

**City of Coral Gables City Commission Meeting
Agenda Items F-1, F-2 & F-15 are related
May 30, 2017
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena**

City Staff

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

Public Speaker(s)

**F. W. Zeke Guilford
Rita Gross
Joseph Fadel
Brett Gillis
Massimiliano Galeazzi
Pauline Wimmer
Maudie Valero
Magda Granda
Susan Kawalerski
Teresa Seifert
Jerome Hollo
Gordon Sokoloff
Debra Register**

City Commission Meeting
May 30, 2017

Agenda Items F-1, F-2 & F-15 are related – Ordinances requesting amendments and a change of zoning for the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street) and a Resolution requesting mixed use site plan conditional use review for said property.

Henry Pinera
Mina Descrivan
John McWilliams
Vicky Rua

Agenda Items F-1, F-2 & F-15 are related [0:00:00 a.m.]

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

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

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, entitled “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, entitled “Mixed Use District (MXD)”, for the mixed use project referred to as “33 Alhambra” on the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions;

providing for an effective date. (10 19 16 PZB made no recommendation, Vote 3-Yes and 1-No)

City Attorney Leen: May I have the agenda? May I borrow your agenda real fast?

Vice Mayor Keon: Yes.

City Attorney Leen: Thank you, Commissioner. So, we are with a time certain, 5 p.m. Let me read the items into the record. First, is Item F-1 -- pardon me. Is this the right one?

Mayor Valdes-Fauli: Page 6.

Vice Mayor Keon: No. It's in the very beginning here.

Mayor Valdes-Fauli: You want me to read it?

City Attorney Leen: No, no. I'm ready to begin in a second. I'm just trying to find where it says time certain, 5 p.m.

Vice Mayor Keon: It doesn't because it was...

City Attorney Leen: Is this an old agenda? Okay.

Vice Mayor Keon: So, maybe...

Mayor Valdes-Fauli: No, it's time certain 10:30 am, and we switched it to 5 p.m.

Vice Mayor Keon: Yeah.

City Attorney Leen: I got it. So, it's items F-1, F-2 and F-15. Okay. Item F-1's an ordinance of the City Commission of Coral Gables, Florida...

Mayor Valdes-Fauli: Okay.

City Attorney Leen: Requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, entitled "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity," for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. On October 19, 2016, the Planning and Zoning Board Review made no recommendation because the vote was three in favor and one against, and for the Planning and Zoning Board to make a recommendation, there has to be four votes in favor. Item F-2 is an ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, entitled "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C), for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. On October 19, 2016, the Planning and Zoning Board made no recommendation, by a vote of three yes to one no. And again, because there were no -- there were not four votes, there was no recommendation. And finally, Item 15 -- F-15, which is a resolution. It's a resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, entitled "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, entitled "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001

Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date. On October 19, 2016, the Planning and Zoning Board made no recommendation, by a vote of three yes to one no. again, four votes is necessary for a recommendation. Items F-1, F-2 and F-15 are consolidated for purpose of the public hearing. Because one of these is a quasi-judicial site plan review, individuals that are going to speak need to be sworn in. Mr. Clerk.

Mayor Valdes-Fauli: Yes. Those individuals, who want to speak, please rise to be sworn in.

Deputy City Clerk Urquia: Please raise your right hand. Do you solemnly swear or affirm that the testimony you'll offer today is the truth and nothing