Coral Gables, 10 Florida; providing for a repealer provision, 11 severability clause and providing for an effective 12 date. 13 F.-5.: A Resolution of the City Commission of 14 Coral Gables, Florida approving receipt of Transfer 15 of Development Rights pursuant to Zoning Code Article 16 14, "Process," Section 14-204.6, "Review and approval 17 of use of TDRs on receiver sites," for the receipt 18 and use of TDRs for a Mixed-Use project referred to 19 as "Ponce Park Residences" on property legally 20 described as Lots 8 through 21, less the 1 -- West 21 1/2 of lot 8, Block 29, Crafts Section, together with 22 that portion of the 20-foot platted alley lying east 23 of Lots 11 and 19, of said Block 29, together that -- 24 with that portion of University Drive that runs north 25 of Malaga Avenue right-of-way and west of Ponce de	Page 16 1 Leon Boulevard right-of-way; Coral Gables, Florida; 2 including required conditions; providing for a 3 repealer provision, severability clause, and 4 providing for an effective date. 5 F.-6.: A Resolution of the City Commission of 6 Coral Gables, Florida approving Mixed-Use Site Plan 7 and Conditional Use review pursuant to Zoning Code 8 Article 14, "Process" Section 14-203, "Conditional 9 Uses," for a proposed Mixed-Use project referred to 10 as "Ponce Park Residences" on the property legally 11 described as Lots 8 through 21, less the West 1/2 of 12 lot 8, Block 29, Crafts Section, together with that 13 portion of the 20-foot platted alley lying east of 14 Lots 11 and 19, of said Block 29, together with that 15 portion of University Drive that runs north of 16 Malaga Avenue right-of-way and west of the Ponce de 17 Leon Boulevard right-of-way; Coral Gables, Florida; 18 including required conditions; providing for a 19 repealer provision, severability clause, and 20 providing for an effective date. 21 Last one, F.-7.: A Resolution of the City 22 Commission of Coral Gables, Florida approving the 23 Tentative Plat entitled "Ponce Park Residences" 24 pursuant to Zoning Code Article 14, "Process," 25 Section 14-210, "Platting/Subdivision," being a

Page 17 1 re-plat of 56,095 feet into two tracts of land on the 2 property legally described as Lots 8 through 21, less 3 the West 1/2 of lot 8, Block 29, Crafts Section, 4 together with that portion of the 20-foot platted 5 alley lying east of Lots 11 and 19, of said Block 29, 6 together with that portion of University Drive that 7 runs north of the Malaga Avenue right-of-way and west 8 of the Ponce de Leon Boulevard right-of-way; Coral 9 Gables, Florida; including required conditions; 10 providing for a repealer provision, severability 11 clause, and providing an effective date. 12 Items F.-1. through F.-7. Public Hearing. 13 CHAIRPERSON AIZENSTAT: Thank you, Mr. Collier. 14 Before I ask the Applicant to make their presentation 15 I'd like to ask you a question. 16 The City Commission went ahead and put a, under 17 Discussion of Moratorium on Mediterranean Bonuses, as 18 such, can you elaborate as to how this project falls 19 within that and what the status would be? 20 MR. COLLIER: Yes. At the time that was done it 21 was specifically contemplated and the question arose, 22 how would the Planning and Zoning Board treat it? 23 And since you're recommending body, you would be 24 treating it as if, at this point, the Mediterranean 25 is as is. However, should between now and this	Page 18 1 matter come to the Commission, there should be a 2 change, it may be necessary for the matter to come 3 back to the Planning and Zoning Board, if it gets 4 changed. So that would be determined at a subsequent 5 date. But for now you're to treat it as if the 6 moratorium is not applicable to your recommendation 7 to the Board. 8 CHAIRPERSON AIZENSTAT: Thank you for the 9 clarification. 10 MR. TORRE: Mr. Chair, I have a question. 11 CHAIRPERSON AIZENSTAT: Yes, sir. 12 MR. TORRE: Just to make our work a little easier 13 today. Some of us have seen this presentation in 14 length. It was a very lengthy presentation. 15 I wanted to ask Staff if there's any variations 16 or changes that we're going to be looking at today or 17 are we going to see something close to what we saw 18 before? I know two, maybe three of you didn't see 19 that, but it was very lengthy. Is there a change? 20 And second question, to refer my -- or refresh my 21 memory, what was the reason this was either deferred 22 or not voted on on that date? 23 CHAIRPERSON AIZENSTAT: Mr. Trias? 24 MR. TRIAS: I believe there are some very minor 25 changes that the Applicant wants to have an
Page 19 1 opportunity to speak. I think that they don't intend 2 to speak for more than ten or fifteen minutes, in any 3 case. It may be a good idea to allow that given the 4 fact that we have so many neighbors here today, that 5 they may not have seen the video as you saw it 6 before. 7 As far as the reason that it was -- we -- we 8 just ran out of time at that meeting. 9 MR. BEHAR: Venny, if you remember, it was like, 10 almost 9:00 o'clock, and the -- the attorney for the 11 Appl- -- you know, the Applicant finished, so there 12 was not enough time for the public or for us to be 13 able to -- to look at it. 14 MR. TORRE: Yeah, I'd forgotten. It was a -- 15 it's a lengthy project that -- presentation. I just 16 lost track of it. 17 CHAIRPERSON AIZENSTAT: Thank you. 18 MR. TORRE: Thank you. 19 CHAIRPERSON AIZENSTAT: At this time I'd like to 20 go ahead and ask the Applicant, please, to come up. 21 MR. DE YURRE: Good evening. Anthony De Yurre, 22 1450 Brickell Avenue, on behalf of the Applicant -- 23 CHAIRPERSON AIZENSTAT: Thank you. 24 MR. DE YURRE: -- on this matter. 25 And since it's been mentioned multiple times, I	Page 20 1 want to apologize for the lengthy presentation that 2 was made on the prior occurrence. Zoom is a very 3 sterile environment that doesn't allow for the 4 typical Q&A and interaction, and so I apologize for 5 that. In my effort to be diligent and cover every 6 single item in detail we went on a lengthy process to 7 do that. And so I will be succinct today in my 8 efforts. 9 I just have a short presentation, if they can 10 bring that up. 11 CHAIRPERSON AIZENSTAT: Jill, do we have somebody 12 that will bring up the presentation? 13 Thank you. 14 Go ahead, please. 15 MR. DE YURRE: Thank you. Is there a -- can I 16 use this controller here? Okay, great. 17 So I was reminded about something and where we 18 are in our political climate, that all of you are 19 tasked with a dispassionate application of the law 20 in an overly polarized and overly passionate world, 21 and so I -- there have been some misinformation, even 22 as of late, in regards to the project, even this 23 week, about free land being gifted to Mr. Allen 24 Morris, that this give away of land was recommended 25 by the City, extra stories were added to our project

Page 21 1 that did not exist, that we needed the vacation for 2 our height, which is not the case, and references to 3 the park space as smaller than it actually is. And 4 so we're going to briefly just highlight a couple of 5 those points and, again, just hit some of these 6 process questions and facts. 7 This is not a free gift of land. The City is 8 keeping the land. Right now it is a -- held in 9 trust, as we have a reversionary interest over it as 10 a reversionary owner should it be vacated, and that's 11 what we're adding -- asking for. The City will get 12 the land back in Fee Simple Title, which is greater 13 title than they have today. And it will be 14 maintained in perpetuity by the Applicant, and 15 therefore the City will gain a greater interest in 16 the land and, in fact, we're giving the City a 17 portion of our property that will be transferred over 18 to the Gables. 19 Again, quickly, the proposed project was actually 20 a brain child of the City in its beautification of 21 Ponce de Leon Boulevard, but budgets are 22 constricting. We had to be careful about property 23 taxes and where they're spent. But this was the 24 genesis of -- of the idea for the park. 25 What's interesting here and what's very important	Page 22 1 is context, and it will be discussed. These are the 2 towers that are in the area. We're not the first 3 tallest tower, second, third, fourth or fifth tallest 4 tower in the area. We would be number six. 5 Originally, we proposed the project at 190 feet 6 six inches to max -- to match the context and 7 character that is currently there. We reduced it to 8 179 and reduced floors, and we reduced units. 9 Again, we are not even the top five tallest 10 properties in the neighborhood. And even a property 11 that's south of us, okay, could be an application to 12 go to 190 feet 6 inches. 13 This is what ultimately looks like in terms of 14 the -- the yellow is what you're going to see is the 15 residential area in context. Everything else is the 16 current commercial uses in the area. So you'll see 17 the entire block. Everything adjacent to us is 18 commercial in terms of zoning. 19 There are 200 pages of accidents, and I was told 20 in hearings that these are lies, that it's not true. 21 And we've had many meetings with -- with the 22 neighborhood. Many residents have been reasonable. 23 I want to be deferential to them. Some don't believe 24 it's true, or that they did not occur at the 25 intersection that we're discussing creating the park
Page 23 1 at. There are 200 pages there and I will not revisit 2 it. I will just show you, these are accidents 3 specific at that intersection. Every single one is a 4 different -- a new accident that occurred at that 5 intersection with the short-cut lane at University. 6 I'll save you the majority of them because it's 7 hundred of pages of -- of records. 8 This is the overall open space that we're 9 planning to create. In total, it is larger than 10 Merrick Park which is across the street here where 11 everybody's familiar with the Christmas events that 12 go on there. So it is not, by any comparison, a 13 small area, and in an urban setting it is rather 14 large and we hope to create something very unique 15 here on the level of 1111 Lincoln Road that is an 16 attraction and incredible place making for visitors 17 from all over South Florida. 18 Again, the inspiration for this, you can't tell 19 in this imagery, but the building is proposed to be 20 clad with the same materials you see here on the dais 21 and the outside of this building. And in -- in terms 22 of scope and dimension of the Paseo -- excuse me, The 23 Colonnade that we'll have at the project, they almost 24 match it and mimic exactly The Colonnade on Miracle 25 Mile and the annexed portion of the Biltmore.	Page 24 1 Again, same thing in terms of proportion and 2 scale with the Biltmore in term of our windows and 3 openings. And again, the ratio of tower to podium 4 in the building. What's important is yes, we have to 5 accommodate for vehicles now. The Biltmore didn't 6 have to do that. But you'll notice, you can't tell 7 where our vehicles are. Why? Because it's the 8 quality of architecture that's there. I know many 9 of you are architects. It's not an easy thing to 10 accomplish, but yet, we were able to do so, and then 11 wrap the entire building in the same material as -- 12 as City Hall. 13 This is just a cross section about the level of 14 expense and effort we went through to hide the 15 parking and beautify the building for the -- for the 16 immediate area. 17 Again, copying the balcony areas here from the 18 City Hall. 19 And in terms of height, what you're talking about 20 is an 80-foot wide area on only the upper floors. 21 This is the one that, again, is going to go to the 22 taller heights. Below this we're at, I believe, 80 23 feet. 24 I'm going as quickly as possible here. 25 As you can tell from this, it is not just plainly

Page 25 1 a concrete plaza. There are a number of green areas 2 and fountains and when you pop in the actual coverage 3 and foliage, it is incredibly canopied. 4 This is a real life rendering of what you would 5 hope to see there at end of the day, again, from the 6 entry feature on the corner of Ponce. 7 And I thank you very much. That would conclude 8 the portion of our presentation. I know you were 9 -- you were timing me, and there are going to be a 10 lot of comments made today and I want to reserve some 11 time to address them at the conclusion because we 12 really have -- we've gone, and Mr. Morris himself has 13 had individual meetings with folks in the community 14 to try to get past a lot of the -- the chatter that's 15 gone on about the project. And in addition to that, 16 we've had multiple public hearing -- public meetings 17 in a Zoom environment, in person at the property. 18 And what's interesting is that I always start 19 with the same and I'll close today with that, is that 20 this property was once a Royal Castle, it was once a 21 Chevron station. It has been many, many things, and 22 today we have an opportunity to create something 23 unique and special there within the context and 24 character of the area that is not the tallest, the 25 second tallest, third, fourth, fifth tallest building	Page 26 1 in the area. And the upper towers, again, are very 2 thin and only 80 feet, which respects and is 3 deferential to the requirements for step-backs in the 4 City at the upper floors. 5 Thank you, very much, for your consideration, and 6 I'll be available for comments and reserve some time 7 at the end. 8 CHAIRPERSON AIZENSTAT: Thank you very much. 9 MR. DE YURRE: The only other -- the only other 10 comment I wanted to make is -- you know what, I'll 11 save it. Thank you very much. 12 CHAIRPERSON AIZENSTAT: Thank you for being 13 concise. 14 MR. DE YURRE: Thank you. 15 CHAIRPERSON AIZENSTAT: Appreciate it. 16 MR. TRIAS: Mr. Chairman, may -- may I have the 17 PowerPoint, please? 18 Thank you. As -- as the Applicant and the City 19 Attorney explained, we have seven requests. It's a 20 very, very complex application. And the seven 21 requests are related and I'm going to try to do my 22 best to explain what that means and -- and what the 23 consequences of each of those decisions would be. 24 The site is shown in yellow. As you can see, if 25 the Applicant were to abandon the right-of-way, that
Page 27 1 is the whole site which is right fronting on Ponce de 2 Leon all the way to Catalonia. As you can see, it's 3 a very sizable parcel. 4 Now, the site, as existing, I would describe it 5 as four different components. One of them is the 6 right-of-way, which the Applicant has requested, 7 which is about 13,000 square feet, which is in the 8 gray area in the front. There's an alley going 9 through the middle of that block, and then there are 10 two separate parcels on either side of the alley. 11 One of them is 14,000 square feet and the other one 12 is 25,000 square feet. And I say all this because 13 each of these elements has some significance as 14 related to the request. 15 In the -- the current request, as -- as the 16 Applicant has shown, is 179 feet tall, the FAR of the 17 whole parcel in yellow would be 4.03, and it's going 18 under the 2007 Zoning Code. Those are the requests 19 of the Applicant. And that has to do with the fact 20 that they got the Med Bonus review approved some 21 months ago and it falls into that -- that category. 22 Now, the reality is that there are no -- no big 23 differences, nothing really changed radically 24 between -- for this particular parcel for -- for the 25 -- between the 2007 Zoning Code and the updates that	Page 28 1 we did, so I don't think that's a very significant 2 issue. But that -- those are the facts. 3 Now, the seven requests are very, very 4 interesting because I tried to -- I tried to map them 5 originally in the presentation with the goal of 6 clarifying things and then I realized that this 7 graphic actually, instead of making it more easy to 8 understand, it made it more complicated. But I kept 9 it in the presentation for one reason, which is that 10 this is the Code that we've had in this City for at 11 least 40 years, more or less, which is the time when 12 the Med Bonus was originally approved, and so this is 13 the kind of Code we have. We have a Code that is 14 extremely complex. It's very hard to predict the -- 15 the outcomes at the very beginning, and when a -- one 16 of our wonderful citizens and neighbors asked me 17 things like what is allowed by right, even that -- 18 that answer is complicated because "by right" is not 19 a concept in our Zoning Code. 20 So I want to say all that as an introduction 21 because I have never seen such a complicated 22 application in my many years now working in this 23 business. 24 And it's -- in addition of the seven, by the way, 25 in addition of the seven requests that we have today,

Page 29 1 there's one additional request which is the 2 amendment of the City Plan that is a historic request 3 that goes to the Historic Preservation Board. So the 4 reality is that the Applicant, in addition to all 5 this, would also have to go to the Historic 6 Preservation Board to request the vacation of the 7 right-of-way and -- and probably the alley. 8 So the Staff recommendations, and I want it to be 9 clear at the very beginning because I think that 10 often we get mixed messages and get confused about -- 11 about some issues. I read very confusing things 12 today published in different publications, but the 13 -- the issue is that Staff has recommended denial in 14 most of the items, all of them in red. The only ones 15 that I -- the only one that I would consider 16 recommending approval would be the vacation of the 17 alley. But at this point, without a project, it 18 really by itself doesn't mean anything significant. 19 So -- so that's just a possibility of some discussion 20 if the Applicant chooses to do that. 21 And then the -- the tentative plat, we're saying 22 deferral because it would have to be corrected. 23 That's really a technical issue. 24 But in terms of the things that are meaningful, 25 which is the vacation of University Drive, the change	Page 30 1 of land use -- the vacation of University Drive has 2 been portrayed by the Applicant as the -- as the 3 City's idea, and I don't think that's accurate, and I 4 don't know -- 5 When was that drawing prepared? Do you know the 6 actual date of that drawing that you showed? 7 MR. COLLIER: Can you speak into the -- can you 8 speak into the mike because the court reporter's 9 taking this down, so -- 10 MR. TRIAS: It was a joint prepare about 20 years 11 ago as -- as an idea by the Public Works Department, 12 but it's not something -- 2001. So it -- it's not 13 something that the Public Works Department is working 14 on, right, that the Director is here or anything like 15 that. So -- so at some point maybe somebody prepared 16 that drawing and maybe they thought it was a good 17 idea. 18 But in any event, that -- that drawing does not 19 say all of the development rights should go to the 20 parcel next to it. That was never -- never the idea. 21 The idea is that maybe -- maybe there's some ways to 22 enhance the traffic. Perhaps there's a way to get 23 better public space, park space, fine, that's -- 24 that's okay. That was 20 years ago and that's 25 something that, at this point, that I would not
Page 31 1 recommend vacating that right-of-way. 2 The change of land use is significant because 3 the change of land use is what actually gives you 4 the extra height. And I'll explain it with a drawing 5 later on. That is the -- the biggest item before you 6 at any given point, a change of land use. 7 Usually, in our discussions with the community 8 and so on we talk about zoning, we talk about other 9 things, but technically, what really is the big 10 change would be the change of land use. 11 The -- the TDRs add bulk. There's more square 12 footage that would be in the project. And then the 13 Development Agreement really is something that was 14 negotiated assuming that all of these things would be 15 approved. So really it's not something that we could 16 support, or that the Applicant would even suggest at 17 this point if the project were not to be -- if their 18 request were not to be approved. 19 And the Mixed-Use Plan is the actual design. 20 The design would have to be consistent with the land 21 use, consistent with the height and so on, so that is 22 the reason why all of that is there. 23 The time limit of the review, as you can see, 24 goes back a long time. About a year ago or so it 25 went to the VRC. Then it went to Board of Architects	Page 32 1 several times. There were neighborhood meetings in 2 November of 2020. There were some other meetings to 3 discuss the project. And today we have the Planning 4 and Zoning Board Meeting and -- and -- or the second 5 Planning and Zoning Board Meeting because, as you 6 know, the first time that we saw this was some -- 7 some months ago. 8 So what happens is that during that time, in my 9 -- from my perspective, the project has not changed 10 significantly. The Applicant may say yeah, we made 11 some changes, and they're right. They made some 12 changes. But in terms of a significant redesign 13 that would address some of the concerns, I don't 14 think that that has taken place. So that is why 15 they're presenting a project that is basically the 16 same as the project that they presented last time. 17 As you know, we take notices very seriously. 18 We send letters to property owners within 1500 feet, 19 because our Comprehensive Plan really emphasizes 20 public input. And I think that the last time we were 21 here we didn't get a chance to hear from anyone from 22 the community. I hope today we can do that because 23 this is very important. 24 The -- the public notifications, three letters 25 to the property owners, four times the property was

Page 33 1 posted, four times we had a website posting, and two 2 times we had the required newspaper advertisement for 3 -- for this meeting. So those are the requirements 4 of the Code. As you can see, they are very 5 extensive. And there are multiple ways to notice 6 those people. So I think that's -- that's really 7 critical. 8 So what happens is that we prepared a few 9 diagrams that are the same view from basically the 10 southeast looking at the parcel because it gives you 11 some good idea of the context. 12 And if one were to ask the question what is 13 currently allowed, without any changes, without any 14 Med Bonus, without any alley vacations, or anything 15 like that, we would be looking at a four story 45 16 feet, two, two buildings, one on one side of the 17 alley, another one on the other side of the alley. 18 I think that what happens is that the -- the -- 19 the request -- the request is -- is a big change. 20 And the request would allow to 190. That is not what 21 the Applicant's requesting. The Applicant's 22 requesting 179. But the actual request of the land 23 use, plus the Med Bonus that applies to that land use 24 could reach 190. 150 is the -- is the Com Plan 25 height without the Med Bonus. 190 is with the Med	Page 34 1 Bonus Level 2. So those are the rules. Those are 2 the rules. 3 And the issue is, you set the rules, or the 4 Commission decides to change the rules or not, and 5 then the Applicant has to provide a project that 6 follows those rules. So that -- that's the -- that's 7 the University Drive right-of-way. It's over 13,000 8 square feet and it's a pretty significant part of the 9 City Plan. I mean the City Plan, as you know, was 10 prepared by George Merrick and his team, and it is 11 one of the best planning documents in Florida, by 12 far, and I think that it has very many, many 13 interesting aspects to it and this will be a big 14 change. 15 Now, the Applicant attempted to reflect that plan 16 with a design, so they made an effort. But the 17 decision to do this as part of the parcel had very 18 significant effects on the FAR and the -- just the 19 overall impacts of the project. So I would recommend 20 denial. 21 The vacation of the alley, in this case, as you 22 can see, this is not a typical block. It's kind of 23 like, you know, a triangle. In my view, it was a 24 fairly reasonable request if you own both sides of 25 the alley. So that's the only one that I would say
Page 35 1 we could recommend support for. What does that do? 2 Well, the -- the alley, if it were to be vacated, 3 then the parcel becomes one parcel, and then it 4 follows all of the requirements of the Mixed-Use Site 5 Plan. Right now, each of the parcels is not wide 6 enough along the right-of-way to qualify, but once 7 they are together they can. So at that point is when 8 they could go up to 77 feet, which is another number 9 that has been discussed publicly, if that were to 10 happen. 11 The change in land use, as I said, is the biggest 12 change. If you look at the left image is pink, the 13 right image is what's requested, which is the dark 14 red, which is the highest land use that we have. The 15 land use gives you the extra height. It's the same 16 FAR, believe it or not, in the commercial, but the 17 extra height is what allows, for example, parking to 18 fit, it allows for many of the -- of the necessary 19 aspects of the project. So recommending denial for 20 that. 21 The receipt of TDRs, it's also an interesting 22 issue because TDRs are -- the -- the receiving areas 23 in the City are downtown and also Ponce de Leon 24 Boulevard north of downtown, and this area is 25 actually not a receiving area. It's not. However,	Page 36 1 however there's a special set of TDRs that allow a 2 different location, at the discretion of the 3 Commission, and of course upon your recommendation. 4 And TDRs, as you know, increase the -- the bulk of 5 the project, increase the FAR. 6 So in this case, at this point, given the fact 7 that the project is something that is not something 8 that I would -- could support, this is also 9 recommended denial at this point. 10 Mixed-Use Site Plan. Site Plan is the project. 11 The project needs to follow the -- the rules. We're 12 saying no to those rules. So the project would have 13 to be redesigned. So the Mixed-Use Site Plan we're 14 also recommending denial. 15 And the Tentative Plat, all we're saying that it 16 has to be deferred because right now it assumes 17 vacation and that is not being recommended, so -- so 18 the very -- if you look at the curvature of the front 19 of the project you can see it's slightly different. 20 So there would have to be a minor replat anyway for 21 a project like that. So that's something that to 22 be determined later on. 23 The Mediterranean Bonus Level 2, which provides 24 an additional .5 FAR, and three additional stories 25 was granted some time ago by the -- by the Board of

Page 37 1 Architects upon their review of the criteria. I'm 2 providing this for information. 3 And at the end of the day, I think the summary 4 gives you a sense of what's allowed and what's 5 requested, and I would agree with the Applicant that 6 the existing conditions are not the best in terms of 7 urban design or architecture, but I would hope that 8 something different than was requested, and probably 9 something different, something in between that -- 10 that original drawing could have been provided prior 11 to this meeting, but that was not done, so that's 12 where we are today. 13 So Staff has determined that the application is 14 not consistent with the Comprehensive Plan Goals, 15 Objectives and Policies, and as I said, we recommend 16 denial for most of it. 17 So thank you very much. If you have any 18 questions, we're here to answer. 19 CHAIRPERSON AIZENSTAT: Ramon, thank you for a 20 nice presentation. Appreciate it. 21 What I'd like to do first is, Jill, how many 22 people do we have in this room, speakers? 23 THE SECRETARY: Currently on Zoom we have three 24 that have provided their names that wish to speak. 25 CHAIRPERSON AIZENSTAT: Okay. And in the	Page 38 1 Commission Chambers? 2 THE SECRETARY: I have 15 and a few that -- 3 CHAIRPERSON AIZENSTAT: Say that again, 15 -- 4 THE SECRETARY: I have 15 and a few that did not 5 mark that indicated they want to speak. 6 CHAIRPERSON AIZENSTAT: Okay. So we do have 7 quite a few people. 8 What I'd like to do is, before the Board makes 9 any comments I'd like to give time and open it up for 10 public comment first and give an opportunity, and 11 then the Board can go ahead and ask questions. 12 Chip, is that okay with you? I -- I see you had 13 a comment that you wanted to make right away as -- 14 MR. WITHERS: No. Just watching you do a great 15 job. 16 CHAIRPERSON AIZENSTAT: Thanks. Yeah, he did do 17 a nice job. 18 Okay. At this time I'd like to go ahead and open 19 it up for public comment. 20 MR. BEHAR: Should we -- Mr. Chair, are we going 21 to put a limit on the speakers because there is -- 22 CHAIRPERSON AIZENSTAT: Well, I'd like to give 23 them ample time to speak. I think it's only fair. 24 I would ask to please be concise. I would ask to 25 please limit your time to two to three minutes
Page 39 1 because there are 15 people, and at the same time, 2 not to be repetitive. If you agree with somebody you 3 just may just want to say "I agree with the comments 4 made by such individual," or so forth, and that would 5 help, if possible. Thank you. 6 Jill, can you call the first person, please? 7 THE SECRETARY: Would you like me to start with 8 the Zoom? 9 CHAIRPERSON AIZENSTAT: Let's go ahead and -- 10 let's go ahead and start with the people which are 11 here first, please. 12 THE SECRETARY: Sure. 13 Jennifer Davis? Jennifer Davis? 14 CHAIRPERSON AIZENSTAT: If you would, when you 15 come up to speak, if you'd please state your name and 16 address for the record first. 17 MS. DAVIS: Sure. My name is Jennifer Davis. I 18 live at 133 San Sebastian Avenue. 19 CHAIRPERSON AIZENSTAT: Thank you. 20 MS. DAVIS: I don't have a prepared speech today, 21 but I just kind of want to talk about some things 22 that we're experiencing in the neighborhood and to 23 give you a human side of what we're feeling related 24 to the overall development of the Crafts area. 25 I'm a mother of three. I live within, I guess it	Page 40 1 would be about 300 steps from what would be the 2 corner of the front of what would be the Ponce Park 3 Residences. So I wanted to point out kind of how 4 close our homes are in relation to this development. 5 So being that there I think we have -- yeah, 6 actually 15 children that live on our block and we've 7 had a lot of issues with traffic, and a severe 8 increase in traffic recently. I had an instance 9 where two of my kids were playing outside the park, 10 we have a neighborhood park, and they were almost hit 11 by a car that was speeding very fast. And I called 12 the police, I told them what happened, and basically, 13 you know, there really wasn't a lot they could do, 14 but they installed some speedometers. 15 So the speedometers, you know, didn't really 16 create a whole lot of change, but I guess my point of 17 the story is, I went to City Staff and talked to them 18 to see what we could do to try to implement some, you 19 know, traffic calming in the area, and I guess we 20 didn't meet the qualifications for that so there 21 wasn't really anything they could do. But they did 22 find in the speedometer report that we were receiving 23 400 cars a day in traffic. And that is a lot of cars 24 on a dead end road where you have 14, one child is 25 a baby, of people that regularly play in the streets.

Page 41 1 Because we don't have much backyard space we really 2 play in our streets, we play in the front, we play 3 in the park, and that's where we congregate as a 4 community. 5 And this excessive overdevelopment really has an 6 impact on our lives and our quality of life, and I 7 just want to speak and give a voice -- speak for the 8 children, for my children, for the other children 9 that live on the block, that we have severe concern 10 about the excessive development that's occurring in 11 the City. It's so close to our homes. And we just 12 want you to consider that. 13 And I guess what we would like to see is a 14 transition, a healthy transition, between our 15 commercial area and our residential area. 16 I would like you to consider the Code and what is 17 currently approved in the Code because I feel that is 18 more appropriate than 17, or 16 stories. Frankly, 19 that scares me, so... 20 We also are very concerned about the land use. 21 We would like to stick to a low-rise commercial 22 density. I have personal experience in that I live 23 next to a, I believe it's a four story low intensity 24 commercial building. Well, I'm separated by, but we 25 live very harmoniously with that kind of low	Page 42 1 intensity commercial property. And having lived 2 there nine years I can say that that type of height 3 doesn't really affect the residents as long as 4 there's proper parking, you know, within the 5 facility. 6 We have also noted an increase in illegal 7 parking, I wanted to make note of that as well as 8 with the traffic, since the development has grown, 9 especially with The Plaza, illegal parking in front 10 of the -- our neighborhood park, illegal parking 11 in the alleyway, illegal parking adjacent to my 12 property as well. So I'm regularly, regularly 13 calling Code Enforcement to enforce this illegal 14 parking. 15 So these are things that we really feel, and I 16 thank you so much for taking the time to let me 17 speak. Thank you. 18 CHAIRPERSON AIZENSTAT: Thank you for coming. 19 Next, please. 20 THE SECRETARY: Yamira Seralta? 21 MS. SERALTA: Can I speak here? 22 Good evening, all. Good evening, all. My name 23 is Yamira Seralta. I've been living here in the 24 Gables for about ten years. 25 CHAIRPERSON AIZENSTAT: Your address, please?
Page 43 1 MS. SERALTA: Hum? 2 CHAIRPERSON AIZENSTAT: Your address, please. 3 MS. SERALTA: 243 Camilo Avenue. 4 CHAIRPERSON AIZENSTAT: Thank you. 5 MS. SERALTA: I've been residing there for the 6 past three years. We're property owners. 7 I bring my daughter today because our big 8 concern is, like the prior speaker was saying, 9 increasing traffic, increasing pollution. I'm 10 terrified of going out with my daughter, I'm 11 terrified of my husband go running on the street 12 where we live by Salcedo and Camilo. This 13 overdevelopment is not the reason why we moved to -- 14 to Coral Gables. 15 We're both successful professionals. We thought 16 about a place. We could have gone to Pinecrest, we 17 could have gone to Coconut Grove, we could have gone 18 to many places. We chose Coral Gables because we 19 never in a million years imagined that our government 20 would allow this kind of encroachment on our quality 21 of life. A 17-story building. Why, who is it going 22 to benefit? Who is that benefiting? It's not 23 benefiting the residents. There's been a huge outcry 24 of the residents living in this area, why is nobody 25 listening to us? Why are we still discussing this?	Page 44 1 So I think the prior speaker said everything very 2 concisely, very nicely, and I would like to go with 3 that. 4 As it stands right now, if somebody asks me, a 5 professional, somebody who's looking for a nice place 6 to live, would you move to Coral Gables? I would not 7 recommend that they come. The way that things are 8 going I don't see a good future here. I'm worried 9 about my daughter. I don't see us staying here if 10 things don't change. And I think there's going to be 11 a massive exodus of people that saw this as a 12 desirable place to live. There's going to be a 13 massive exodus and you guys are going to end up with 14 renters, with AirBnbers and so on. 15 Thank you so much for your time. 16 Thank you, everybody, for showing up. 17 CHAIRPERSON AIZENSTAT: Thank you. 18 If you would, please, just hold your clapping 19 down, thank you, as a courtesy. 20 MR. GONZALEZ HERNANDEZ: Also, thank you for your 21 time. Thanks for everybody. I think this is a very 22 important issue. 23 CHAIRPERSON AIZENSTAT: Could you state your name 24 and address, please? 25 MR. GONZALEZ HERNANDEZ: On, yes. My name is

Page 45 1 Eduardo Gonzalez Hernandez. I live on 243 Camilo 2 Avenue. I'm a surgeon. I've been here for 20 3 years. First place I moved into was the Gables, 4 a small hispanic in Madrid, which I renovated, and it 5 was difficult zoning. It was incredibly difficult. 6 It took me a year and a half to redo it, but I did 7 it, and it was maintaining the beautiful idea, the 8 notion of Merrick. 9 And this is not a Mediterranean plan. This is 10 not a decent one. This is an indecent proposal. 11 This is indecent. Anybody voting in the Commission 12 in favor of this is indecent. 13 I can tell you who's in favor of the citizens, 14 the residents, and who's in favor of development, 15 who has gotten money or who hasn't. We really 16 question who's getting money under the table. This 17 is not reasonable, a huge building. 18 We walk the street and we worry about being run 19 over, people coming from all sorts of -- we don't 20 even know who -- who's -- who's -- with their dogs, 21 we don't know people, we don't know who's parking 22 where, violating our -- our lawn. 23 The big thing is the traffic. Main thing is our 24 own security. Residents, you're creating something 25 very special, you said. You're destroying something	Page 46 1 very special, I would say. Something very special is 2 the Gables, the community we have, the people we 3 know, our neighbors. We talk to our neighbors every 4 day. Children running on -- in the middle of the 5 street. You expect that that's going to be safe? 6 That drawing that you -- you referred to the -- 7 the many accidents that happened in the University 8 right-of-way area will be accidents of people getting 9 run over and children getting run over if we permit 10 this. 11 CHAIRPERSON AIZENSTAT: If you would please 12 direct your comments to the Board, I would appreciate 13 it. Thank you. 14 MR. GONZALEZ HERNANDEZ: Thank you so very much. 15 I have nothing else to say other than this should 16 not be allowed in -- under no circumstances. Stay -- 17 stick to the -- to -- to the regulations, please. 18 Thank you so very much, everybody. 19 CHAIRPERSON AIZENSTAT: Thank you, sir. 20 Next, please. 21 THE SECRETARY: Oscar Sosa. 22 MR. SOSA: Good evening. My name is Oscar Sosa. 23 I live on 116 San Sebastian Avenue. I'm here to ask 24 the Board not to approve this project. We feel that 25 it's going to encroach in our lifestyle.
Page 47 1 The City already, we think, committed an error 2 when they approved The Plaza. It's huge and it's 3 creating so many problems for our living, the people 4 that live within a couple blocks of The Plaza. 5 They're asking here today for what the developer 6 always mentions is others, another six buildings out 7 there that are bigger than the ones we want. Just 8 because you committed a few mistakes before you don't 9 have to do these over. The same thing that they're 10 asking for that street, our street. 11 Mr. De Yurre said it's not a gift to the 12 developer. I just don't understand. If it's not a 13 gift to the developer I need to understand, are they 14 -- is that going to count for them for the FAR? If 15 they sell this building does the City have to come 16 back and say, yeah, we own that lot so you can't sell 17 it unless we make some money on that land on the 18 sale? I don't understand it. I don't understand how 19 they can say that it's not a gift to the developer. 20 It's going to be the front of their building. 21 We don't need another park. We have -- the 22 City's spending millions of dollars on the Ponce 23 Circle. It's going to be our central park and a 24 block away they're selling us this idea that we need 25 another park. We don't need another park. We want	Page 48 1 our street. 2 If you close our street, what's going to happen 3 is cars are going to continue to go straight and cut 4 through all the -- through all these neighbors, the 5 neighborhood, and all those kids are the ones who are 6 going to be getting all the traffic. So I don't 7 think it's a fair statement to say that it's not a 8 gift. We believe it's a gift unless you can prove 9 otherwise. Just because it's going to be deed to the 10 City doesn't mean they're not benefiting from this. 11 I would ask, okay, you know, you do what you have 12 to do, but the FAR will remain the same. They will 13 not do that because what they're asking for is for 14 the FAR. Without that street they can't do their 15 building. That's the reason why they want. 16 We had, according to Mr. De Yurre, individual 17 meetings with the developer. We have -- the meetings 18 we had is to inform us what they're doing. They 19 never took in consideration what we want. They say 20 they did, they went from 171 to 161. Still 16 21 stories, still 265 parkings. It -- it -- I don't -- 22 I -- I think it's been misrepresented that we had 23 these meetings with the -- with the developer. 24 Another issue is Mr. De Yurre says that there's 25 200 pages in that report of traffic accidents on that

Page 49 1 -- on that street. The residents, we, requested 2 every police report to the City of Coral Gables. We 3 analyzed every report. There's been 42 accidents -- 4 accidents in the last 20 years. Out of those, 17 5 accidents, only 17 accidents were in that -- in the 6 street. Not one accident included a pedestrian. I 7 don't know how is that -- that is a dangerous street. 8 200 pages, we reviewed every page. So it's not like 9 we're making this up. We did our homework. 10 And I just want to close telling Mr. De Yurre, 11 we moved to the City Beautiful. Coral Gables is the 12 City Beautiful. And to compare Coral Gables with 13 Downtown, with Wynwood, with Dadeland is an insult to 14 the residents of -- not -- not to put down those 15 cities, but it's not Coral Gables. So we don't want 16 a Wynwood in Coral Gables, we don't want a Brickell 17 in Coral Gables. 18 So I ask you, I ask the Board tonight, to deny 19 it, to say no to these massive construction that 20 they're trying to put in our neighborhood. 21 Thank you. 22 CHAIRPERSON AIZENSTAT: Thank you, sir. 23 THE SECRETARY: John Fisher? 24 MR. FISHER: Thank you for your service. I 25 appreciate how difficult it is and how complicated	Page 50 1 it is. I appreciate that. 2 I am a senior citizen. However, I live in a home 3 that's been our family home for 60 years. You may 4 remember Norma Lemberg. She was an active person. 5 She is my mother-in-law. Now my wife and I are 6 occupying the house. It's on Fluvia Avenue, 306 7 Fluvia. We're in the battle zone, we're in the two 8 block -- 9 CHAIRPERSON AIZENSTAT: I think I did not hear, 10 I'm sorry, your address, if you don't mind. 11 MR. FISHER: 306 Fluvia. 12 CHAIRPERSON AIZENSTAT: I'm sorry. Thank you. 13 MR. FISHER: We're three blocks north of Bird 14 between LeJeune and Ponce. We're in the combat zone 15 two ways. We're in the combat zone to our south with 16 what you folks have allowed to happen in the former 17 industrial area in the south and what Miami is doing 18 all around us. You know, every morning I get up and 19 walk, I walk the streets, and I -- what do I hear and 20 see? I hear and see construction everywhere. And I 21 totally -- I don't want to say too much more about 22 the families. I totally agree with them. Traffic's 23 an issue. In our area direct pass-through traffic 24 isn't an issue yet, but the volumes are clearly 25 growing.
Page 51 1 And I think what's being ignored here is a 2 project that this -- your group, not you personally 3 necessarily, created in what we're calling now The 4 Plaza. There is a disaster area. I mean as we all 5 know, it really shouldn't exist financially. It went 6 through, what, three cycles of cancellations? When 7 do you guys ever terminate a permit, by the way? 8 Ever? 9 Anyway, what we've got now, we'll see what we got 10 now in the next, what, year, when they really get 11 going. You will see an amazing, unfortunately, 12 compounding of traffic issues, and to consider 13 building another building -- and I'm -- I'm impressed 14 with the architects. You folks are wonderful. They 15 can create amazing buildings. I totally agree. 16 We've proven that, but enough already. 17 So what I'm saying is, we need a moratorium on 18 construction, and certainly in this whole area, and I 19 think the whole Gables. I know everybody screams we 20 can't do that. Why not? It's time. 21 Thank you. 22 CHAIRPERSON AIZENSTAT: Thank you, sir. 23 THE SECRETARY: Gail Poe-Liu? 24 MS. POE-LIU: Good evening. I agree with John as 25 far as --	Page 52 1 CHAIRPERSON AIZENSTAT: Could you please state 2 your name and address for the record? 3 MS. POE-LIU: I'm sorry. My name is Gail 4 Poe-Liu, P-O-E, L-I-U. I'm in 301 Fluvia and I've 5 been there since 1983. 6 Again, like John, mine is a family home. It's 7 been in the family since 1949 when my grandparents 8 purchased it and bequeathed it to my sister and I, 9 very luckily, otherwise there was no way I would have 10 been able to live in Coral Gables, for which I'm 11 extremely grateful. 12 I also agree as far as the job that you guys do. 13 And I mean guys as in the general sense, no offense. 14 It's very difficult. I was a public servant for 15 over 30 years so I know a lot about the -- not 16 necessarily the Planning and Zoning, but the workings 17 of carrying on City business and how difficult it is. 18 Excuse me if I refer to notes, but basically, I 19 did not come prepared, really, to speak, but I did 20 have a very strong feeling to a number of the things 21 that were said during the presentations. 22 Bottom line is, I don't think that the people 23 that are going to be brought in through this 24 development are going to be pleased, just like the 25 citizens are not going to be pleased. I think

Page 53 1 they're going to find the horrible traffic that we've 2 been talking about. I mean you add that many people, 3 it's just going to exacerbate whatever problems that 4 we already have, which are really bad. 5 Going from Fluvia Avenue, which is three blocks 6 north of Bird, up to my dentist on Alhambra Circle 7 takes me over 20 minutes. I go straight up Ponce. 8 That should not be. That's not why we moved here. 9 We moved here because of the charm, because of 10 the beauty, because of the low scale, because of the 11 family oriented communities, the lack of high speed 12 traffic, the lack of congestion, the charm, the lack 13 of heavy density. And that's why we came here. 14 So not only are we -- would we be horribly 15 disappointed, I think that the people that are 16 brought here who either rent or buy into the 17 residences and/or businesses that The Plaza may 18 offer, I think that they're going to be horribly 19 disappointed as well. And I think if it was a 20 smaller scale project I think that could work as they 21 were showing, you know, a four story or something 22 like that better fits in with the feeling of the City 23 as it has been. 24 And, you know, I guess part of the argument is 25 that, okay, well, there are others that are worse,	Page 54 1 but if we keep making exceptions, then the exception 2 becomes the rule and we no longer have a quiet, 3 quaint, sweet City. 4 I used to be extremely proud of Coral Gables and 5 I would recommend it to anybody to move here, you 6 know, whether it's a family or business, whatever. 7 But I feel that we've lost a great deal. We haven't 8 even gotten into what kind of City funded 9 infrastructure improvements we're going to have to do 10 as far as water, sewer, or roads, all that kind of 11 stuff to support a project of this size, as well as 12 the upkeep and the maintenance on that 13 infrastructure, and the wear and tear on our roads. 14 To increase the FAR by 25 percent just seems 15 crazy to me. And the density is just intolerable, 16 and to double from what was 120,000 allowable up to 17 245,000 square feet, that's a huge jump. That's over 18 double what is supposedly allowable. And I think a 19 lot of people went to a great deal of effort and 20 time, and experience and expertise to develop the 21 Development Plan. And I think that your Staff has 22 done a fabulous job as looking into the possibilities 23 and the ramifications of this project, and I don't 24 think that that should be, I don't know, thrown 25 away.
Page 55 1 The -- the -- the people that we have chosen to 2 support the City and to guide the City, and to 3 develop our vision and our goals, we're going against 4 what they have said and I think maybe we ought to 5 listen. 6 And I want to thank you very much for the 7 opportunity to speak and to share our concerns, and 8 good luck in your decision-making. I know it's not 9 an easy one. 10 CHAIRPERSON AIZENSTAT: Thank you. 11 THE SECRETARY: Felix Pardo? 12 CHAIRPERSON AIZENSTAT: Mr. Pardo, welcome back. 13 MR. PARDO: Who said that? 14 CHAIRPERSON AIZENSTAT: Me. 15 MR. PARDO: I'm sorry. I'm going to take my mask 16 off just to be a little more audible. 17 CHAIRPERSON AIZENSTAT: Of course. 18 MR. PARDO: Thank you, Mr. Chairman, Board 19 members. Thank you for your service. 20 I just wanted to say a few things to make sure 21 that there's clarity in this particular 22 recommendation from Staff. 23 When you look at the project in whole, this is a 24 project that is totally incompatible with the 25 neighborhood.	Page 56 1 My name is Felix Pardo and I have lived for 30 2 years -- 31 years at 421 Cadima Avenue. If this 3 project is built the way that it was designed I will 4 be able to see it from my backyard. That is not what 5 I bought. I did not buy -- I did not buy next to the 6 airport and then complain about the airplanes. I 7 bought where I did not see any commercial buildings 8 from my backyard. Think of it as your backyard 9 because it could happen to you too. 10 First of all, the audacity, the audacity of 11 thinking that you could take 39,000 square feet of 12 parcel and then add, conveniently, for FAR purposes 13 and TDR purposes one-third more, 13,000 square feet, 14 that's one-third more of an FAR that is past four 15 when you throw in Med Bonuses and also TDR. That is 16 absurd. It is totally incompatible, with one 17 exception. It's compatible with The Plaza, and that 18 is a wrong compatibility. 19 My neighborhood on the west side of LeJeune Road, 20 my neighborhood on the east side of LeJeune Road has 21 single family residential, and on LeJeune Road as a 22 buffer, which is very traditional in planning, has 23 duplexes, duplexes to be able to mollify the 24 intensity of larger roads, not enormous development. 25 Those duplexes are not there to mollify a building

Page 57 1 that's one of the largest buildings in the City. And 2 the encroachment of this bulk is going southward 3 toward a critical area of single family neighborhood. 4 In my opinion, the first request of taking a 5 historic drive such as University Drive and then 6 desecrating it by now making a 90 degree turn there 7 is ridiculous. I almost laughed out loud when I saw 8 the report of all the accidents that occurred there. 9 First, the Public Works Director is here in the 10 -- in the City Hall today. There are 12 parking 11 spaces. You don't have to be a traffic engineer to 12 figure out that there are 10 of them, or 9 or 10 that 13 back out at a perpendicular off that curve. That's 14 crazy. And then on top of that, there are three 15 more parking spaces -- or two more parking spaces 16 that are parallel to that curve. Now, what does that 17 curve do in George Merrick's original design? It 18 became a safety valve, a safety valve for continuous 19 traffic going southbound on Ponce to go onto 20 University which, by the way, historically was called 21 Anastasia. 22 When you decided to put the University at what is 23 today the Coral Gables Youth Center, then it was 24 changed to University. Now, why is that important? 25 It's because when you now take The Plaza parking and	Page 58 1 The Plaza traffic, and then you take all the other 2 traffic that is around the circle and you're going 3 southbound, when you take that traffic light and make 4 a 90 degree turn, how the hell are you going to 5 negotiate that with the volume of traffic that frows 6 -- flows freely through that curve onto University 7 where people can then make a safe left-hand turn on 8 LeJeune Road? Again, you don't have to be a traffic 9 engineer for that. But I will guarantee you that 10 most of the conflicts that you have on that curve is 11 because those parking spaces should be completely 12 taken out and eliminated because that is just plain 13 dumb. 14 The second point -- 15 CHAIRPERSON AIZENSTAT: Mr. Pardo, I'm going to 16 ask you if you would please soon wrap up because that 17 will give an opportunity to everybody else to speak, 18 please. 19 MR. PARDO: Yes, sir. 20 CHAIRPERSON AIZENSTAT: Thank you, sir. 21 MR. PARDO: Right, I will. Thank you, 22 Mr. Chairman. 23 When you add the square footage to the FAR, when 24 you tag on the TDRs, in my opinion, I would not give 25 them the ability to close -- to -- to use that --
Page 59 1 that alley that they have inside their property 2 because that's the only way you're going to maintain 3 the scale of that property down to where it should 4 be. 5 And by the way, two wrongs don't make a right, 6 neither The Plaza or anything else. 7 Now, as far as the Comprehensive Land Use Plan, 8 to go from mid-rise to high-rise is absurd. The 9 mid-rise, by the way, will not happen unless you give 10 them the alley inside the property. Keep in mind, 11 Comprehensive Land Use Plans are ceilings. They're 12 not a guarantee in any way, shape, or form. 13 CHAIRPERSON AIZENSTAT: Thank you. 14 MR. PARDO: Next, the Development Agreement, the 15 Development Agreement that you -- that -- that has 16 been talked about, the last time I checked, by giving 17 them the FAR and then they'll give it back as a park, 18 that park is only going to serve their development. 19 It's not a park. It's a green space because they 20 slammed everything up against the property line. And 21 the last time I checked, this is not a joint venture 22 between the City of Coral Gables and the developer. 23 And as far as the TDRs, I think they should be 24 studied very clearly. You should also look at the 25 history of the TDRs and what the limitations were of	Page 60 1 recipient sites. 2 And I've already mentioned that this is a very 3 noncompatible project. I mentioned the land use, I 4 mentioned all the things that this Board is supposed 5 to really analyze. 6 I think that Staff has made the right decision to 7 vote against this project. I think Staff has made a 8 mistake of granting what seems to be a very simple 9 vacating of an alley, but the ramifications of that 10 decision of vacating that interior alley will give 11 them a height which is not there now in that area. 12 And keep in mind, we're right down the street from 13 single family residential. 14 Thank you, Mr. Chairman. 15 CHAIRPERSON AIZENSTAT: Thank you, sir. 16 I will -- please, please -- 17 (Applauding.) 18 CHAIRPERSON AIZENSTAT: Excuse me. I will ask, 19 please, please don't applaud. Let every speaker 20 speak. Thank you very much. 21 THE SECRETARY: Henry Peraza? 22 MR. PERAZA: I'll be brief. 23 CHAIRPERSON AIZENSTAT: Thank you, sir. 24 MR. PERAZA: Good evening. My name is Henry 25 Peraza and I reside at 4991 University Drive, and I'm

Page 61 1 here to express my concerns this evening over the 2 sale of the parking lot on University Drive to 3 Doctors Hospital. 4 My duplex is adjacent to the parking lot. 5 CHAIRPERSON AIZENSTAT: We're not on that agenda 6 item. 7 MR. PERAZA: We're not? 8 CHAIRPERSON AIZENSTAT: On the Doctors -- 9 THE SECRETARY: We're still on Ponce Park 10 Residences, sir. 11 MR. BEHAR: That's the second -- 12 CHAIRPERSON AIZENSTAT: That's the second agenda 13 item. 14 MR. PERAZA: Oh, I'm sorry. 15 CHAIRPERSON AIZENSTAT: We're just not there yet. 16 That's okay. 17 MR. PERAZA: We'll call you back. Thank you, 18 sir. 19 THE SECRETARY: Mayra Joli? 20 MS. JOLI: Good evening, everyone. I thank all 21 of you -- 22 CHAIRPERSON AIZENSTAT: Could you please state 23 your name and address? 24 MS. JOLI: I will. 25 I thank all of you for being here today, thank	Page 62 1 you, because -- 2 CHAIRPERSON AIZENSTAT: Ma'am -- 3 MS. JOLI: -- you are the one who matters. 4 My name is Mayra Joli. My address is 700 5 Jeronimo Drive, Coral Gables, 33146, and we are here 6 again doing the same thing we've been doing, fighting 7 the people with the money to let us just live in 8 peace. And we have the people that we selected, but 9 all of you have been selected by someone who they 10 selected to serve, and you are being serving, you 11 only serving the people with the money. They have 12 only one thing that they want. They claim they have 13 something unique to give to us, as if we are asking 14 for something unique. 15 We already have something unique that nobody can 16 recreate. But they claim that they going to have 17 something that we want, that we need. Since when? 18 Since when do you know what we want? Since you going 19 to come here and you going to tell us that we need 20 another monster because there is another monster 21 already that we allow to grow in our backyard. So 22 what's the difference? Why are we doing this? 23 (Speaking in Spanish.) 24 The same thing happening again. Coral Gables 25 coming here to thank all of you, Your Highness, for
Page 63 1 letting us speak about how we want to live our lives. 2 Isn't that nice? I mean you guys should be applauded 3 because you really putting us to task. All of you 4 are very faithful. Alex, Claudia, you know what 5 these people don't want. All of you are very 6 faithful to them, the developers, the ones who have 7 the money. 8 Morris is not here talking. He's probably having 9 somebody making dinner for him, but we are not making 10 dinner because we want to make sure we have a 11 backyard that we can protect. 12 From my backyard I could be in my pool and I can 13 see the monster that I don't even know how far that 14 thing goes on U.S. 1. What is that? I see it from 15 everywhere. It blocks the sun, but it's good for me. 16 It's good for us because that's what we wanted. We 17 wanted more buildings, didn't -- didn't -- wasn't 18 that the reason we moved to Coral Gables? 19 You've been here for 60 years. You need one more 20 building before we all crack, don't we? 21 You guys should be ashamed of all of you yourself 22 because here you're giving them the time of the day 23 for them to come and put, we are begging you, please, 24 please don't allow them to do that to us. How good 25 will that look for anyone who lives in Coral Gables?	Page 64 1 We don't live in a high-rise. We don't need the 2 high-rise. We wish there was a way that we could 3 just take away that monstrosity that is The Plaza. 4 Now you going to give us another one, and then from 5 that one there's going to be another one and another 6 one because they are never going to be satisfied 7 because there is money in Coral Gables. 8 Why they don't go out to the City -- 9 CHAIRPERSON AIZENSTAT: Ms. Joli, I'm going 10 to ask you to -- 11 MS. JOLI: They can -- they can go to Immokalee. 12 CHAIRPERSON AIZENSTAT: Ms. Joli, I'm going to 13 ask you to wrap it up, please, because -- 14 MS. JOLI: I'm wrapping it up. I'm wrapping it 15 up. 16 If -- if we going to have a government and a 17 Board like we have here that we have to take time out 18 of our lives just to come and fight for what we 19 purchase. This is not a Plan 8. This is money that 20 we invested in our communities and for -- not for 21 you, to us to ask you that please, we demand, we 22 telling you how we want this, and we want you to do 23 the work. And if it's too much work for all of you 24 guys, so difficult, then maybe we need people who 25 would want to take that position.

Page 65 1 Have a good night. 2 MR. TORRE: Mr. Chair, I'd like to speak. 3 CHAIRPERSON AIZENSTAT: Have a good night. 4 MR. TORRE: Mr. Chair, I'd like to speak. 5 CHAIRPERSON AIZENSTAT: Yes, sir. 6 MR. TORRE: I'm sorry, I'd like to clarify that 7 this is offensive to this Board. This Board has not 8 voted, this Board has not made any recommendations. 9 This Board is a voluntary Board here to help the 10 community. We understand that there's frustrations, 11 but the tone of that discussion was not appropriate 12 and I take offense to it, and I put that on the 13 record. 14 MR. BEHAR: And I concur with you, Mr. Torre. 15 CHAIRPERSON AIZENSTAT: I think we all agree. 16 The next person, please. 17 THE SECRETARY: Barbara Perez? 18 MS. PEREZ: Good evening. My name is Barbara 19 Perez and I live at 210 Romano Avenue, and I'll be 20 very brief because, as the Chairman said, a lot of 21 what's already been said, I'm not going to repeat it, 22 but I do want -- I do want to reiterate something 23 that Mr. Fisher pointed out. 24 I know a lot of us are focused on The Plaza 25 because it is such a large development that's in our	Page 66 1 neighborhood, but I think something that Mr. Fisher 2 pointed out is very important, that our neighborhood, 3 which is our -- my neighborhood, I should say, is 4 that few block area between LeJeune and Ponce, and I 5 know there's others that are -- 38th Avenue, I guess, 6 that are -- we're all affected by The Plaza and would 7 be affected by this development as well. But we're 8 also affected by all of the development that's taken 9 place on the south side of Bird Road. 10 There's, I'm sure you all know, there's a whole 11 series of buildings that have gone up and that are 12 continuing to go up in that area that also impacts 13 our neighborhood. So this would just be, as the 14 Applicant said, they're not the first, but they will 15 be the sixth building in this small area that will 16 continue to impact our very small residential area. 17 And again, you know, I'm not going to repeat 18 what everybody said, but it is drastically impacting 19 the quality of our life. 20 Thank you for your time. 21 CHAIRPERSON AIZENSTAT: Thank you for being 22 concise. 23 THE SECRETARY: Rosamaria Bravo? 24 MS. BRAVO: Good evening. My name is Rosamaria 25 Bravo. I live at 227 Velarde Avenue and I've lived
Page 67 1 there for about 30 years now. 2 I just want to express my concern to the Board 3 about the variances that are being requested by the 4 Applicant because the current zoning is in place for 5 a reason. It's there to protect us from 6 overdevelopment in our neighborhoods, and why should 7 we allow these higher developments to come into our 8 neighborhood and impact the quality of our life? 9 The traffic that's going to be caused by The 10 Plaza when it comes online has not been determined 11 yet, and the traffic study that they are indicating 12 in what they submitted does not take that into 13 account. It was a traffic study that was done during 14 Covid when there was a lockdown, so you really need 15 to consider the traffic impact in the -- of the 16 variances they're requesting. 17 What they're saying is going to be a park is 18 really just concrete land with some landscaping. We 19 already have a park, we have the Coral Gables Youth 20 Center a couple blocks away, we have the Ponce 21 Circle. That's not really a park. 22 The size of this building will severely impact 23 our neighborhood and what we all see from our 24 backyards. 25 Also, the map that they brought up at the	Page 68 1 beginning of this presentation today did not show all 2 the neighborhoods that are really around it. They 3 conveniently cut it off right where all the 4 residences started. 5 So I respectfully request that you listen to the 6 neighbors and what we are requesting from you because 7 this is going to directly impact our lives, and 8 please do not grant these variances to the Applicant. 9 Thank you for your attention. 10 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 11 THE SECRETARY: Sorry, I have a name here, Sara 12 -- I'm not sure -- 13 MS. CONDE: Hi. I'm Sara Conde. I'm at 228 14 Alesio and I just wanted to agree with what's been 15 said before. 16 I think that this project is out of scale with 17 our neighborhood. I bought my house 25 years ago and 18 I bought into a lovely neighborhood and I was very 19 happy to live there, and I still am. But I don't 20 want to lose that neighborhood. I want it to -- I 21 want it to remain the beautiful neighborhood that I 22 live in and I do think that this new project is -- is 23 out of scale. I think the height of it is out of 24 scale. I think The Plaza is out of scale with our 25 neighborhood, and I really regret that that's being

Page 69 1 built there, but there it is. But I would ask not to 2 continue along that path. 3 Thank you so much. 4 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 5 THE SECRETARY: Aurelio Durana? 6 MR. DURANA: Very briefly. Aurelio Durana, 322 7 Alesio Avenue. 8 I just want to touch on two points. I have lived 9 in the neighborhood for over 30 years. I've had my 10 offices on Ponce de Leon Boulevard for at least 35 11 years. 12 Mr. De Yurre has made a big deal about this being 13 an Allen Morris project and what he first represented 14 to the community and all of that. 15 Luckily, we have an example of Allen Morris' 16 workmanship. We've seen the Alhambra Towers 17 downtown, we've seen that beautiful park with the 18 fountain at the end that is supposed to be a public 19 park, and consistently, every time Mr. Morris gets a 20 new restaurant tenant on the ground floor that public 21 park gets closed off and it becomes the outdoor 22 dining area for the restaurant, and that is what he's 23 planning for this area. He's going to put his 24 restaurant down there and that's going to be his 25 outdoor overflow.	Page 70 1 The second point that I want to touch on is, I 2 don't know where Mr. De Yurre gets his figures as far 3 as the traffic accidents at University and Ponce and 4 Salcedo. I personally have never seen -- I cannot 5 recall an accident at that curve where University 6 begins and Ponce de Leon Boulevard, at all. There 7 have been bad accidents at University and LeJeune and 8 a couple of close calls and a couple of accidents at 9 University and Salcedo, but I don't know, frankly, I 10 don't know where he gets those figures. 11 That's all I have. Thank you very much. 12 CHAIRPERSON AIZENSTAT: Thank you, sir. 13 MR. COLLIER: Can we get the gentleman's address? 14 CHAIRPERSON AIZENSTAT: He did give his address. 15 THE SECRETARY: 322 Alesio Avenue. 16 Maylen Blardonis? 17 MS. BLARDONIS: Good evening. My name is Maylen 18 Blardonis. I live on 242 Vizcaya Avenue. I've been 19 a Gables resident for 21 years and one of the things 20 that I've loved about my neighborhood is that we all 21 know each other, we all walk and up down Salcedo. 22 It's a very family oriented. You see when the 23 families move in and they have new kids. You see 24 them strolling and how the kids grow up. And also, 25 you see them walking the dogs.
Page 71 1 You know, one of the good things about Covid, if 2 I can say that is that I've been fortunate to walk my 3 neighborhood, and I walk around and I see how 4 beautiful it is, except for that monstrosity of The 5 Plaza that went up. And I'm saddened that now you 6 guys are considering of having another building going 7 up. 8 You know, where we're at right now, and that's 9 what John was saying is, my neighborhood is between 10 University and Bird Road and then Ponce and LeJeune. 11 We're being sandwiched in with all these buildings 12 going up, and my biggest concern is that if you 13 approve this building it's going to set precedence, 14 and Ponce de Leon right now is residentials and 15 duplexes, that's going to be an area where the 16 developer's going to come in and attack those areas. 17 So do please consider that there's a lot of 18 family that live in that particular area of Coral 19 Gables and you prevent this building from going up. 20 Thank you for your time. 21 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 22 THE SECRETARY: Tom O'Malley? 23 MR. O'MALLEY: Good evening. I'm Tom O'Malley. 24 I live at 616 Jeronimo Drive, and my first comment is 25 I drive frequently down Ponce, University, LeJeune,	Page 72 1 that area, and I've never seen an accident. I've 2 heard the Applicant talk about it's a very, very 3 dangerous intersection, and by the City granting 4 land to the Applicant he's going to make it better 5 for the City, and yet we had somebody from the area 6 talk about that there's only been, and if I heard 7 him correctly, seven accidents in 40 years. Really? 8 That's not a dangerous intersection. It can't be a 9 criteria for allowing -- for allowing a roadway to be 10 granted to an Applicant. 11 But speaking about the Applicant, I understand 12 that the space that he actually owns is 39,000 square 13 feet. He wants an alleyway that's worth 3,000 square 14 feet. He wants University Park that's worth 16,000. 15 That's free land. And he doesn't think it's free 16 land, but everybody else who's a citizen of Coral 17 Gables thinks it's free land. So he's going to go 18 from 39,000 square feet, plus 19,000 square feet. 19 40 percent increase in space for a building. Free 20 land. And then he uses the word perpetuity. 21 Perpetuity should never be used in a contract 22 because perpetuity is only good until the next 23 perpetuity comes along. So that's not fair. 24 So we have -- we have a number of things that 25 Planning and Zoning Department has -- has voted

Page 73 1 against, and I think that's wonderful, but I don't 2 think they've gone far enough. They've said that we 3 don't want to give the space for University Drive to 4 the Applicant. I think that's wonderful. But they 5 grant the alley. Well, the alley allows them to 6 build more. They shouldn't have the alley. Why 7 should the City give free space to a developer? 8 And the developer wants to compare his 17 stories 9 to The Plaza 19 stories. Really? He doesn't come 10 up here and compare his 17 stories to the one story 11 building he's going to be building up against. 12 That's not fair. It's not right. 13 We saw what happened to the people who live 14 behind The Plaza. That neighborhood is destroyed. 15 If we allow this development to go forward the 16 neighborhood behind The Plaza residence will be 17 destroyed as well. We cannot let this happen. I am 18 asking you to vote against this development. 19 Thank you very much. 20 CHAIRPERSON AIZENSTAT: Thank you, sir. 21 THE SECRETARY: Gordon Sokolof? 22 MR. SOKOLOF: Hi. I'm Gordon Sokolof, 225 Alesio 23 Avenue. 24 I would like to thank this Board for looking at 25 the project, but also listening to the residents.	Page 74 1 I think Mayra Joli was right, that we should do 2 that as Board members. And I was originally slated 3 to speak at the first presentation by the Allen 4 Morris company as the tabbed chair. I have termed 5 off of the tab, but if you don't mind, I'd like to 6 just mention a couple things, that while I was 7 chairman of the tab we do also, like you, listen to 8 residents, and residents came forward, spoke about 9 this project and we ourselves delved into the traffic 10 issues and the potential or, you know, surmised 11 problems that Allen Morris said occurred in this 12 area. 13 So while I was the chairman of the tab we took 14 two votes. Based on the residents' opinions we 15 motioned to oppose the elimination of the slip lane 16 for the Ponce Park Tower that will result in traffic 17 backing up and vehicles flowing into residential 18 streets, and that passed unanimously. 19 We also motioned to oppose the changes to the 20 Zoning Code and the Land Use designation that would 21 allow the developer to build from four to 17 stories 22 which would increase the density and result in 23 increased traffic, and that motion also passed. 24 So from our Board, then to your Board I just want 25 you to know that that -- that should carry some
Page 75 1 weight. 2 Sue Kawalerski is here. She is the acting 3 Chairman now, the Transportation Board -- 4 Transportation Advisory Board and she can corroborate 5 that. 6 I'd also like to mention that I was one of the 7 founding members of the Ponce Neighbors Association. 8 We're always worried about the convergence of 9 construction on Ponce, and these people, especially 10 since I've been attending meetings on San Sebastian, 11 they have been clobbered by The Plaza. I've gone to 12 meetings on Sundays when the construction has gone 13 on, they can barely hear themselves. It has been 14 terrible. And then the parking is taken up by 15 contractors all up and down Ponce de Leon. 16 So we are vehemently against this project, this 17 17 story project -- or 16 story. 18 I would like to say that Mr. Morris has indeed 19 tried to engage the public. I was involved in 20 several of those meetings, but what I found over 21 meeting after meeting is he never really conceded 22 anything. At every one of those meetings I kept 23 thinking what's he going to, you know, give up, 24 because he certainly heard our concerns, and the 25 concerns of the residents who lived in that area	Page 76 1 remained constant and consistent throughout, and 2 that's unfortunate. 3 Lastly, I just want to say that it was very good 4 to hear Mr. Trias say that the project has to follow 5 the rules and that, you know, when it comes to a 6 developer, that's like one in a row. That's great to 7 hear. Projects should follow the rules and that's -- 8 that's what I've been hoping to see the Boards start 9 to do. You know, let the developers have to abide by 10 the rules the way we residents do and otherwise we're 11 shown the door. 12 And lastly, I would just like to mention, go back 13 to the traffic studies. When I was Chairman in the 14 Transportation Board we conferred with Jessica 15 Keller, Douglas Cobb. We looked at the traffic 16 studies. There were accidents in the area. They 17 cited 48 in the area, but of those 48 half of those 18 were further up along University where Vecky Bakery 19 is. It's very dangerous to cut out of that parking 20 lot. But there is only a -- less than 20 accidents 21 in 20 years. Never a fatality. It is not a 22 dangerous intersection. 23 Thank you very much. Please reject this project, 24 including the alleyway. Thank you. 25 CHAIRPERSON AIZENSTAT: Thank you, sir.

Page 77 1 THE SECRETARY: David Fournier? 2 CHAIRPERSON AIZENSTAT: How many more speakers, 3 Jill, do we have? 4 THE SECRETARY: Present in the chambers, about 5 three more. 6 CHAIRPERSON AIZENSTAT: Thank you. 7 MR. FORNIER: Ladies and gentlemen, good evening. 8 My name is David Fornier, 128 San Sebastian Avenue. 9 First, I want to thank the Staff of the City who 10 decided to say no, to deny on this project and I'm 11 asking you to do the same thing. We will agree the 12 project doesn't belong to the City, 16 floors -- 13 Okay. 16 floors, rooftop, 170 rental unit is 14 only adding density and taking away the quality of 15 life of our current residents. As one of the 16 resident living less than 1000 feet away from the 17 project we're absolutely against rentals. 18 We don't want to face issues that to Gables Ponce 19 rental building is -- is causing, young crowd, loud 20 parties, disrespect for the community. We don't want 21 retailers as Ross as tenant in this building as shown 22 in the presentation during the Zoom meeting last 23 February. 24 This project will bring density, heavy traffic, 25 in addition to the traffic we are already facing with	Page 78 1 The Plaza which, by the way, is not even in a final 2 stage. 3 We cannot allow -- we cannot allow a street to be 4 taken. The Staff, the developer, the Commission, no 5 one can decide if a street can be taken or not. Only 6 the resident of Coral Gables can decide on this 7 matter by referendum. 8 We choose to live in Coral Gables because we 9 want to live in a safe and peaceful community, as 10 all you want. Coral Gables brings peace, happiness, 11 beauty. This is the only City where you can really 12 find some European vibes. Everything is so close 13 that you can eventually walk to downtown and it's 14 all about quality of life, not quantity. We want to 15 keep the street with low traffic during the weekend. 16 We want our kids to play in a safe environment. 17 That's why we choose Coral Gables. 18 The reason why Coral Gables is so beautiful is 19 because the resident make the City by -- make the 20 City beautiful. We are taking care of our houses, we 21 are taking care of the yard, the street. 22 Let's continue building Coral Gables, not 23 Kendall, not South Miami, not Brickell, not Wynwood. 24 But let's keep our Coral Gables DNA. Can you find a 25 beautiful building with a Mediterranean architecture
Page 79 1 that was built in less than 20 years? Me, no. The 2 City is beautiful, but there is no harmony in the 3 downtown area. It's far away from the Mediterranean 4 architecture. Coral Gables needs to stay committed 5 to its DNA, a city built with a Mediterranean vision. 6 Look at Paris, Madrid, just to name a few. They 7 stayed with their DNA. The Plaza is a perfect 8 example, a master project right in the middle of a 9 residential area. 10 If developer cannot find architect who can design 11 beautiful Mediterranean building here then they 12 should go to find them in Europe like George Merrick 13 did almost hundred years ago. 14 We are not against developer as long as they 15 build what they are supposed to build. 16 Knowing the love Mr. Morris has for the City, I 17 am sure he will build most magnificent building with 18 a beautiful Mediterranean architecture Coral Gables 19 will see. 20 Thank you very much. 21 CHAIRPERSON AIZENSTAT: Thank you, sir. 22 THE SECRETARY: David -- I'm sorry, I can't read 23 the last name. David? 24 MR. FORNIER: Fornier. 25 CHAIRPERSON AIZENSTAT: Two Davids.	Page 80 1 THE SECRETARY: Yes. 2 MR. WINKER: David Winker. Law Offices at 4720 3 South LeJeune Road. 4 I'm here on behalf of the intervenor, Ponce 5 Neighbors, a neighborhood association south of the 6 central business district. Many of my clients have 7 already spoken. 8 I always say that democracy is a verb, and it's 9 great to see democracy tonight, and it's great to see 10 residents speaking out in defense of their 11 neighborhood, defense of their community. Residents 12 have a right to take part in the design and planning 13 of their community and their neighborhoods. This is 14 the foundation of building equitable and inclusive 15 communities that respond to the needs of all 16 residents. 17 The Coral Gables Code and the Comprehensive Plan, 18 the primary documents that govern the planning of 19 Coral Gables, explicitly include language aimed at 20 ensuring that all residents have a place in the 21 future of the City. This language is not purely 22 aspirational. It is prescriptive. And yet, these 23 directives are too often seen as an impediment to 24 progress. 25 A March headline in community newspapers was

Page 81 1 titled 'It's Not That Residents Don't Like The 2 Proposed Ponce Tower...They Hate It.' Tonight you're 3 hearing some of why. 4 The Applicant desires to change the Comprehensive 5 Plan Use designation from commercial low-rise to 6 commercial high-rise and build a project 7 significantly higher and more dense than they can 8 build as current zoned. What are they being given in 9 return -- or what are residents being given in 10 return? Answers to questions no one is asking, a 11 park no one wants, and a change to University Drive 12 that's not going to -- not going to help and no one 13 wants. 14 I do, as the intervenor, raise a couple issues 15 that I just want to put on the record. I earlier put 16 in a list of objections with the Clerk, but I do want 17 to raise a couple issues with Chapter 62 in objection 18 to some of the changes. 19 We applaud the denial. I want to focus for a 20 second on the alley. Chapter 62 provides for the 21 procedure for vacation of alleys and public roadways. 22 Section 62-325 provides that letters of consent from 23 affected utilities must be on file. 24 I reviewed the record. I didn't see that, and I 25 just want to raise that objection.	Page 82 1 I also don't think that, or at least could not 2 find, that the impact study required by Section 3 62-328B requires the -- a study of geographic areas 4 within 2500 feet that may be impacted by the proposed 5 action and the manner of impact. Well, a traffic 6 study has been submitted. The required impact study 7 on the geographic area within 2500 feet has not been 8 seen as far as -- has not been done as far as I can 9 tell. 10 As you have heard from residents, this is a 11 nonexistent list of additional issues that persist 12 with this application, glaring inconsistencies with 13 the Comprehensive Plan, a lack of evidence to show 14 changing or changed conditions warranting the 15 requested Comp Plan Amendment. 16 I would humbly suggest that the change at The 17 Plaza actually dictates against this project, and 18 that -- than an inadequate analysis by the Applicant 19 of why the zoning change is required, why are they 20 asking for this? 21 One thing I have not heard talked about tonight 22 is environmental concerns and I would throw that out 23 to the Board that's something we need to start 24 looking at. This is a project, this park. You heard 25 people fighting back. The number one complaint is
Page 83 1 concrete park. No one wants a concrete park. 2 With that, I will thank you for your time and 3 consideration. 4 CHAIRPERSON AIZENSTAT: Thank you, sir. 5 THE SECRETARY: Sue Kawalerski? 6 MS. KAWALERSKI: Good evening, Board, and 7 thank you for your service, and welcome new Members. 8 My name is Sue Kawalerski -- I'll take this off 9 first. 10 My name is Sue Kawalerski. I live at 6830 11 Gratian Street. 12 I represent 16,000 members of the Coral Gables 13 Neighborhood Association. I'm also the acting Chair 14 of the City's Transportation Advisory Board. And I 15 can confirm what Dr. Sokolof said, that on the Board 16 we all voted against this project and voted 17 specifically against the taking of the slip lane 18 which is a public right-of-way. 19 CHAIRPERSON AIZENSTAT: Sue, if I may ask you 20 just a question, are you here on behalf of the Board 21 or are you here individually? 22 MS. KAWALERSKI: I'm here as a representative of 23 the Coral Gables Neighborhood Association, but in 24 full disclosure, I wanted to let you know that I am 25 on the Traffic Advisory Board, Transportation	Page 84 1 Advisory Board, and I'm confirming what Dr. Sokolof 2 indicated about our vote several months ago against 3 this project. 4 CHAIRPERSON AIZENSTAT: Understood. I just 5 wanted to put it on the record. 6 MS. KAWALERSKI: Yes. And I understand. 7 You know, Mr. Pardo had a word. He said 8 audacious, and absolutely this developer I think has 9 a certain bit of audacity to ask for a public street 10 to be taken away, and a public alleyway to be taken 11 away. Audacious, I think, is a very nice way of 12 saying what I would have said. 13 We are totally against this project, if at all, 14 based off the fact that he wants to take my street 15 away, your street away, your street away. 16 I can tell that you we, we then -- we meaning Dr. 17 Sokolof and myself, and David Fornier, were asked to 18 meet with Spencer Morris, the son of the developer. 19 And we did. We met with him two weeks ago, and lo 20 and behold, Allen Morris showed up, and we expected 21 the project to have sub- -- substantive changes. 22 That's why we spent the time taking off the day to 23 meet with the Morris people. And we were very 24 disappointed to learn that there were -- were no 25 changes really, no substantive changes at all,

Page 85 1 and very little changes. 2 I asked Mr. Morris, because I had the opportunity 3 for the first time to look at a developer in the eye, 4 and I asked him, how can a developer like you, what 5 are you thinking when you're buying a piece of 6 property knowing full well what you can build on the 7 property and then you come in and you build -- want 8 to build whatever you want? It is total, total 9 disrespect for the residents of Coral Gables to do 10 that. 11 I can't tell you how many hours these people in 12 back of me and on Zoom, and others that couldn't be 13 here tonight, have spent trying to fight a developer 14 who think's he's giving us a gift. This kind of -- 15 this kind of thing has to stop here and I hope it 16 stops with this Board. I hope you realize that there 17 are a lot of people out there that are not only 18 against this project, but all the overdevelopment 19 that's happening in Coral Gables, you are ruining, 20 and I don't mean you, but I'm talking to developers 21 who are ruining and -- some of you are allowing them 22 to ruin wonderful residential neighborhoods and the 23 character of the City. When is it going to stop? 24 We hope it stops tonight with a no vote from the 25 Planning and Zoning Board and this goes no further.	Page 86 1 Thank you. 2 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 3 THE SECRETARY: Javier Banos? 4 MR. BANOS: Good evening, Members of the Board, 5 Mr. Chairman, Commissioner Withers, my former fellow 6 candidates. It's a pleasure to be here tonight. My 7 name is Javier Banos. I live at 1801 Casilla Street, 8 Coral Gables, Florida. 9 Perhaps a little point that no one has given you 10 here, the folks that are behind me, the 72 folks that 11 are on Zoom, are very -- are a very small sample of 12 the folks that don't want this project, that don't 13 care for this project. Those two -- those two 14 members that are there and I knocked on every door in 15 these neighborhoods and the adjacent neighborhoods. 16 I can tell you to a person, everyone finds that 17 The Plaza project is in -- it's not consistent with 18 their neighborhoods, that has -- it's been a 19 detriment to their quality of life and the quality of 20 the neighborhoods, and that this project would 21 further erode their quality of lives and the ability 22 to be there. It is an aggressive project to the 23 point of being grotesque. 24 I think I agree with Mr. Trias for once in his 25 decision to go ahead and deny the -- the application
Page 87 1 and except for the one about the -- the alley, which 2 I also think you should deny. 3 I think it -- to respect every single neighbor 4 that is here and everyone that serves in this 5 volunteer Board should be commended. It's a 6 difficult job and a lot of time for a volunteer basis 7 to be out there. I've done it for many years. But 8 what you have in yours hands is a group of citizens, 9 group of residents, your fellow man, who's telling 10 you very clearly, this is creating a quality of life 11 issue for everyone who lives in this neighborhood, 12 we're not getting what we were promised. 13 As very competent counsel, who has been very 14 eloquent in providing, to some degree, some excuses, 15 some ideas of why this is a good project for the 16 area, respectfully, it's disingenuous. 17 The area that you have in the park, it is the 18 frontage of their building. It is going to benefit 19 them exclusively. The fact that the City's going to 20 retain title to it is of no consequence because 21 ultimately most of the folks that are going to 22 utilize it are the folks that are going to live in 23 that building. Okay? 24 Half of -- not half, but 30 percent of the -- of 25 the theoretical park is enclosed by the -- by -- by	Page 88 1 the arches of the building. Okay? That's not a 2 green space. Significant -- it's an urban park. 3 It's not all supposed to be greenery, but it has a 4 disproportionate amount of -- of -- of concrete, at 5 least from my -- for my taste. 6 And you're taking away a street that we all 7 utilize, you're taking away something that is 8 valuable to the residents, and you're encroaching and 9 you're furthering the issues that all the residents 10 have with a massive project. So this is not in a 11 vacuum. It's creating a further issue for everyone. 12 I would encourage you to vote against the 13 application and to -- and to serve the residents of 14 Coral Gables in a manner that is consistent with what 15 they believe to be right. 16 CHAIRPERSON AIZENSTAT: Thank you. 17 Jill? 18 THE SECRETARY: We're going to move on to the 19 Zoom speakers. 20 CHAIRPERSON AIZENSTAT: Okay. I'd like to limit 21 them to between two to three minutes of their 22 testimony since their testimony is not going to be 23 sworn. 24 THE SECRETARY: We have Debra Register. Please 25 open your mike.

Page 89 1 Want me to move on to the next speaker? 2 Maria Cruz? Ms. Cruz, can you open your mike? 3 MS. CRUZ: Okay. Maria Cruz, 1447 Miller Road. 4 I do not live in the neighborhood, but I do live 5 in Coral Gables. Since 1976 we chose this City 6 because of the way the City is. In some places, not 7 everywhere, I think it's absolutely an insult to our 8 residents, our taxpayers, to try to convince us that 9 they're doing us a favor if we give them the land. 10 And, I'm sorry, the City does never -- has never 11 given me an inch of land. I could claim half a roof, 12 but I don't think they will give it to me. 13 So we will give them the land, the City will give 14 them the land, the City will give a street, the City 15 will give an alley and they'll be so generous that in 16 exchange for that they will give us a park while 17 they're building extra height and extra density 18 because we gave them the land. This is absolutely 19 ridiculous. It's an insult. 20 I still maintain that anyone that comes to buy 21 property in Coral Gables needs to check it, make sure 22 that what they want to build fits in the property 23 that they're buying or not to buy it. This is not a 24 free-for-all place. They are plenty of places in 25 Dade County where they could take that proposed	Page 90 1 building and they'll be very grateful to have such 2 a beautiful building. 3 In Coral Gables we still think that our City does 4 not have room for this monstrosity and, please, we 5 are asking all of you who sit in that -- in this 6 Board to consider our way of life, our future, and 7 say no to everything, including the alley, so that 8 they cannot build anymore than the four stories that 9 they can build, according to Mr. Trias. 10 Thank you very much. 11 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 12 THE SECRETARY: I'll be calling Debra Register 13 again. 14 MS. REGISTER: Thank you. I couldn't unmute last 15 time. 16 My name is Debra Register. I live at 1240 17 Pasades Avenue, Coral Gables, Florida, and I have 18 lived in the area since 1984. 19 I'm not located near this building, the present, 20 but I did have my offices in the downtown area from 21 1984, 1988 to 2013. 22 (Interruption.) 23 CHAIRPERSON AIZENSTAT: Can we ask somebody to 24 mute their mikes, please? 25 MS. REGISTER: Okay. And we saw what this area
Page 91 1 was going to turn into, a mass of developments, 2 traffic jams, not able to expand your roadways. 3 Developers came in and built one building because 4 they were allowed, and the next person bought the 5 land next to it and said well, you gave it to that 6 person, now I need to have my area rezoned. 7 I am adamantly against this project, basically 8 for everybody else's reason, the gifting -- or the 9 use of the land for them to gain height and density. 10 I'm also against it for another reason. 11 We're so controlled -- or we're so concerned 12 about climate change, but we keep taking land and 13 putting bigger buildings, more people, more concrete. 14 We have no where for this -- the rain to -- to absorb 15 into our ground. 16 So I am adamantly against, and I hope that you as 17 a Board and a Committee will vote against this 18 project. 19 Thank you very much. 20 CHAIRPERSON AIZENSTAT: Thank you. 21 THE SECRETARY: Ms. Carbonell? Can you please 22 open your mike? 23 We'll go to the next speaker. 24 Kenneth Muller? 25 MS. CARBONELL: Hello? Hello? Hello, I'm here.	Page 92 1 Hello? 2 THE SECRETARY: Yes, Ms. Carbonell. 3 MS. CARBONELL: Yes, am I on? 4 THE SECRETARY: Yes, you are. 5 MS. CARBONELL: Okay. Thank you. 6 Hello, everyone. I am here representing the 7 Historic Preservation Association. 8 CHAIRPERSON AIZENSTAT: Could you please state 9 your name and address for the record? 10 MS. CARBONELL: Yes, it's Karelia Martinez 11 Carbonell, 532 Altera Avenue. 12 CHAIRPERSON AIZENSTAT: Thank you. 13 MS. CARBONELL: I -- I am representing on behalf 14 of the Historic Preservation Association of Coral 15 Gables. We did -- I did submit a letter, but I want 16 to read it into the record and -- 17 CHAIRPERSON AIZENSTAT: If your -- 18 MS. CARBONELL: -- and that way I can -- 19 CHAIRPERSON AIZENSTAT: -- ma'am, if your letter 20 was submitted by email it was distributed to the 21 Board and put in the record. 22 Is that correct, Jill? 23 Yes? 24 MR. TRIAS: That was received at 6:18 today so -- 25 CHAIRPERSON AIZENSTAT: Okay.

Page 93 1 MR. TRIAS: -- you -- you don't have before you. 2 I did forward it to Jill. 3 CHAIRPERSON AIZENSTAT: Okay. 4 Please read your letter then. Thank you. 5 MS. CARBONELL: Okay. So this is on the agenda 6 items F.1. through F.7., the proposed 17 story Park 7 -- Ponce Park Residences. 8 On behalf of the Historic Preservation 9 Association of Coral Gables, please accept this 10 letter to oppose Staff's recommendation for the 11 approval of the request to vacate a public alley. As 12 per the Coral Gables City Plan, a historic landmark 13 in one of several protective historic resources 14 presently the Zoning Code allows seven stories. Now 15 that -- I -- I now believe that has -- you know, 16 differs, but the proposed Ponce Park Residences is 17 more than twice the zoning height at 17 stories. 18 Additionally, the project encroaches on public 19 historic property as per Merrick City Plan and 20 several landmark resources in the Crafts Section 21 including a rare endangered 1926 white weight street 22 light commissioned by George Merrick. 23 Ponce Residences will encroach on Merrick's 24 Historic City Plans which protects, and this is a 25 quote from the Plan, right right-of-way parkways,	Page 94 1 roadways, alleys, open space, parks, swales, 2 reservations, sidewalks and waterways. And it will 3 adversely affect the historical, architectural and 4 aesthetic character of the historic area as per the 5 Secretary of the Interior Standards and National 6 Historic Preservation Act Guidelines. 7 The following historically designated properties 8 are within 500 feet of the proposed development: 9 Number one, 2901 Ponce de Leon Boulevard. Number 10 two, 247 Malaga Avenue. And number three, 205 Malaga 11 Avenue which is where the rare 1926 white weight 12 street light stands. 13 The Historic Preservation Association of Coral 14 Gables promotes the understanding and importance of 15 historic resources in Coral Gables and we ask the 16 Planning and Zoning Board to reject the proposed 17 17-story Ponce Park Residences in its entirety due to 18 its irreversible effect on the integrity of the Coral 19 Gables City Plan officially recognized as a local 20 landmark by the Historic Preservation Board in 2018. 21 Respectfully submitted, Karelia Martinez 22 Carbonell, President of the Historic Preservation 23 Association of Coral Gables. 24 Thank you for letting me read this letter into 25 the record. I appreciate it.
Page 95 1 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 2 THE SECRETARY: Kenneth Muller? 3 MR. MULLER: Hi. Thank for letting me speak. 4 I will try to make this brief. 5 I agree completely with most of the speakers who 6 have come before me. I think that Mr. Pardo's 7 comments were particularly salient. 8 I wanted to talk only really about the thing that 9 most directly affects me which is that I take that 10 pathway along University that blends with Malaga and 11 which has been cited as being accident prone, 12 although I haven't seen an accident there or even 13 encountered a close near accident myself, but it 14 seemed to me that the traffic people in Coral Gables 15 could easily put a stop sign there if that were 16 really an overriding issue, or what would be better 17 for those of us who travel along that route, if there 18 could be a light that turned red when Malaga itself 19 was green so that there wouldn't be any chance of 20 encountering another car coming the other way. 21 So this surely has to be the least significant 22 aspect of what is otherwise a horrendous imposition 23 on us residents of Coral Gables. 24 I live at 3910 Harlano Street, which is not in 25 the neighborhood, but certainly having lived here	Page 96 1 for nearly 40 years I've seen changes in the City 2 and would view this as one of the worst things that 3 could happen. 4 Thank you. 5 CHAIRPERSON AIZENSTAT: Thank you, sir. 6 THE SECRETARY: Stephen Weir? 7 MR. WEIR: Hi. Good evening. I'd like to show 8 my appreciation for taking the time to hear my 9 comments this evening. 10 I recently moved to the area, Coral Gables, just 11 over nine months ago now. We were very fortunate to 12 -- to purchase an original 1925 property within Coral 13 Gables. My residence, I've been held very much to 14 the rule to the Board and I would ask why developers 15 would not be held to the same accountability as 16 myself. 17 I came here with my beautiful wife, my child, my 18 dog. We frequently walk twice a day from Salcedo and 19 I just believe there the traffic would severely 20 damage the area for what it is, as -- as the City 21 Beautiful which is one of the reasons why we moved 22 here. I have big concerns of the overdevelopments of 23 the City Beautiful and how it affects our lives and 24 our community. So I very much oppose the -- the 25 moving forward of this development.

Page 97 1 Thank you. 2 CHAIRPERSON AIZENSTAT: Thank you, sir. 3 Is that it for -- 4 THE SECRETARY: No. We have one more speaker. 5 Let me just try to find them. One second. 6 MS. MIRO: Excuse me, Mr. Chair, did we get an 7 address for Mr. Weir? 8 CHAIRPERSON AIZENSTAT: Say that again, please. 9 MR. MIRO: An address for the last speaker? 10 MR. COLLIER: Yeah, she's looking up the last 11 speaker. 12 MR. BEHAR: No, if we got an address from the 13 last speaker. 14 CHAIRPERSON AIZENSTAT: Actually, I don't -- did 15 we? 16 THE SECRETARY: Stephen Weir, can you please 17 provide your address? 18 MR. WEIR: Certainly. It's 244 Fluvia Avenue. 19 CHAIRPERSON AIZENSTAT: Thank you, sir. 20 MR. WEIR: You're very welcome. Have a good 21 evening. 22 THE SECRETARY: Okay. The next speaker is David 23 Perez. 24 MR. PEREZ: Good evening, Mr. Chairman, Members 25 of the Planning and Zoning Board. Can you all hear	Page 98 1 me? 2 CHAIRPERSON AIZENSTAT: Yes, sir. 3 MR. PEREZ: Thank you, very much, for giving us 4 the opportunity to speak. I represent the Coral 5 Gables -- 6 CHAIRPERSON AIZENSTAT: Please state your name 7 and address, please, for the record. 8 MR. PEREZ: Yes, sir. I was getting to that. 9 My name is David Perez. I represent the Coral 10 Gables Professional Firefighters International 11 Association of Firefighters Local 1210 with offices 12 at 303 Alhambra Plaza. 13 Today we've heard many comments regarding this 14 proposed project, comments as far as line of sight 15 issues, the building imposing on views, on neighbors. 16 We've heard about issues of parking, of traffic, of 17 kids playing in the streets and what that could do 18 for the quality of life issues for Gables residents. 19 One issue that has not been addressed is a 20 public safety issue. And again, that is the reason 21 that we have decided to speak on this issue tonight. 22 This project, however it is approved or not approved, 23 but if it does move forward with approval we would 24 like to see the issue of public safety addressed. 25 All you need to do is turn around and look at
Page 99 1 the project directly across the street, the Agave 2 project. That has almost every possible zoning 3 classification within the scope. You have 4 residential, you have commercial, you have a hotel, 5 you have mixed-use. There are a number of different 6 classifications and it is a mega project that takes 7 up an entire City block. 8 We -- we rise and decided to speak on this 9 particular issue because there has not been a single 10 increase in firefighter staffing since 1983 in the 11 City of Coral Gables and we continue to see these 12 developments grow and pop up out of the ground 13 vertically and it is time that the issue be 14 addressed. 15 We hope that this Zoning Board, in its 16 consideration, in its comments moving forward on this 17 project, take into consideration the need of 18 additional public safety, specifically firefighters 19 within the City of Coral Gables. 20 We thank you for the opportunity to speak, and 21 best wishes to all. 22 CHAIRPERSON AIZENSTAT: Thank you, sir. 23 MR. TORRE: Can I -- can I interject for a second 24 before the gentleman makes his closing statement? 25 There was a comment there that --	Page 100 1 CHAIRPERSON AIZENSTAT: Let me just find out, if 2 I may, is there any other speakers at all? 3 THE SECRETARY: Someone else put their hand up. 4 I'm trying to reach them to see if they want to 5 -- obviously want to speak, but -- 6 MR. COLLIER: Also, we need to get the rebuttal 7 from the -- 8 CHAIRPERSON AIZENSTAT: Yes. That's why I want 9 to go ahead and close it. 10 MR. TORRE: Can I start? 11 CHAIRPERSON AIZENSTAT: Yes. Go ahead. 12 MR. TORRE: There was a comment that I think we 13 should address, that this is not a vote to pass or 14 not to pass. This is a recommending vote. All we 15 are doing is recommendations, so the vote just 16 becomes a recommendation or not to the Commission, 17 and there was statement there that I think some 18 may not be clear on and I think that's something we 19 should be putting -- 20 CHAIRPERSON AIZENSTAT: Thank you. 21 Do we have the last speaker? 22 THE SECRETARY: Dayanna? Can you please open 23 your mike? 24 CHAIRPERSON AIZENSTAT: Are they coming on? 25 THE SECRETARY: They unmuted themselves so I'm

Page 101 1 just waiting to see if -- 2 CHAIRPERSON AIZENSTAT: Okay. If not, I'll go 3 ahead and close it for public comment. 4 THE SECRETARY: Dayanna, will you be speaking? 5 MR. BEHAR: We should just close it up then. 6 CHAIRPERSON AIZENSTAT: Jill, at this time I'm 7 going to go ahead and close it for public comment. 8 If you have a rebuttal, sir, I would ask you to 9 be brief on it. 10 MR. DE YURRE: Sure. 11 Well, first of all, a lot's been said so I -- and 12 the project has a lot of components so I wanted to 13 take an opportunity to see if there were, I imagine, 14 questions in regards to any particulars of the 15 project that I can address for you, I'll will be 16 happy to do that at this time as well. 17 CHAIRPERSON AIZENSTAT: I guess when we go ahead 18 and start our Board discussion, if any members have 19 any questions based on that we'll go ahead and ask 20 you, but I didn't know if you had any closing 21 comments that you'd like to make. 22 MR. DE YURRE: I mean, look, we've -- we've heard 23 the issues in order of an -- of -- of being 24 mentioned, let's just say, in order of importance. 25 The first one, there's nothing that I can do	Page 102 1 about, absolutely zero, which is The Plaza. Okay? 2 Now, there are other items that rank as follows, 3 the traffic and there are comments about this is -- 4 there's not a danger here, but there is a lot of 5 traffic. There's no danger in particular at this 6 intersection with accidents irrespective of the 7 record, but there is traffic in the area. And so we 8 get that comment about traffic. 9 The -- the next comment was about the -- the 10 gift. 11 The next highest comment was about the FAR. And 12 then lastly, comments about views and what they would 13 see in terms of -- of the height of the building. 14 You know, we don't want to disincentivize a 15 public comment. This is why we're here, to get these 16 comments on the record, in addition, to the fact that 17 we've had the public meetings and followed up 18 individually with specific people that were -- 19 attended those meetings. 20 Now, I can't do, like I said, anything about The 21 Plaza, but we can deal with the traffic, this comment 22 about the gift, the FAR, and -- and the height. 23 And so if the direction is that based on public 24 comment today and the review of the project from the 25 Board, and again, I still open it to questions from
Page 103 1 you, but if it's that this project does not work 2 because of that issue of the additional floor area 3 and the gift, I don't want to call it the gifting, 4 but the creation of the park space and additional FAR 5 creating additional mass in the project, if that is 6 the direction, then I'm consulted with my client's 7 representative here today, and Mr. Morris as well, 8 that if that is the direction then we can address the 9 project without that element in it. And it seems to 10 be, again, after we have the comment put on the 11 record today, that that is very high in terms of the 12 issues for the residents in this area. 13 Number one, The Plaza I can't do anything about, 14 but there is definitely opportunity here that if -- 15 if the direction is not to have that public 16 right-of-way, that we will pivot and move the project 17 away from the use of that area because we want to 18 hear -- we wanted to hear on the record -- we didn't 19 want to come and say oh, the -- the -- the residents 20 weren't heard on the record. But if that's what it 21 is, then we want to be respectful and accommodating 22 and move in that direction. 23 CHAIRPERSON AIZENSTAT: Thank you, sir. 24 At this time I'd like to go ahead and open up for 25 Board discussion.	Page 104 1 Robert? I'd like -- I'd really like to get views 2 from both architects. 3 MR. BEHAR: Thank you, Mr. Chair. I'll go first. 4 First, I would like to take an opportunity to 5 address some of the comments made today which I find 6 extremely appalling and insulting. 7 One of the speakers that left already, I am 8 totally blown away by even her comments which she 9 made about this Board. 10 And there was another doctor who made a comment 11 that, and I heard "money under the table." I'm 12 insulted to even hear those comments, as Mr. Torre's 13 mentioned. 14 I've been a resident of Coral Gables for over 30 15 years. I have been a business owner in Coral Gables 16 for over 35 years. My very first time I opened my 17 office, I'm an architect, I practice in Coral Gables, 18 I opened in Coral Gables. So I do care for my 19 community and I, again, I'm totally insulted by those 20 comments. 21 I -- at first I was in agreement with Mr. Trias 22 as far as this is -- this is a very complicated and 23 confusing application. It is not. This application 24 is very simple. This application is something that 25 is beyond what I would consider a good application

Page 105 1 to the City. 2 I could support, and let me -- let me say, I 3 could support a project that is more in keeping with 4 the scale and character of a transitional project in 5 that area, a mixed projected, which I do believe in 6 a mixed-use developments where you have some 7 commercial and you have some residential that would 8 add for the quality of life. I cannot, I will not 9 support a project of this magnitude that is totally 10 out of scale. 11 I am -- I will agree with Mr. Trias on some of 12 the denials. I cannot, any day of the week, agree 13 with vacating University Drive. Absolutely, I would 14 never support that. 15 I look at the -- I look at the FAR. This project 16 is asking for a total of 245,416 square feet FAR 17 where the existing without any vacation whatsoever is 18 39,948. That's an FAR of 6.14. This is twice, 19 almost twice as what would be permitted. I cannot 20 justify any reason to allot for that increase. 21 I do do projects, and sometimes we do add for the 22 TDRs when it's appropriate in the location. This is 23 not one of them. I find this project to be, again, 24 like I mentioned before, totally out of scale. 25 There is no way that I see, as an architect, as a	Page 106 1 planner, any benefit other than, to this project, 2 taking that land, closing University and taking that 3 land to benefit anybody else but this project. 4 The reason for the asking of the vacation of the 5 alley is to allow to have a 200-foot and, Mr. Trias, 6 this is something that you could confirm for me, that 7 that would be the only reason, the only way they 8 could get a frontage of 200 feet that would allow 9 them to go more than the 45 feet. 10 Is that correct, Mr. Trias, by them vacating the 11 alley they'll get the frontage of more than 200 12 feet? 13 MR. TRIAS: Precisely. That's the key. That's 14 the key component and that allows for the mixed-use 15 and that allows for the additional height to 17 feet, 16 so on, yes, sir. 17 MR. BEHAR: Okay. And I, I mean again, I have 18 tremendous concern with this application. I would 19 not, and I would let all of my colleagues to speak, 20 but I would not be able to support this application. 21 Thank you, Mr. Chairman. 22 CHAIRPERSON AIZENSTAT: Thank you. 23 Mr. Revuelta? 24 MR. REVUELTA: Good afternoon. And thank you for 25 all the neighbors for coming up today.
Page 107 1 CHAIRPERSON AIZENSTAT: Could you speak into the 2 microphone, please? 3 MR. REVUELTA: I am not going to support the 4 application, but I'll start -- I'll point out six 5 points that I wrote down that are items that I don't 6 have a problem with and could be able to be looked 7 at. 8 The project is a mixed-use project then, and 9 whenever you have a mixed-use project of residential 10 and office -- 11 CHAIRPERSON AIZENSTAT: One second, Luis. 12 His microphone is on, but you guys don't hear 13 it? 14 MR. REVUELTA: When you have a mixed-use project 15 I think that's good for a municipality because then 16 you have people that live there and they do not come 17 in the morning and go out. 18 I don't have a problem with vacating the alley 19 because I think vacating alleys, which I like to have 20 a question from Staff, I -- in some municipalities 21 half of the alley belongs to an adjacent property and 22 the other half too to an adjacent property, so I 23 don't believe the alleys, at least in some 24 municipalities are public property, but I would like 25 to know the answer to that after -- whenever you get	Page 108 1 a chance. You don't have -- we don't have to do it 2 now. 3 I think the beautification of a park on Ponce and 4 -- and University Drive and Malaga is a positive 5 thing. 6 I think this -- there is sensitivity in the 7 architecture, without question. And I've never had a 8 problem with height. I think the biggest problem 9 with projects is not the height. It's the density 10 and it's the massiveness and the width of a project 11 which the, I hate to bring it up, but The Plaza is 12 the perfect storm, the -- the most horrible example 13 that anybody can point to us. 14 And this property has to the east, to the north, 15 and to the south commercial personification. The 16 east is a mixed 3, no question. To my surprise, and 17 this is a point that I like to go back later on, the 18 property immediately to the south is a mixed-3, the 19 parking lot from the courthouse is a mixed-3. 20 Given this property, the intensity and density 21 that it's requesting through TDRs, through vacation 22 of University Drive, and there is a little park 23 already there. There is already a park there that 24 this application will be taken advantage for FAR, 25 which one speaker said, granted, the City will get

Page 109 1 to use that as a public space, but the reality is 2 that that -- that those square feet are going to 3 allow an increasing FAR, an increasing density 4 intensity which granted it will be a profit to the 5 developer and the City will never see any financial 6 benefit from that. So I don't believe that this is a 7 quid pro quo situation in which the City's getting an 8 equal part of the bargain. I think the City's 9 getting a really bad part of the bargain by allowing a 10 public right-of-way and public park, little as it 11 may be, to become part of an FAR intensity and 12 density for a project. 13 So -- and -- but I think the Zoning 14 classification merits a look at because I believe 15 that the zoning that right now this property has is 16 inconsistent. 17 I am actually surprised at people that live in 18 Malaga and Santander are not here in hoards. I heard 19 people that live away from Malaga and Santander, and 20 Malaga and Santander are going to be directly 21 impacted by shadows and by traffic much more than the 22 other streets as you go south. 23 To me, the six points that I wrote down as 24 negatives which totally outweigh the six points that 25 I just finished and that could be positives, is the	Page 110 1 amassing and width of this property, it's going to 2 just to continue to promulgate a big mistake already 3 that was made in The Plaza. The project is extremely 4 wide. 5 I don't have a problem with height. I do have a 6 problem with width. The width -- the width of this 7 project will develop, if approved, thanks to the 8 TDRs, vacation of the alley, vacation of the 9 University Drive, and obtaining the FAR of the little 10 park, it's just allowing this tremendous width that I 11 think is the major detriment and is not, in my 12 opinion as an architect, not really the height. 13 The City already owns a park. I had mentioned 14 that. 15 The closing of University Drive for a park is 16 13,000 square feet. Again, that translated to FAR, 17 translated to money. Nobody needs to be a 18 neurosurgeon or a high level math- -- mathematician 19 to calculate that. 20 The short term that will be created in Ponce and 21 Malaga, it's not a good idea. I do believe that 22 there's already a stop when you're sweeping on 23 University Drive, so you have to stop there if the 24 green light on Malaga and Ponce, it's on. And I -- I 25 -- I frankly am not a traffic engineer, but I don't
Page 111 1 like the fact that people are going to be turning 2 a sharp right on Malaga. I know that your -- seems 3 to be widening it, but I think the sweeping on 4 University Drive really, really makes sense from the 5 original Master Plan. 6 I think the precedence of promulgating a mistake 7 that was a huge mistake that, in my opinion, was made 8 on The Plaza, it's also a major negative by allowing 9 the width and intensity and density on this 10 application. 11 And last, going back to what I said before, to me 12 a major compounded mistake is that the parking lot 13 for the courthouse is so high density and extreme, 14 and to me that should never -- nobody has mentioned 15 that and I'm saying, well, that cannot be. If -- 16 if there is a property that should be allowed some 17 height and some density, actually is this property. 18 But I cannot believe that, and I don't know who owns 19 the courthouse, I don't know if this is private 20 property. The parking lot, if you look at the Master 21 Plan, is zoned high density MX-3. That means that 22 the people in Santander, I believe it's Santander, 23 the ones immediately to the south eventually could 24 suffer the same fate as the people in Malaga with The 25 Plaza. And to me, I like to, and I'm not faulting	Page 112 1 anybody in the City, I'm just actually raising a 2 point that is of concern and I would like to talk to 3 the Staff about I think this is a perfect opportunity 4 for the City to tell this Applicant, if I'm going to 5 give you anything, of course we're recommending 6 Board, as Venny said, so, you know, hopefully the 7 City Commission will listen to us, this is a 8 perfect opportunity to try to figure out how to 9 create a major transition buffer with the parking lot 10 and the -- the lot 44 which is the -- the courthouse, 11 and then give you guys something in height, and 12 you -- you guys are already getting a TDR. I don't 13 have a problem with the vacation of the alley. 14 But as Robert said, and I imagine a lot of people 15 are going to agree with that, just giving up 16 University Drive and the park that is basically to 17 the southeast of University Drive for additional FAR 18 intensity and density that is causing this building 19 to be this wide, it's a major mistake. 20 So for that reason, as I said before, I will not 21 be supporting the application and I am mostly in 22 agreement with the Staff report. 23 CHAIRPERSON AIZENSTAT: Thank you very much. 24 Claudia? 25 MS. MIRO: So as this being my first meeting here

Page 113 1 in this Board I was able to listen and really hear, 2 and that's what I'm here to do, is to listen and to 3 try and understand, not just to listen to the 4 residents that spoke, but also to listen to the 5 Applicant and the -- the points that he brought up, 6 and not just tonight, but also in the last meeting. 7 I do want to say that I did see the illustrations 8 that were put up on the screen for us and I think 9 that the building is a beautiful building. I think 10 that -- I appreciate that they showed us the arches, 11 how they were similar to the Biltmore and other 12 properties. But that being said, I think that it's 13 a beautiful building. I just personally don't see 14 that building here, that it has a place here in Coral 15 Gables and especially at that property, and I want to 16 say why. 17 I don't think that I will go step by step as my 18 colleagues before me have done as to what part I'm 19 opposed to, but I do have to say that I listened to 20 some of the concerns. And as a 16 year resident 21 myself, I think that we need to listen to what 22 the residents are saying, and what the residents are 23 saying is that they're still having a hard time, for 24 lack of a better word, stomaching the project, the 25 Agave project, The Plaza, and the effect that it has	Page 114 1 had on the neighbors. 2 I heard Mr. -- oh, my goodness, Ramon, your last 3 name escapes me. 4 MR. TRIAS: Trias. 5 MS. MIRO: Trias -- Mr. Trias' comments at the 6 beginning saying that we had done some outreach and 7 advising 1500 square feet, a radius, around the 8 property advising the neighbors of this project, and 9 the letters and the advertising, and everything else, 10 and I would say that -- I understand there's about 11 70 some-odd on Zoom right now and we had a dozen or 12 so speakers, I would have liked to see, as a 13 resident I would like to see considering that there 14 are so many outraged at Plaza project, I think I 15 would like to see more people here, not just against, 16 but for. 17 So who's for this project? Where are those 18 people? I think that you mentioned some names. I 19 haven't seen -- you know, I would like to see -- you 20 know, I'm -- we're here to hear both sides and I 21 didn't hear the other side. 22 That being said, Mr. De Yurre also was talking 23 about, you know, the -- that he had heard the same 24 concerns that we heard and he was trying to address 25 them and he said, well, you know, The Plaza, there's
Page 115 1 nothing we can do about The Plaza. And I think 2 that's true. But I think something to consider is 3 maybe not proposing projects that are similar to the 4 Plaza that are going to appall the residents and are 5 going to terrify them into thinking that their 6 quality of life is going to cease to exist. 7 I heard the first speaker, Ms. Davis, and how she 8 talked about her children almost being run over and 9 how she talked about that, you know, the yards are 10 small and how we congregate in the street as 11 neighbors to walk, to run, to exercise, to whatever 12 it is, and that is the reason why Coral Gables is 13 Coral Gables, because we can do that, because we were 14 able to do that without having to have the fear of 15 400 cars passing by there. So I did listen to that 16 and that is -- that is part of the reason why I'm 17 voting for that. 18 I have to keep reading my notes for today, and 19 now I need glasses. 20 The other thing that I heard about, there was 21 some back and forth about whether the traffic -- the 22 accident report, whether it was 50 over the last 23 decade, or it was 42, or if it was 17. Well, the 24 only thing I can think about is with 200 some-odd 25 parking spaces that means 200 some-odd cars, what do	Page 116 1 you think is going to happen when you start adding 2 200 some-odd residents coming through that? And 3 we're talking about this building. 4 I think that we still haven't left the effects -- 5 obviously, we have to wait a year or so until The 6 Plaza plays out and see what the effects of that is 7 going to be already before we start adding something 8 of this density. 9 And so I'm opposed because the density, the 10 height, I don't think that it is to scale with the 11 area. While the design may have really tried to do 12 that, I think that the size, the mere size of it.. 13 Then there's the issue of the public 14 right-of-way and the gifting side. That also doesn't 15 sit well with me. 16 I heard one of the present- -- or speakers also 17 say, you know, I just -- I think he's -- he'd only 18 been living here for nine months and he said, hey, 19 I -- you know, I bought a 1925 house, and if you're a 20 Coral Gables resident you know that we have a lot of 21 rules. I personally like that we have these rules 22 because they protect us. I think that they're in 23 place to make sure that we don't turn into some other 24 municipalities which I will not name on record. But 25 if we have to keep those rules, well, definitely the

Page 117 1 developers that are coming before us have to keep the 2 rules and the things that are in place. 3 So what else was it that I wrote down? 4 Somebody else wrote something that, you know, 5 very -- so we're destroying something very special. 6 And from what I hear, a lot of people just want to 7 preserve. 8 One of the speakers, I think her name was Janine, 9 I think she was the wife of the surgeon who spoke, 10 she had said that, you know, she wouldn't recommend 11 living in the Gables and that, you know, she probably 12 won't live here anymore. I don't think that the 13 right direction for any of us is to leave the City, 14 but to stay and -- and speak and -- and be present, 15 just as so many have done this evening. 16 So once again, while I am not against 17 development, I think that we do have to make sure 18 that anything that that property turns into, and I 19 also liked that Mr. De Yurre pointed out that it had 20 been a, you know, burger joint, Royal, I think, 21 Castle or -- 22 MR. DE YURRE: White -- White Castle -- 23 MS. MIRO: White Castle, those little 24 sandwiches -- 25 MR. DE YURRE: Circle K, Chevron.	Page 118 1 MS. MIRO: -- Chevron. So those things haven't 2 survived. They didn't survive here, you know, and I 3 would almost be as bold to say that based on some of 4 the comments that I heard tonight neighbors would 5 rather see a Chevron there again than see a big 6 monstrosity, you know, come, you know, that -- 7 something similar that we already have. 8 So again, on this one I -- I have to side with 9 the evidence, with the things that I've seen, with 10 the comments made by my colleagues that are seasoned 11 and that are professionals, those are -- those are 12 things that have also helped me make my decision from 13 what I've heard this evening and what I've heard in 14 the -- in the -- from the previous meeting. 15 Thank you. 16 CHAIRPERSON AIZENSTAT: Thank you. 17 Venny? 18 MR. TORRE: Thank you. 19 I think the City's having a big discussion, has 20 been going on for a while. This is a continuation of 21 that big discussion and I appreciate it's come to the 22 Planning and Zoning Board. It's the rightful place 23 to have that continuing discussion to happen. 24 I think this project in itself is a -- is an 25 example of what's going on and why we're here, and I
Page 119 1 think, I may be guessing here, but I don't think 2 this project's going to go forward. I think it's 3 not going to -- to pass here, and I don't think we're 4 in favor of it. I'm personally not. And I think 5 it's an example of what the problems seem to be 6 here. 7 In my view -- and first, let me say this, I 8 respect Mr. Morris. I think he's an incredible man. 9 I think he's an upstanding citizen and a great 10 developer. He does great work, can do great work, 11 and he has the potential to do excellent work. I 12 think in this case we can do better and he can do 13 better. So I -- I put a challenge on to him to come 14 back with something that's going to be more palatable 15 for us and for the community. 16 I think some of this stuff relates to some of the 17 issues that Mr. Trias was talking about which relate 18 to the -- to the Zoning Code itself. 19 The Zoning Code has a lot of intricacies that are 20 -- are problematic and a lot of people do not 21 understand the Code, but a lot of this stuff is 22 inherent in the Code. There's a lot of things there 23 that, in my view, provide for things that you -- you 24 should be providing for carrots and right now it's 25 incentivizing for us to be providing with sticks.	Page 120 1 You guys are sticks. You're providing the developer 2 with the stick. 3 And what we're not doing as a City is providing 4 the right path forward and providing the incentives 5 for great stuff to happen. And I think the challenge 6 for the City is to start saying what is it we really 7 want, what's -- what's going on here, and provide 8 that roadmap for the better proposal. 9 It's happening with the Mediterranean Bonus 10 discussion, what that, you know, bonus seems to be 11 like, what is it, is it right, is it wrong? Do we 12 want Mediterranean Bonus, do we want modernism, do 13 we not want modernism? I mean you talk about let's 14 cap it at four stories. Would you rather have a four 15 story box? Would you rather have an eight story 16 beautiful building? It may be more than the Code 17 allows, but maybe that eight story building is green 18 space and it's got great parking ability and all the 19 other things. 20 The Commission hasn't in my many, many instances 21 ruled maybe things that don't -- the community 22 doesn't like. There's a few examples brought up 23 today. Every project goes through this method. This 24 is the way the City was created and every project 25 that is of this type and of this size goes through

Page 121 1 this discussion. Some of them went the wrong way. 2 But the way that this code is written, it provides 3 that anything of this magnitude has to come through 4 this Board and two readings of the Commission. 5 Now, I'll challenge you further. This is a Land 6 Use Map. There's all sorts of problems around this 7 area, a myriad of problems. You will not stop coming 8 here because there's pink, red across yellow, across 9 more pink. This is the situation that we face each 10 other every time we come here. 11 There's a change of use because this is an 12 inconsistent plan that has lost its way for a long 13 time. There's exactly right now, across the street, 14 north side of The Plaza, residential lots, yellow. 15 They're still there. So somebody is going to come 16 and say I want to do something else. 17 So -- so there's a series of problems here that I 18 think require a bigger discussion, and that is 19 whether these things should be changed or they're 20 going to continue to come and we're going to continue 21 to have these same discussions. It's the way we've 22 been doing it for years. 23 I've heard this man say they keep coming and 24 asking for more. It's the nature of the beast. 25 You'd said it many times. You've -- you've all	Page 122 1 probably heard him say it, you know, why don't they 2 stop? It's just, you know, it's just the nature of 3 the beast. 4 The other problem that I particularly think is a 5 problem is this 20,000 square foot lot size, and if 6 you have 190 you don't have the same rights as -- as 7 the 200. And 175 doesn't give you rights to 200. 8 So everybody wants to gather 200 feet to be able to 9 do these buildings and then they want to go further 10 and further. 11 There's some problems here that I think we're all 12 going to be challenged with, but I think the 13 frustration really is around these things and I 14 understand what they are. I also think that there's 15 a lot of negativity and we need to get to a more 16 positive place. And I think we need to look at 17 what's right and look at the -- the positives and go 18 forward thinking what should we try to do better. So 19 I think we need to turn the conversation around, at 20 least this Board. I would like to do that. 21 For this project in particular, I think the 22 closing of University Drive is not in any way, shape 23 or form a good idea. It's -- it's a terrible idea. 24 And the giving of this much incentives or bonuses to 25 the developer I feel is inadequate and it should
Page 123 1 never have -- should never be done. 2 So I'm in favor of declining this. I would like 3 to see the -- a nice project come back. 4 In terms of the alleyway, just to put that on the 5 record for me, the vacation of the alley should come 6 with a project. We've done that before. 7 When we came to the Mercedes Benz project they 8 tried to put it up front as a unification of the 9 lots. We said well, we don't know what you're going 10 to bring back, why are we giving you this, you know, 11 alley unification? 12 I think when you come back and you provide what 13 the project is going to look like and you said, well, 14 that requires the alley, but then we can look at it. 15 I think putting the cart before the horse is not 16 correct. And those are my comments. 17 CHAIRPERSON AIZENSTAT: Thank you very much. 18 MR. TORRE: You're welcome. 19 CHAIRPERSON AIZENSTAT: Alex? 20 MR. BUCELO: Yes, thank you. 21 And I completely agree with my fellow colleagues 22 here. And I think Ms. Miro made a good point. Being 23 our first Board meeting I did a lot of listening here 24 today, and I did a lot of listening here to the 25 residents, which I've done in the past, and I'm glad	Page 124 1 to see that engagement among the residents. 2 And Mr. De Yurre made a point which I wanted to 3 touch upon, was the fact that there have been several 4 meetings with Allen Morris. Other than the two Board 5 meetings here at the -- the one here and the one 6 prior in which there was resident involvement with 7 Mr. Morris, how many meetings took place, what 8 happened? What engagement did Mr. Morris entertain 9 with the residents in regards to the building? 10 MR. DE YURRE: Well, in addition to the number of 11 public hearings and public meetings that were had, 12 and through the regular process which were TRC, three 13 different BOA meetings, as well as the community 14 meeting in November of last year, and then we had a 15 meeting at the site approximately May, the last week 16 of May. Mr. Morris did his own outreach and was 17 directed to -- to speak to certain individuals who 18 were seen as representative of -- of the community, 19 some of those being the speakers here today. And I 20 have personally made outreach after the meetings and 21 been available for any question and comment. 22 I haven't gotten good comments back, you know. 23 I've gotten very reasonable comments. I would say 24 the majority of the comments that I've gotten are 25 reasonable. I would say we've gotten positive

Page 125 1 comments. I would say we've gotten this -- this -- 2 the comments that we hear today as well. 3 And so 90-something percent of the people in 4 Coral Gables are like myself. I've lived here, grew 5 up here, and we want to make sure our kids are safe, 6 that our neighborhoods are safe. And in this 7 particular area we have The Plaza to address, and 8 that's been -- I mean I -- I don't want to get into 9 the emails that I've gotten here -- 10 MR. BUCELO: And my -- and one of my biggest -- 11 MR. DE YURRE: Yeah, sorry, go ahead. 12 MR. BUCELO: One of my biggest concerns was, I 13 think one of the residents in the audience stated 14 that they had met with Mr. Allen Morris and there was 15 a lot of -- there was not really much discussion 16 in the sense that he wasn't giving anything. It was 17 more this is what we had planned and this is what 18 we're going to stick with. 19 MR. DE YURRE: Right. 20 MR. BUCELO: Kind of a take or leave it, and that 21 brings some concern to me with a project of this 22 magnitude. 23 Again, like my fellow, you know, colleagues 24 said, I won't be supporting a project of this 25 magnitude. I definitely, and I would like put on	Page 126 1 the record that the closing of University Drive is 2 something I'm completely against. 3 I am in favor of mixed-use. I'm not disfavored 4 of -- of development. It has to be smart. I think 5 there's an opportunity here, but not something of 6 this magnitude. I think it's, a couple of my 7 colleagues mentioned, something transitional. I 8 would like to see something like that brought forth. 9 But as it stands today in this magnitude of a 10 project and all the issues that have been brought up 11 prior, which I don't need to repeat, I think it's 12 concerning, so... 13 And I would like the continued community 14 involvement, and the residents who are being here 15 closely affected to be involved in the next -- the 16 next plan, the next -- the next project that is 17 brought up. 18 MR. DE YURRE: Yeah. 19 MR. BUCELO: But as it stands today I take great 20 concern with it. 21 MR. DE YURRE: Yeah, as Mr. Torre said, there's 22 rightful places for discussion and we need -- part of 23 it is the professional Board that's here, in addition 24 to Staff. And, look, it's very clear the direction 25 in regards to the right-of-way and the FAR. I mean
Page 127 1 we're not agnostic to the comments, but we needed to 2 -- we needed to have a weigh-in from this particular 3 Board. And again, my apologies for the last time. 4 The Zoom environment doesn't allow for this level of 5 discussion, so I appreciate your patience. 6 CHAIRPERSON AIZENSTAT: Thank you. 7 MR. BUCELO: Thank you. 8 CHAIRPERSON AIZENSTAT: Alex, are you done? 9 Chip? 10 MR. WITHERS: Well, this is anticlimactic in 11 that -- 12 MR. DE YURRE: Hey, I do like -- I do like 13 your -- 14 MR. WITHERS: I'm not going to ask about a bunch 15 of questions, I'm not going to, you know, ask you 16 about FAR and how we got 30,000 square feet of TDRs, 17 but I want to thank you all for being here, and I do 18 agree that seeing people Zooming in from different 19 parts of the City the pendulum on development seems 20 to be changing in the City. So thank you for being 21 here. 22 But I do want to, after Venny read my notes and 23 captured two of my points, I do want to emphasize two 24 points that Venny did say. Number one is, I've known 25 Allen Morris for probably 50 years. I think he's a	Page 128 1 class act. I think he has a vision for Coral Gables. 2 I truly think the George Merrick Award is named after 3 him. So I really -- I really do not want dispersions 4 on Allen Morris as a result of a developer trying to 5 develop something in the City. I don't think it's 6 fair. I think he -- think he truly loves this City, 7 I think he has a beautiful vision. It's just too 8 bad, I think he has it in the wrong place. And, you 9 know, hopefully, you know, you -- you heard that and 10 that -- I'm a little surprised after the -- knowing 11 the Staff's seven out of eight no's, or six out of 12 seven no's, that there really wasn't a whole lot of 13 change coming back to us tonight, but there's others. 14 The other thing I want to do is talk about the 15 alley. I cannot support, sorry, the alley is part of 16 this, and I don't think the -- the rest of the Board 17 will. And I just wanted to say there's a story that 18 will take about one second to tell, and that was the 19 Publix down on Monza. 20 There was an alley between the parking lot and 21 Publix, and Publix, as a good citizen, decided to 22 give the City a Site Plan before they asked for the 23 alley closures. 24 Now, I don't know of any alley closures that 25 have ever been denied in this City. Since I've been

Page 129 1 around I don't think one has been denied because when 2 you own both sides of the -- of the alleyway the City 3 feels that it's yours and you take care of it, you 4 maintain the street, the City doesn't have to pay for 5 it and it's your alley. 6 So in the -- in a Publix case, what's happening 7 now is, when alleys are transferred to -- to private 8 people to build we now see the impact of allowing a 9 larger development. So the City made a pretty wise 10 decision that they said before any alley vacations 11 are granted the City wants to know what's being done 12 with the properties once they're joined together. 13 In this case, and the reason I can't support that 14 alley vacation is, I have no idea what -- what they 15 plan to do once the alley's closed, if they -- if 16 they don't -- obviously they're not going to get 17 approved tonight, but if they come back with 18 something else, so whenever anybody makes a motion I 19 would certainly hope that the Staff recommendation to 20 close -- to open the alley -- or to close the alley 21 is denied. And that's all I have to say. 22 Thank you. 23 MR. TRIAS: So, Mr. Chairman, at this point, if 24 you want to vote on the issues -- 25 CHAIRPERSON AIZENSTAT: No, I'd like to make some	Page 130 1 comments. 2 MR. TRIAS: I would recommend denial of the alley 3 for -- in isolation doesn't make any sense. 4 CHAIRPERSON AIZENSTAT: Okay. Thank you. 5 First, it was a little bit disheartening to me to 6 hear some individuals make some accusations. It's 7 not the place to do that, it's not the time to do 8 that. It's a time for unification, for people to 9 come together, and that was very disruptive. 10 I echo the comments that were made by Mr. 11 Behar, of Venny. They were very offensive, and I do 12 want to put that on the record. 13 Regarding Mr. Morris, I -- I do agree with Chip, 14 you know, he's a -- he's a class act. I think his 15 intentions are good for the City as far as building a 16 good building. But for me, there is no way that I 17 would favor vacating University Drive. 18 The first question that I ask myself is, as a 19 City what am I getting? I'm giving a lot, but what 20 am I getting? And in reality, I'm not getting 21 anything at all. 22 As far as the alley, I'm not in favor of it. One 23 is, we don't know what the use would be for that 24 alley. We've always asked for site plans. That's 25 been consistent with the Board, at least in my
Page 131 1 tenure and my time here. So for me to look at that 2 alley I would have to have a site plan that is 3 specific for it. 4 Venny made some very, very good comments. He not 5 only put a challenge to the Applicant, but he also 6 put a challenge to the City and I think that's 7 important. I echo that. I was going to speak on 8 that also. And it's a strong point that the City 9 needs to look at the surrounding properties in what 10 Venny called colors, and really has to come to the 11 table and has to make a determination as what is 12 best for the City and how -- and what is best for all 13 the residents. 14 I myself would not be able to support this 15 project in any way, shape or form. 16 Now, at this point, if nobody else has any 17 comments, I do welcome any motions. 18 I think, Mr. Coller, I think we have to make 19 seven separate motions, if I'm not mistaken? 20 MR. BEHAR: Before we go there, I think, to the 21 Applicant, I think you heard us loud and clear. 22 MR. DE YURRE: Absolutely. 23 MR. BEHAR: Okay. I think that, at least from my 24 perspective, as I started, I could support a 25 mixed-use project --	Page 132 1 CHAIRPERSON AIZENSTAT: Robert, if I may, before 2 you continue, we are time sensitive. Is there a 3 motion to extend the time? 4 MR. BEHAR: I will make a motion to extend. 5 MR. TORRE: Second. 6 CHAIRPERSON AIZENSTAT: For how long? 7 MR. TORRE: Fifteen minutes. Fifteen minutes. 8 MR. BEHAR: I think we're going to need a little 9 bit more. 10 CHAIRPERSON AIZENSTAT: But let's -- you want to 11 start with fifteen minutes? 12 MR. BEHAR: Fifteen minutes. Fifteen. 13 CHAIRPERSON AIZENSTAT: We have a motion. Is 14 there a second? 15 MR. WITHERS: Second. 16 CHAIRPERSON AIZENSTAT: Chip seconds. 17 Call the roll, please. 18 MR. COLLER: It can be a voice vote. It can be a 19 voice vote on this. 20 CHAIRPERSON AIZENSTAT: Voice vote is yes. 21 Everybody in favor say aye. 22 (All Board Members voted aye.) 23 CHAIRPERSON AIZENSTAT: Anybody against? 24 MR. BEHAR: As I started saying, I -- I could 25 support a mixed-use project, but nothing of this

Page 133 1 magnitude. 2 MR. DE YURRE: Right. 3 MR. BEHAR: So I think, you know, and I -- I 4 agree with Venny, we're going to challenge Mr. 5 Morris, which he has done great work in the City. 6 We'll let him come back with another great project 7 that it will be -- all of us will be proud of. 8 MR. DE YURRE: I highlighted Mr. Torre's comment 9 and underlined it twice, the word challenge, because 10 I can go back, and I take it as a challenge myself to 11 do -- bring back a better project for you. 12 This is the rightful place for this discussion 13 though, and I appreciate the time that you guys have 14 given us in providing these comments. 15 MR. TRIAS: Mr. Chair, if the Applicant wants to 16 return to you with a different project, then the 17 appropriate action will be to defer. 18 MR. BEHAR: I think, Mr. Chair, I think we have 19 an item before us and I think maybe for the record we 20 should vote on those seven requests. That's my 21 opinion. 22 CHAIRPERSON AIZENSTAT: How does the Board feel? 23 MR. REVUELTA: If -- if we deny it, is there a 24 time table that they have that they cannot come back 25 to the City?	Page 134 1 MR. TRIAS: If you take action of approval or 2 deny it will go to Commission. It's not going to 3 come back to you. 4 MR. REVUELTA: If we defer it they don't go to 5 Commission? 6 MR. TRIAS: Right. So -- so those are the two 7 options that you have. If you want to see it again 8 you may -- or -- or the Applicant may request a 9 deferral. 10 MR. DE YURRE: Right, which is -- which is what I 11 think we arrived at, a deferral, because I don't want 12 to take away -- again, this is Mr. Torre says this is 13 the rightful place for discussion and the challenge 14 is to come back here and seek a comment on a project 15 that does not include in any -- does not include the 16 floor area from -- from the right-of-way. 17 MR. BEHAR: But -- but if we -- if we decide as a 18 Board to defer this site and you're going to come 19 back it has to be a significant change to this 20 project. 21 MR. DE YURRE: I understand. 22 MR. TRIAS: Mr. Chairman, what I would say is 23 that for many, many months the citizens and Staff has 24 been talking to the Applicant and there hasn't been 25 any change. So I hope that today's input makes them
Page 135 1 change the project, as I never had that experience 2 with a developer before. 3 MR. BEHAR: In light of that information, I 4 would consider if the Applicant requested deferral, 5 but under just a condition if they come back it has 6 to be significant change. 7 MR. TORRE: I voice what I said before, let's try 8 to get a positive turn of the -- of events going 9 here. Let's try not to get back to the Commission 10 with a set of negativities. Let's -- let's try 11 something different. Let's let this body start to 12 make a change, and maybe this is the place to start. 13 Let's -- let's let it be this way. 14 MR. TRIAS: The Applicant had told me that they 15 were going to request a deferral to be able to do 16 exactly that. So are you going to do that? 17 MR. DE YURRE: That -- that is correct. 18 CHAIRPERSON AIZENSTAT: Mr. Coller, if I may ask 19 you a question, how do we make sure that if they come 20 back to us there is what is called a significant 21 change? 22 MR. COLLER: You can't. I mean they -- you can't 23 guarantee what's going to come back. 24 MR. TRIAS: The Applicant can submit whatever 25 they want.	Page 136 1 MR. COLLER: Right. 2 MR. TRIAS: And Staff is going to do an analysis 3 and a recommendation based on whatever they submit. 4 MR. COLLER: And -- and to the comments that 5 were, the unfortunate comments we heard, you hear 6 what's presented before you. You don't make 7 decisions on what's presented before you. So you 8 have to hear based on the process what is brought to 9 you. So it's not like you have a authority to decide 10 what you're going to hear and what you're not going 11 to hear. Everybody has a right to be heard and they 12 have a right to a recommendation of approval or 13 denial, or you can, if you want to, defer it. But 14 there's no guarantee that you're going to get back 15 what you want to see. 16 MR. DE YURRE: We have been given specific 17 direction. 18 MR. BEHAR: But if we don't get it back when they 19 come back, that would be a very quick meeting. 20 CHAIRPERSON AIZENSTAT: Well, that was -- 21 MR. DE YURRE: Our presentation will be shorter, 22 yeah. 23 CHAIRPERSON AIZENSTAT: That's a question I was 24 going to ask Mr. Coller. When they come back with a 25 presentation do we need to open up the floor for

Page 137 1 public comment again? 2 MR. COLLIER: Yes. They have a right to be heard. 3 CHAIRPERSON AIZENSTAT: I just -- I'm asking the 4 question so we're on the record and we're clear. 5 MR. COLLIER: You have to go through this hearing 6 again. 7 CHAIRPERSON AIZENSTAT: Understood. 8 MR. COLLIER: Okay. And we have to give people an 9 opportunity to be -- to be heard. 10 CHAIRPERSON AIZENSTAT: I understand. The reason 11 I ask that question is because I want the Applicant 12 to know that it's not voice silent. 13 MR. DE YURRE: Understood. 14 CHAIRPERSON AIZENSTAT: So when you do come back 15 we need to see some changes, if we do -- if the Board 16 decides to defer. 17 Yes, sir? 18 MR. TORRE: The citizens have spoken loudly. 19 This is a test to see if the citizens are going to be 20 starting to get heard. And the Board spoke loudly, 21 and let's see if the Board is going to be heard. 22 Let's give it a shot. And if it doesn't, then I'm 23 going to swallow my words and -- 24 CHAIRPERSON AIZENSTAT: Chip? 25 MR. WITHERS: I am so much against deferral. I	Page 138 1 mean if they defer I would say defer for a year, go 2 through all your neighborhood meetings again, go 3 through the whole thing -- you just can't -- you 4 know, the -- this train has left the station. 5 Nothing was changed. You had a six -- six out of 6 seven no, no, no from the -- I've never seen Staff be 7 that aggressive against an application since I've 8 been on this Planning and Zoning Board. 9 And from what I understand, nothing, whether we 10 reduce ten feet on the height or -- or something like 11 that, I didn't really see anything significant. And 12 for now that you see that you got 7-0 against you 13 you're saying, well, change it a little bit and come 14 back because and maybe we'll consider it. Send it to 15 the Commission, let the Commission decide, change if 16 or the Commission. If the Commission wants to send 17 it back to us, send it back to us. But I don't know 18 why we're deferring this and having these people, 19 once again, have Staff go through, you know, 20 countless hours -- 21 No, no, no, no -- 22 (Applause.) 23 CHAIRPERSON AIZENSTAT: Excuse me. Guys, stop. 24 Please, stop. Please, stop. Please, please -- 25 MR. WITHERS: No, that's -- honestly, that's not
Page 139 1 to appease you guys. I mean it's -- it's just -- I 2 mean it is, yes, but it's not to, you know -- like 3 me. It's just that I think that, you know, these 4 folks have been through a year I saw, I think was 5 when -- yeah, a year, meetings after meetings after 6 meetings. They've -- we had a meeting here before 7 that was deferred. 8 You got slam-dunked tonight, excuse me, on this 9 thing, and now we're going to let them change it and 10 come back and get another bite of the apple? 11 CHAIRPERSON AIZENSTAT: Chip -- 12 MR. WITHERS: I just think it's -- it's totally 13 uncalled for. 14 CHAIRPERSON AIZENSTAT: Chip, if I may ask you -- 15 MR. WITHERS: What? 16 CHAIRPERSON AIZENSTAT: -- would you like to make 17 a motion? 18 MR. WITHERS: Oh, I'll make a motion, but I don't 19 know if I'm going to get any support. I mean I'll 20 -- I'll support the Staff's -- 21 MR. BEHAR: Chip, I was in favor of denying -- I 22 mean -- denying the project from the get-go. I was 23 just -- you know, tried to maybe do something, but I 24 wanted to cover those items one by one. 25 MR. WITHERS: And, listen, I agree with you, and	Page 140 1 I think Venny hit the nail on the head with all the 2 rainbow colors on our -- on our -- on our -- both our 3 Comprehensive Plan and our Land Use Map. I mean it's 4 -- and the Zoning Map. I mean it's all whacked out. 5 CHAIRPERSON AIZENSTAT: One second. 6 First, would the Applicant like to defer? 7 MR. DE YURRE: Yes, the Applicant would like to 8 defer because the process is to come here, seek 9 comment, and the comment has been a substantially 10 changes project, which we have heard loud and clear, 11 regarding the FAR on University Drive. 12 I have not engaged in terms of the changes that 13 were made in the project. This was originally 14 entirely an office building which would have a 15 traumatic traffic impact in the neighborhood. The 16 entire building was converted to residential which is 17 no small feat. 18 CHAIRPERSON AIZENSTAT: Okay. 19 MR. BEHAR: Mr. Trias -- Mr. Chair, if I could 20 ask a question. 21 If we deny the project tonight, is the Applicant 22 entitled to come back? After how long they have to 23 wait? 24 MR. TRIAS: With a new project you mean? 25 MR. BEHAR: With a new project.

Page 141 1 CHAIRPERSON AIZENSTAT: Well, it goes straight to 2 Commission. 3 MR. TRIAS: I don't know. I have to check the 4 code on that because that hasn't happened, but the 5 immediate action would be up to the Commission. The 6 Commission could approve or deny it. 7 MR. BEHAR: I could read between the lines. Look 8 at 7-0 -- 9 CHAIRPERSON AIZENSTAT: Robert, let me -- let me 10 ask just a question. 11 Mr. Coller? 12 MR. COLLER: Yes? 13 CHAIRPERSON AIZENSTAT: If the Applicant wants to 14 defer do we need to take a vote on that on the 15 record or can -- 16 MR. COLLER: Yes. 17 CHAIRPERSON AIZENSTAT: -- a Board Member make a 18 motion? 19 MR. COLLER: There needs to be -- somebody on the 20 Board has to make a motion to defer, there needs to 21 be a second, and then we have a vote on the motion to 22 defer. If the motion -- 23 CHAIRPERSON AIZENSTAT: What happens if nobody 24 makes a motion for the Applicant to defer? 25 MR. COLLER: Then we move on.	Page 142 1 CHAIRPERSON AIZENSTAT: Then we move on and see 2 if there's a motion on the agenda items? 3 MR. COLLER: Motion, and then we go through 4 each item and we take a motion on each item. 5 CHAIRPERSON AIZENSTAT: Understood. 6 Is there a Board Member that would like to make a 7 motion to defer this project at this time? 8 MR. DE YURRE: I would like to add one comment. 9 My apologies. 10 I can put on the record right now that the 11 deferral will allow us to come back with a project 12 that will not include a single square foot of floor 13 area from University Drive right-of-way. I think 14 that's what we heard loud and clear. 15 CHAIRPERSON AIZENSTAT: Okay. Thank you. 16 Is there a Board Member, again, that would like 17 to make the motion on the deferral? 18 MS. MIRO: Excuse me, Mr. Chair. Before you move 19 forward I would like to make a comment. 20 CHAIRPERSON AIZENSTAT: Yes. 21 MS. MIRO: I heard Mr. Withers speak and I agree 22 with what he says. I think that if there's any 23 changes that are going to be made that they should be 24 made before the Commission. 25 I think that we heard the neighbors speak that
Page 143 1 they met with -- with Mr. Morris several times and 2 that there wasn't a significant change as my 3 colleague, Mr. Bucelo, pointed out. So why now will 4 there be a significant change? If indeed they are 5 really going to make significant changes, well, let 6 the Commission hear them, and let the Commission hear 7 what our recommendation is, which what I've heard is 8 a resounding no. 9 Additionally, I'm sorry, Mr. Chair, one more 10 thing is that I wanted to say to the Applicant is, a 11 lot of the things that I heard was about what are we 12 getting back, what are the residents getting back, 13 and I think that in this project it was a park of 14 mostly concrete or -- right? 15 MR. DE YURRE: There are a lot of -- there's an 16 -- there's an entire package that goes along with 17 that, but I didn't want to go into that level of 18 detail that I already did in the prior meeting, but 19 I'm available to answer any questions. 20 MS. MIRO: Okay. I'm just thinking that maybe 21 the residents are looking for something a little bit 22 more than a park. We have a lot of parks. Maybe a 23 school, maybe some fire trucks, maybe something a 24 little bit more than just, you know, a park. I'm 25 just saying there's things that when you -- when you	Page 144 1 offer things they should be significant so that the 2 residents feel that they're getting something out of 3 it, out of this project. 4 That's all I wanted to say, Mr. Chair. Thank 5 you. 6 CHAIRPERSON AIZENSTAT: Thank you. 7 I would just like to follow protocol and I would 8 like to ask straight forward because the Applicant 9 has asked for a deferral, is there anybody on the 10 Board that would like to make a motion -- 11 MR. REVUELTA: May I make a comment? 12 CHAIRPERSON AIZENSTAT: Yes. 13 MR. REVUELTA: I wanted to make a comment. 14 I have been in the similar situations before on 15 that side. A lot of times my client have actually 16 said just deny us. We just want to go to the City 17 Commission. 18 If we're absolutely sure that the City 19 Commission is going to feel the same way we do and is 20 going to deny the project, that is the one way to 21 assure that the project will be changed because the 22 City Commission is a quasi-judicial Board. We're 23 not. 24 CHAIRPERSON AIZENSTAT: We are a quasi-judicial 25 Board.

Page 145 1 MR. REVUELTA: Well, but we're a Recommending 2 Board. 3 CHAIRPERSON AIZENSTAT: Right. 4 MR. REVUELTA: So although I may have my legal 5 terms incorrectly mixed up, but we are Recommending. 6 The City Commission is not a Recommending Board. 7 If there is a chance, and I believe they heard 8 quite clearly the position that we have, and as Venny 9 was saying to start a -- a -- this whole thing in a 10 positive direction, I don't think the deferral is 11 bad, and I normally agree with Chip on almost 12 everything, but I think to give them the opportunity 13 to make a substantial change, it's worth it because 14 they won't go to the City Com- -- they're going to 15 lose time to have to prepare what they need to 16 prepare and come back to this Board, knowing that if 17 they don't do that we're going to deny them in a very 18 short meeting, as Robert said, and they're going to 19 go to the City Commission and they're going to get 20 denied in a probably shorter meeting. 21 So I am willing to give them the benefit of the 22 doubt despite the fact that they had a year to make 23 those changes and they haven't. But having dealt 24 with developers, that's in their DNA. They will ask 25 and try and ask and try until they say -- until they	Page 146 1 see that they hit the brick wall. I believe that 2 they've hit a brick wall. I don't think there's a 3 doubt that they've hit a brick wall. So I was 4 willing to give them a chance of a deferral, don't go 5 to the City Commission. 6 CHAIRPERSON AIZENSTAT: Would you -- 7 MR. REVUELTA: I don't know what's going to 8 happen with the City Commission. 9 CHAIRPERSON AIZENSTAT: Would you like to make 10 the motion? 11 MR. REVUELTA: I would make a motion, but I 12 wanted to explain my thoughts as to why I was willing 13 to do that because I don't want to get punched by 14 Chip later. 15 MR. WITHERS: I understand. I respect that. 16 If they -- if they don't -- if they fail tonight 17 and they don't want to take it to the Commission when 18 can they reapply with a new -- with a new plan? 19 MR. REVUELTA: I'll make a motion to make a 20 deferral -- 21 MR. WITHERS: When can they do that? 22 MR. TRIAS: I'm not sure. 23 CHAIRPERSON AIZENSTAT: Hold on. Mr. Revuelta is 24 making a motion -- 25 MR. WITHERS: Oh, I'm sorry.
Page 147 1 MR. BEHAR: But answer the question because 2 that's a similar question that I had. 3 MR. TRIAS: And the reason that I'm not sure is 4 that so much time has happened -- has taken place 5 since the original Board's approval. I don't even 6 know if that is still valid so I would need to get 7 back to you on that. 8 MR. WITHERS: I mean is it a year, is it six 9 months? 10 MR. TRIAS: A year will be a good -- a good 11 guess, yes. 12 CHAIRPERSON AIZENSTAT: And it's just a guess. 13 MR. WITHERS: So can I just say one thing? I 14 mean, you know, major changes to you is, what, 70 15 feet height, a hundred feet height? Is it 3 -- 5.2 16 FAR or 4.7 FAR, or what are -- what are major 17 changes? 18 MR. REVUELTA: Stick to the FAR and you reduce 19 the width of the building. To me height is not a 20 problem. Tall and thin is much better than -- than 21 short and wide because short and wide is much more 22 impacting in the urban environment. 23 So again, I'm not speaking from a philosophy -- 24 the personal philosophy, but I -- the height is not a 25 problem, the density and intensity, and the width of	Page 148 1 this building, it's a problem, and getting, 2 essentially, free FAR that translates into 3 development, square footage, it's -- it's a problem 4 that I think the City is -- it's, I don't -- I don't 5 agree with it. 6 So for that I think that I -- that's why I'm 7 saying let them come back with something and see what 8 happens. They're going to have to work with Staff 9 and they'll have to spend, you know, whatever they're 10 going to have to spend before they go to -- they have 11 to come back here and then they have to go to the 12 City Commission. 13 MR. BEHAR: The only reason I would, you know, I 14 would do that is for us to have another look at it 15 before it going to Commission. But otherwise, you 16 know, take your chance at Commission and then that's 17 going to be, you know -- 18 MR. WITHERS: You know, the other thing is 19 that -- 20 CHAIRPERSON AIZENSTAT: Guys, we need to extend 21 the time again before -- 22 MR. BEHAR: Make a motion to extend for another 23 fifteen minutes. 24 CHAIRPERSON AIZENSTAT: Robert made a motion. 25 Any --

Page 149 1 MR. COLLER: Just remember, the Board, we do have 2 another application tonight. So I just want to -- 3 MR. BEHAR: That's why I wanted to take it first. 4 CHAIRPERSON AIZENSTAT: Understood. 5 We have a motion. We have a second for fifteen 6 minutes. Everybody in favor say aye. 7 (All Board Members voted aye.) 8 CHAIRPERSON AIZENSTAT: Aye. 9 Go ahead. Sorry. 10 MR. WITHERS: We also have that whole Med Bonus 11 review that's taking place right now. That's going 12 to take a half a point off the FAR. I mean this 13 whole thing, we could be looking at a lot tighter 14 Zoning Code when it does come back to us, just so 15 everybody's aware of that as far as the FAR go, and 16 that's going to regulate your height anyway if you 17 can -- if you don't give them that, you know, the 18 free -- free property and -- I don't know. I just -- 19 I think the goal posts are going to be tightened a 20 little bit as far as what our code is over the next 21 time they might come back or so. 22 CHAIRPERSON AIZENSTAT: Luis, do you still have a 23 motion -- do you want to make a motion to defer or 24 not? 25 MR. REVUELTA: I'll make it again.	Page 150 1 CHAIRPERSON AIZENSTAT: Your motion is to defer 2 the project? 3 MR. REVUELTA: Yes. 4 CHAIRPERSON AIZENSTAT: Is there a second? 5 MR. TORRE: I'll second it. 6 CHAIRPERSON AIZENSTAT: Venny second it. 7 Any further discussion? No. 8 Call the roll, please. 9 THE SECRETARY: Claudia Miro? 10 MS. MIRO: No. 11 THE SECRETARY: Luis Revuelta? 12 MR. REVUELTA: Yes. 13 THE SECRETARY: Venny Torre? 14 MR. TORRE: Yes. 15 THE SECRETARY: Chip Withers? 16 MR. WITHERS: No. 17 THE SECRETARY: Robert Behar? 18 MR. BEHAR: No. 19 THE SECRETARY: No? 20 MR. BEHAR: No. 21 THE SECRETARY: Alex Bucelo? 22 MR. BUCELO: No. 23 THE SECRETARY: Eibi Aizenstat? 24 CHAIRPERSON AIZENSTAT: No. 25 MR. WITHERS: I'll move that --
Page 151 1 THE SECRETARY: That was 5-2. 2 MR. WITHERS: I'm sorry? 3 THE SECRETARY: That was 5-2. 4 MR. WITHERS: I'll move that the Staff 5 recommendations on denial on all -- are you 6 reversing your -- your position now? 7 MR. TRIAS: Yes. 8 MR. WITHERS: Everything is denied? 9 MR. TRIAS: Yes. 10 MR. WITHERS: Staff denies all. I'll move 11 Staff's recommendation. 12 MR. COLLER: Okay. So we -- we need to do 13 separate votes. 14 So we'll start on F.-1. Is there a motion 15 to the Department's recommendation on F.-1., I 16 believe is denial? 17 CHAIRPERSON AIZENSTAT: Mr. Trias, is it denial? 18 MR. TRIAS: Yes. 19 CHAIRPERSON AIZENSTAT: Can you declare that for 20 the record? 21 MR. TRIAS: Yes, sir. 22 MR. COLLER: So is somebody -- 23 MR. WITHERS: I'll move it. 24 MR. BUCELO: I'll second it. 25 CHAIRPERSON AIZENSTAT: So we have Mr. Withers	Page 152 1 made the motion with Staff's recommendation for 2 denial. Venny, you second. Is that correct? 3 THE SECRETARY: Mr. Bucelo second'd. 4 CHAIRPERSON AIZENSTAT: I'm sorry, Alex did. 5 I apologize. With the mask it's hard. I apologize. 6 So Alex went ahead and second'd it. 7 Is there any discussion? No. 8 Call the roll, please. 9 THE SECRETARY: Luis Revuelta? 10 MR. REVUELTA: Yes, agree with Chip's motion. 11 THE SECRETARY: Venny Torre? 12 MR. TORRE: Yes. 13 THE SECRETARY: Chip Withers? 14 MR. WITHERS: Yes. 15 THE SECRETARY: Robert Behar? 16 MR. BEHAR: Yes. 17 THE SECRETARY: Alex Bucelo? 18 MR. BUCELO: Yes. 19 THE SECRETARY: Claudia Miro? 20 MS. MIRO: Yes. 21 THE SECRETARY: Eibi Aizenstat? 22 CHAIRPERSON AIZENSTAT: Yes. 23 Is there a motion on item 2? 24 MR. COLLER: Now, F.-2., for the record, I 25 believe the Department has changed their

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1 recommendation to denial -- 2 MR. TRIAS: Yes, sir. 3 MR. COLLIER: -- on number 2? 4 MR. TRIAS: Yes, sir, recommendation of denial 5 for the alley. 6 MR. COLLIER: So that would be the motion, 7 recommendation of denial in accordance with 8 Department's recommendation. 9 CHAIRPERSON AIZENSTAT: Is there a motion? 10 MS. MIRO: I'll make the motion. 11 CHAIRPERSON AIZENSTAT: Claudia went ahead and 12 made a motion for denial consistent with the City. 13 Is there a second? 14 MR. BUCELO: I'll second. 15 CHAIRPERSON AIZENSTAT: Alex second. 16 Any discussion? 17 Having none, call the roll, please. 18 THE SECRETARY: Venny Torre? 19 MR. TORRE: Yes. 20 THE SECRETARY: Chip Withers? 21 MR. WITHERS: Yes. 22 THE SECRETARY: Robert Behar? 23 MR. BEHAR: Yes. 24 THE SECRETARY: Alex Bucelo? 25 MR. BUCELO: Yes.	1 THE SECRETARY: Claudio Miro? 2 MS. MIRO: Yes. 3 THE SECRETARY: Luis Revuelta? 4 MR. REVUELTA: Yes. 5 THE SECRETARY: Eibi Aizenstat? 6 CHAIRPERSON AIZENSTAT: Yes. 7 Item 3, which is -- 8 MR. COLLIER: F.-3., Department's recommendation 9 is denial. 10 MR. TRIAS: Yes, sir. 11 CHAIRPERSON AIZENSTAT: Is there a motion? 12 MR. TRIAS: And that's the Land Use change. 13 CHAIRPERSON AIZENSTAT: Correct. 14 Is there a motion? 15 MR. WITHERS: I'll move -- I'll move it. Sorry. 16 CHAIRPERSON AIZENSTAT: Mr. Withers made the 17 motion to move to -- with the denial. 18 Is there a second? 19 MS. MIRO: I'll second. 20 CHAIRPERSON AIZENSTAT: Claudia second. 21 Any discussion? No. 22 Call the roll, please. 23 THE SECRETARY: Chip Withers? 24 MR. WITHERS: Yes. 25 THE SECRETARY: Robert Behar?
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1 MR. BEHAR: Yes. 2 THE SECRETARY: Alex Bucelo? 3 MR. BUCELO: Yes. 4 THE SECRETARY: Claudia Miro? 5 MS. MIRO: Yes. 6 THE SECRETARY: Luis Revuelta? 7 MR. REVUELTA: Yes. 8 THE SECRETARY: Venny Torre? 9 MR. TORRE: Yes. 10 THE SECRETARY: Eibi Aizenstat? 11 CHAIRPERSON AIZENSTAT: Yes. 12 Item 4. 13 MR. COLLIER: Development Agreement, Department 14 recommendation for denial. We need a motion. 15 CHAIRPERSON AIZENSTAT: Is there a motion 16 consis- -- 17 MR. TORRE: I'll move. 18 CHAIRPERSON AIZENSTAT: That is Venny made a 19 motion that is consistent with the Department, which 20 is denial. 21 MR. TORRE: Yes. 22 CHAIRPERSON AIZENSTAT: Is there a second? 23 MR. BUCELO: I'll second it. 24 CHAIRPERSON AIZENSTAT: Alex went ahead and 25 second.	1 Any comments? 2 Having heard none, call the roll, please. 3 THE SECRETARY: Robert Behar? 4 MR. BEHAR: Yes. 5 THE SECRETARY: Alex Bucelo? 6 MR. BUCELO: Yes. 7 THE SECRETARY: Claudia Miro? 8 MS. MIRO: Yes. 9 THE SECRETARY: Venny Torre? 10 MR. TORRE: Yes. 11 THE SECRETARY: Chip Withers? 12 MR. WITHERS: Yes. 13 THE SECRETARY: Eibi Aizenstat? 14 CHAIRPERSON AIZENSTAT: Yes. 15 Item 5. 16 MR. COLLIER: This is the TDR transfer. 17 Department's recommendation is denial. We need a 18 motion. 19 CHAIRPERSON AIZENSTAT: Is there a motion that is 20 consistent with the Department's denial? 21 MR. TORRE: Move it. 22 CHAIRPERSON AIZENSTAT: Who said that? 23 THE SECRETARY: Venny. 24 CHAIRPERSON AIZENSTAT: Venny made the motion. 25 Is there a second?

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1 MR. REVUELTA: I'll second it. 2 CHAIRPERSON AIZENSTAT: Mr. Revuelta second. 3 MR. REVUELTA: Yeah. 4 CHAIRPERSON AIZENSTAT: Any discussion? 5 Having heard none, call the roll, please. 6 THE SECRETARY: Alex Bucelo? 7 MR. BUCELO: Yes. 8 THE SECRETARY: Claudia Miro? 9 MS. MIRO: Yes. 10 THE SECRETARY: Luis Revuelta? 11 MR. REVUELTA: Yes. 12 THE SECRETARY: Venny Torre? 13 MR. TORRE: Yes. 14 THE SECRETARY: Chip Withers? 15 MR. WITHERS: Yes. 16 THE SECRETARY: Robert Behar? 17 MR. BEHAR: Yes. 18 THE SECRETARY: Eibi Aizenstat? 19 CHAIRPERSON AIZENSTAT: Yes. 20 Item 6. 21 MR. COLLER: 6 is the Site Plan. Recommendation 22 is for denial. 23 MR. BEHAR: Can I -- this is for Mixed-Use on 24 this property, right? 25 MR. TRIAS: Mixed-Use requires a specific project	1 and a specific set of dimensions. 2 MR. BEHAR: Gotcha. 3 CHAIRPERSON AIZENSTAT: Is there a motion for 4 denial that is consistent with the City's position? 5 MR. REVUELTA: I move. 6 CHAIRPERSON AIZENSTAT: Mr. Revuelta made the 7 motion. Is there a second? 8 MR. BEHAR: Second. 9 CHAIRPERSON AIZENSTAT: Robert went ahead and 10 second. Any discussion? 11 Having heard none, call the roll, please. 12 THE SECRETARY: Claudio Miro? 13 MS. MIRO: Yes. 14 THE SECRETARY: Luis Revuelta? 15 MR. REVUELTA: Yes. 16 THE SECRETARY: Venny Torre? 17 MR. TORRE: Yes. 18 THE SECRETARY: Chip Withers? 19 MR. WITHERS: Yes. 20 THE SECRETARY: Robert Behar? 21 MR. BEHAR: Yes. 22 THE SECRETARY: Alex Bucelo? 23 MR. BUCELO: Yes. 24 THE SECRETARY: Eibi Aizenstat? 25 CHAIRPERSON AIZENSTAT: Yes.
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1 Item 7. 2 MR. BEHAR: It's got deferral and he's asking the 3 Staff -- 4 MR. TRIAS: Yeah, in this case a denial would be 5 appropriate. Deferral doesn't make sense with that 6 project, so recommendation is denial. 7 CHAIRPERSON AIZENSTAT: The recommendation by the 8 Staff is to deny item 7. Is there a motion to be 9 consistent? 10 MR. BEHAR: So move. 11 CHAIRPERSON AIZENSTAT: Robert made the motion. 12 Is there a second? 13 MR. TORRE: Second. 14 CHAIRPERSON AIZENSTAT: Venny went ahead and 15 second. 16 Any discussion? 17 Call the roll, please. 18 THE SECRETARY: Luis Revuelta? 19 MR. REVUELTA: Yes. 20 THE SECRETARY: Venny Torre? 21 MR. TORRE: Yes. 22 THE SECRETARY: Chip Withers? 23 MR. WITHERS: Yes. 24 THE SECRETARY: Alex Bucelo? 25 MR. BUCELO: Yes.	1 THE SECRETARY: Claudia Miro? 2 MS. MIRO: Yes. 3 THE SECRETARY: Eibi Aizenstat? 4 CHAIRPERSON AIZENSTAT: Yes. 5 I think those are the items that are related to 6 this item because the next item is Doctors 7 Hospital. 8 Thank you very much. 9 MR. DE YURRE: Thank you very much. 10 CHAIRPERSON AIZENSTAT: We still have some Board 11 business, so if you would -- 12 MR. DE YURRE: And again, I apologize for the 13 comments that you heard earlier. 14 CHAIRPERSON AIZENSTAT: Of course. Thank you. 15 Let's take a five minute -- let's take a five 16 minute recess. 17 MR. BEHAR: We need to make a motion. 18 CHAIRPERSON AIZENSTAT: Hold on a second. Venny, 19 before -- Venny -- 20 MR. BEHAR: Venny -- 21 CHAIRPERSON AIZENSTAT: Before anybody gets up, 22 just so we're not, with time we're not caught on 23 that, is there a motion to extend the time? 24 MR. BEHAR: I want to make a motion to extend 25 for another fifteen minutes.

Page 161 1 CHAIRPERSON AIZENSTAT: We have a motion by 2 Robert. Is there a motion to second it? 3 MR. BUCELO: I'll second it. 4 CHAIRPERSON AIZENSTAT: Alex second. 5 Everybody in favor say aye. 6 (All Board Members voted aye.) 7 CHAIRPERSON AIZENSTAT: Let's take a five minute 8 break. 9 (Recess taken 9:18 p.m. - 9:21 p.m.) 10 CHAIRPERSON AIZENSTAT: I'd like to call the 11 meeting back to order. Everybody's back. 12 The next items, F.-8. through F.-11. regarding 13 Doctors Hospital. Mr. Coller? 14 MR. COLLER: Yes. Item F.-8.: An Ordinance of 15 the City Commission of Coral Gables, Florida amending 16 the Future Land Use Map of the City of Coral Gables 17 Comprehensive Plan pursuant to Zoning Code Article 18 14, "Process", Section 14-213, "Comprehensive Plan 19 Text and Map Amendments", and Small-Scale 20 Comprehensive Plan Amendment procedures, changing the 21 land use designation for certain properties located 22 at Lots 19A and 20 Block 56 of the Revised Plat of 23 Coral Gables Riviera Section Part 4, Coral Gables, 24 Florida from Multi-Family Duplex Density to Hospital 25 Use; and assigning a land use designation of same,	Page 162 1 Hospital Use for the abutting property legally 2 described as that portion of the un-dug University 3 Waterway in Block 56 of the Revised Plat of Coral 4 Gables Riviera Section Part 4, Coral Gables, Florida; 5 providing for a repealer provision, severability 6 clause, and providing for an effective date. 7 Item F.-9.: An Ordinance of the City Commission 8 of Coral Gables, Florida making zoning district 9 boundary changes pursuant to Zoning Code Article 14, 10 "Process", Section 14-212, "Zoning Code Text and Map 11 Amendments", for certain properties located at Lots 12 19A and 20 Block 56 of the Revised Plat of Coral 13 Gables Riviera Section Part 4, Coral Gables, Florida 14 from Multi-Family 1 Duple (MF1) District to Special 15 Use District; and assigning a Zoning Designation of 16 same, Special Use District for the abutting property 17 legally described as that portion of the un-dug 18 University Waterway in Block 56 of the Revised Plat 19 of Coral Gables Riviera Section Part 4, Coral Gables, 20 Florida; providing for a repealer provision, 21 severability clause, and providing for an effective 22 date. 23 Item F.-10.: A Resolution of the City Commission 24 of Coral Gables, Florida approving Conditional Use 25 review pursuant to Zoning Code Article 14, "Process"
Page 163 1 Section 14-203, "Conditional Uses" for a proposed 2 Parking as an Accessory Use to a Hospital on the 3 property legally described as Lots 19A and 20 and 4 that portion of the un-dug University Waterway in 5 Block 56 of the Revised Plat of Coral Gables Riviera 6 Section Part 4, Coral Gables, Florida, 5151 7 University Drive; including required conditions; 8 providing for a repealer provision, severability 9 clause, and providing for an effective date. 10 Item F.-11.: A Resolution of the City Commission 11 of Coral Gables, Florida approving the Tentative Plat 12 entitled "Doctors Hospital Annex" pursuant to Zoning 13 Code Article 14, Section 14-210, 14 "Platting/Subdivision," being a re-plat of 15 approximately 45,635 square feet on the property 16 legally as Lots 19A and 20 and that portion of the 17 un-dug University Waterway in Block 56 of the Revised 18 Plat of Coral Gables Riviera Section Part 4, Coral 19 Gables, Florida, 5151 University Drive, providing for 20 a repealer provision, severability clause, and 21 providing for an effective date. 22 Items F.-8. through F.-11. Public Hearing. 23 CHAIRPERSON AIZENSTAT: Thank you. 24 Mr. Trias? 25 MR. BEHAR: Excuse me, but can I ask a quick	Page 164 1 question, please? 2 CHAIRPERSON AIZENSTAT: Yes. 3 MR. BEHAR: I want to know if there's any public 4 to wish to speak. Okay, there is. 5 THE SECRETARY: We have one speaker via Zoom. 6 CHAIRPERSON AIZENSTAT: Okay. Mr. Trias? 7 MR. TRIAS: Mr. Chairman -- may I have the 8 PowerPoint, please? 9 The television -- may I have the PowerPoint? 10 Thank you very much. 11 Mr. Chairman, as you can see, we have four 12 requests for a parking lot that is existing and is 13 going to remain a parking lot. So the item today is 14 to formalize an existing condition. 15 Now, in addition to the zoning and land use, 16 and so on, there have been some discussions by the 17 Commission of selling the property to the hospital. 18 That is not before you today. That is not today. 19 Today is just purely the fact that right now there is 20 parking happening in an area that is not platted as a 21 partial, as you can see, those white lines are kind 22 of random, and it has a canal and a street on the 23 other side. That is the existing condition. The 24 current zoning is for duplex. So even though it's a 25 parking lot it's zoned for duplex, which is the

Page 165 1 property to the north. 2 So we're doing something that appears 3 complicated, but it's really changing nothing. It 4 remains a parking lot. It will be a parking lot in 5 the future. 6 Change of Land Use: Change of Land Use from the 7 duplex land use to the hospital land use. That's in 8 anticipation of maybe that sale, if that takes place, 9 but that is the condition right now. It's being used 10 as parking for that hospital. 11 The Change of Zoning is to Special Use which is 12 the same -- the same zoning as the hospital. 13 Now, it so happens that parking has to be a 14 Conditional Use within that zoning. So that's the 15 reason why that's being requested. So that's the 16 conceptual design, and that shows you the number of 17 parking spaces and the buffering that will take 18 place. 19 That's the conceptual rendering. 20 MR. WITHERS: Go back a second. There's not a 21 wall there now, is there? 22 MR. BEHAR: No, there isn't. Not in the existing 23 condition there's not. They're proposing a wall. 24 MR. TRIAS: Yeah, this is an enhancement of the 25 water's edge with the wall, yes.	Page 166 1 MR. WITHERS: Right, they're going to 2 build that? 3 MR. TRIAS: There's a wall and additional 4 landscaping. It's a significant -- but that's a 5 project that will come to you -- actually, it 6 probably won't come to you as a project in the 7 future when -- if the sale takes place. 8 It follows the Code, and the intent of the plat 9 is to create that parcel. Right now it's just some 10 random parcel. I'm sorry. We had the neighborhood 11 meeting, Board of Architects, we're adding Planning 12 and Zoning, and then it will go to the City 13 Commission, which will make the decision. We sent 14 letters to owners within 1500 feet, which is the 15 requirement of the Code for the Land Use Change. 16 That's why you'll see that in many requests. Two 17 times we sent letters. One time the property was 18 posted, website posting once, and the newspaper 19 advertising for tonight's meeting. And Staff 20 recommends approval as is consistent with the 21 Comprehensive Plan. 22 MR. BEHAR: Question, Mr. Trias. Will there be a 23 covenant that runs with the land that it will be 24 always a parking lot? 25 MR. TRIAS: Yes.
Page 167 1 CHAIRPERSON AIZENSTAT: Okay. Thank you. 2 Is that -- 3 MR. WITHERS: Is there a parking lot? 4 MR. TRIAS: No, and that will be to negotiate it. 5 That's not finalized, but that's the intent, yes, to 6 keep it as a parking lot with a covenant. 7 MR. WITHERS: Is that under discussion? 8 MR. TRIAS: No, no. The covenant is for a 9 parking lot. 10 MR. BEHAR: Surface parking lot? 11 MR. TRIAS: Yes. 12 CHAIRPERSON AIZENSTAT: Are you done with your 13 presentation? 14 MR. TRIAS: Yes. Yes, sir. 15 CHAIRPERSON AIZENSTAT: Jill, we have one 16 speaker. I'd like to open it up to public comment. 17 THE SECRETARY: Maria Cruz? 18 MS. CRUZ: Good evening. 19 CHAIRPERSON AIZENSTAT: Good evening, Ms. Cruz. 20 I'd ask if you could be brief and limit your comments 21 to two to three minutes. 22 MS. CRUZ: Very brief. 23 CHAIRPERSON AIZENSTAT: Thank you. 24 MS. CRUZ: It's going to be very brief. 25 Number one, we've been talking about selling this	Page 168 1 land I don't know for how long. I'm assuming, and I 2 want to put this on the record, that adding this 3 extra land and changing the plat should be more money 4 for us. So as long as we get the benefit of all this 5 and the interest for all the years they've been using 6 it without having permission is a good idea. 7 Thank you. 8 CHAIRPERSON AIZENSTAT: Thank you, ma'am. 9 Anymore speakers? 10 THE SECRETARY: Yes, we have one more. 11 Brett? 12 MR. GILLIS: Hello? 13 CHAIRPERSON AIZENSTAT: Yes, go ahead please. If 14 you would -- 15 MR. GILLIS: This is Brett Gillis, 915 -- 16 CHAIRPERSON AIZENSTAT: -- please state your name 17 and address for the record? 18 MR. GILLIS: Yes, Brett Gillis, 915 Ferdinand 19 Street. 20 I had a question. I'm not sure if it was already 21 answered or not. My concern is that if the zoning is 22 changed to this what could the hospital or the future 23 potential owner build as of right if this zoning 24 were to be recommended to be changed and ultimately 25 changed, and if there is some potential unintended

Page 169 1 zoning consequence of that I would recommend to this 2 Board to include a covenant of some sort so that that 3 could be prevented. Thank you. 4 CHAIRPERSON AIZENSTAT: Thank you. Thank you for 5 your comment. 6 Any other -- 7 THE SECRETARY: No. If he could just repeat his 8 complete name for the court reporter. 9 MR. TORRE: Brett Gillis, I think. 10 MR. GILLIS: Brett Gillis. 11 CHAIRPERSON AIZENSTAT: And your address, please? 12 MR. GILLIS: 915 Ferdinand Street, Coral Gables, 13 Florida 33134. 14 CHAIRPERSON AIZENSTAT: Thank you very much, sir. 15 Any other speakers? 16 THE SECRETARY: No. 17 CHAIRPERSON AIZENSTAT: At this time I'll go 18 ahead and close the floor for public comment and open 19 it up for the Board. 20 Ramon, can you answer the question that -- 21 MR. TRIAS: Yes. The answer is yes, there will 22 be a covenant that will limit the development, yes. 23 That's the intent of it. 24 CHAIRPERSON AIZENSTAT: That's the intent? 25 MR. TRIAS: Yes, but that's --	Page 170 1 CHAIRPERSON AIZENSTAT: Thank you. 2 MR. BEHAR: I'll make it. I'll start. I don't 3 have any comments. I'm in favor of it. If there's 4 no other comment I'll make a motion to approve. 5 CHAIRPERSON AIZENSTAT: So we have to go one by 6 one? 7 MR. BUCELO: Neither do I. I'll move to approve 8 it as well. 9 CHAIRPERSON AIZENSTAT: Yeah. Mr. Coller, the -- 10 MR. COLLER: The first one would be -- so the 11 first motion is on F-8. 12 CHAIRPERSON AIZENSTAT: That is correct, one by 13 one. 14 MR. COLLER: Department recommends approval. 15 We need a motion. 16 MR. BEHAR: Make a motion to approve. 17 CHAIRPERSON AIZENSTAT: Robert made a motion to 18 approve. 19 MR. BUCELO: I'll second it. 20 CHAIRPERSON AIZENSTAT: Alex second. 21 Any discussion? No. 22 Call the roll, please. 23 THE SECRETARY: Venny Torre? 24 MR. TORRE: Yes. 25 THE SECRETARY: Chip Withers?
Page 171 1 MR. WITHERS: Yes. 2 THE SECRETARY: Robert Behar? 3 MR. BEHAR: Yes. 4 THE SECRETARY: Alex Bucelo? 5 MR. BUCELO: Yes. 6 THE SECRETARY: Claudio Miro? 7 MS. MIRO: Yes. 8 THE SECRETARY: Luis Revuelta? 9 MR. REVUELTA: Yes. 10 THE SECRETARY: Eibi Aizenstat? 11 CHAIRPERSON AIZENSTAT: Yes. 12 F.-9. 13 MR. COLLER: F.-9. is the District boundary 14 change. 15 MR. BEHAR: Motion to approve. 16 CHAIRPERSON AIZENSTAT: We have a motion to 17 approve. Is there a second? 18 MR. REVUELTA: Yes. 19 MR. COLLER: These are all in accordance with 20 Department's recommendations. 21 CHAIRPERSON AIZENSTAT: Yes. 22 Mr. Revuelta second. 23 MR. REVUELTA: Um-hum. 24 CHAIRPERSON AIZENSTAT: Any discussion? No. 25 Call the roll, please.	Page 172 1 THE SECRETARY: Chip Withers? 2 MR. WITHERS: Yes. 3 THE SECRETARY: Robert Behar? 4 MR. BEHAR: Yes. 5 THE SECRETARY: Alex Bucelo? 6 MR. BUCELO: Yes. 7 THE SECRETARY: Claudia Miro? 8 MS. MIRO: Yes. 9 THE SECRETARY: Luis Revuelta? 10 MR. REVUELTA: Yes. 11 THE SECRETARY: Venny Torre? 12 MR. TORRE: Yes. 13 THE SECRETARY: Eibi Aizenstat? 14 CHAIRPERSON AIZENSTAT: Yes. 15 F.-10. 16 MR. COLLER: F.-10. is the Conditional Use for 17 the parking. 18 MR. BEHAR: Move it. 19 MR. BUCELO: Second. 20 MR. COLLER: In accordance with Department's 21 recommendations. 22 CHAIRPERSON AIZENSTAT: Mr. Behar, and Alex 23 second. 24 Is there any comment? No. 25 Call the roll, please.

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1 THE SECRETARY: Robert Behar? 2 MR. BEHAR: Yes. 3 THE SECRETARY: Alex Bucelo? 4 MR. BUCELO: Yes. 5 THE SECRETARY: Claudia Miro? 6 MS. MIRO: Yes. 7 THE SECRETARY: Luis Revuelta? 8 MR. REVUELTA: Yes. 9 THE SECRETARY: Venny Torre? 10 MR. TORRE: Yes. 11 THE SECRETARY: Chip Withers? 12 MR. WITHERS: Yes. 13 THE SECRETARY: Eibi Aizenstat? 14 CHAIRPERSON AIZENSTAT: Yes. 15 And the last item. 16 MR. COLLER: F.-11. is the Tentative Plat. The 17 Department recommends approval. 18 MS. MIRO: So move. 19 CHAIRPERSON AIZENSTAT: Claudia moved. 20 MR. BUCELO: Second. 21 CHAIRPERSON AIZENSTAT: Alex second. 22 MR. COLLER: In accordance with the Department's 23 recommendations. 24 CHAIRPERSON AIZENSTAT: With the Department's 25 recommendation.	1 Any comments? No. 2 Call the roll, please. 3 THE SECRETARY: Alex Bucelo? 4 MR. BUCELO: Yes. 5 THE SECRETARY: Claudia Miro? 6 MS. MIRO: Yes. 7 THE SECRETARY: Luis Revuelta? 8 MR. REVUELTA: Yes. 9 THE SECRETARY: Venny Torre? 10 MR. TORRE: Yes. 11 THE SECRETARY: Chip Withers? 12 MR. WITHERS: Yes. 13 THE SECRETARY: Robert Behar? 14 MR. BEHAR: Yes. 15 THE SECRETARY: Eibi Aizenstat? 16 CHAIRPERSON AIZENSTAT: Yes. 17 There is -- real quickly, if we can do the 18 discussion items, we need to go ahead and have the 19 nomination for the Board as a Whole Member and 20 election of Chairperson and Vice Chairperson. 21 Robert has been with us and provided invaluable 22 feedback and so forth, and I would personally like to 23 make a recommendation to have Robert as the Board 24 -- as Whole Member. 25 MR. WITHERS: I don't now --
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1 CHAIRPERSON AIZENSTAT: We're on a time limit. 2 MR. WITHERS: If you give us one more of those 3 fifteen minute extension motions, I don't know, you 4 know. 5 MR. BEHAR: Believe me, I -- 6 MR. WITHERS: Want me to move that, Mr. Chairman? 7 CHAIRPERSON AIZENSTAT: Yes. Mr. Withers will 8 second. 9 Any comments? 10 Call the roll, please. 11 THE SECRETARY: Alex Bucelo? 12 MR. BUCELO: Yes. 13 THE SECRETARY: Claudia Miro? 14 MS. MIRO: Yes. 15 THE SECRETARY: Luis Revuelta? 16 MR. REVUELTA: Yes. 17 THE SECRETARY: Venny Torre? 18 MR. TORRE: No -- just kidding. Yes. 19 THE SECRETARY: Chip Withers? 20 MR. WITHERS: Yes. 21 THE SECRETARY: Eibi Aizenstat? 22 CHAIRPERSON AIZENSTAT: Yes. 23 MR. BEHAR: I can't vote on myself? 24 Thank you, guys. Thank you, all. 25 CHAIRPERSON AIZENSTAT: The next item is the	1 Chairperson. Is there a motion? 2 MR. BEHAR: I personally think, since I'm a 3 Member now, that you're doing a great job. I make a 4 motion for you to stay Chairperson. 5 MR. WITHERS: I second that motion. 6 CHAIRPERSON AIZENSTAT: Thank you. 7 Chip, no comment? 8 MR. WITHERS: Gators -- 9 CHAIRPERSON AIZENSTAT: Go Gators. 10 So we have a motion from Robert, we have a second 11 from Venny. Any discussion? No. 12 Call the roll, please. 13 THE SECRETARY: Robert Behar? 14 MR. BEHAR: Yes. 15 THE SECRETARY: Alex Bucelo? 16 MR. BUCELO: Yes. 17 THE SECRETARY: Claudia Miro? 18 MS. MIRO: Yes. 19 THE SECRETARY: Luis Revuelta? 20 MR. REVUELTA: Yes. 21 THE SECRETARY: Venny Torre? 22 MR. TORRE: Of course, yes. 23 THE SECRETARY: Chip Withers? 24 MR. WITHERS: Yes. 25 CHAIRPERSON AIZENSTAT: Thank you, guys.

Page 177 1 MR. BEHAR: The Gator part was a little bit -- 2 CHAIRPERSON AIZENSTAT: For Vice Chair. I think 3 Robert when I have been here has been great. If I -- 4 I would like to motion for Robert for Vice Chair, if 5 you would accept. 6 MR. BEHAR: Sure. 7 CHAIRPERSON AIZENSTAT: Now that you're a 8 Member -- Board Member. 9 MR. BEHAR: I accept the nomination. Thank you. 10 CHAIRPERSON AIZENSTAT: Is there a second? 11 MR. REVUELTA: Second. 12 CHAIRPERSON AIZENSTAT: Mr. Revuelta. 13 Any discussion? No. 14 Call the roll, please. 15 THE SECRETARY: Alex Bucelo? 16 MR. BUCELO: Yes. 17 THE SECRETARY: Claudia Miro? 18 MS. MIRO: Yes. 19 THE SECRETARY: Luis Revuelta? 20 MR. REVUELTA: Yes. 21 THE SECRETARY: Venny Torre? 22 MR. TORRE: Yes. 23 THE SECRETARY: Chip Withers? 24 MR. WITHERS: Yes. 25 THE SECRETARY: Eibi Aizenstat?	Page 178 1 CHAIRPERSON AIZENSTAT: Yes. 2 MR. BEHAR: Thank you. 3 CHAIRPERSON AIZENSTAT: Is there a motion -- oh, 4 one thing is, the next meeting, quickly, the date 5 that we had falls within the Jewish holiday and the 6 City and Staff has asked us to move it, the next 7 meeting, to September 9th, which would be a Thursday 8 as opposed to the Wednesday. Is everybody okay with 9 that? 10 MR. BUCELO: What day, Thursday? 11 CHAIRPERSON AIZENSTAT: September 9th, which is a 12 Thursday. 13 MR. REVUELTA: The day after the meeting, yeah. 14 MR. BEHAR: Not a problem with me. 15 CHAIRPERSON AIZENSTAT: Instead of the 8th it 16 would be the 9th. Everybody okay with that? 17 (All Board Members say "yes.") 18 CHAIRPERSON AIZENSTAT: All right. So we're good 19 on that. We don't need any motions on that. 20 Is there a motion to adjourn? 21 MR. BEHAR: Motion to adjourn. 22 CHAIRPERSON AIZENSTAT: Mr. Behar made a motion. 23 Second? 24 MR. REVUELTA: Second. 25 CHAIRPERSON AIZENSTAT: Mr. Revuelta.
Page 179 1 All in favor say aye. 2 (All Board Members voted aye.) 3 (Thereupon, the meeting was concluded at 9:41 4 p.m.) 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Page 180 1 C E R T I F I C A T E 2 3 S T A T E O F F L O R I D A : 4 S S . 5 C O U N T Y O F M I A M I - D A D E : 6 7 I, JANINE P. CARROLL, Court Reporter, and a Notary 8 Public for the State of Florida at Large, do hereby 9 certify that I was authorized to and did stenographically 10 report the foregoing proceedings and that the transcript 11 is a true and complete record of my stenographic notes. 12 13 Dated this 22nd day of August, 2021. 14 15 16 17 18 19 20 21 22 23 24 25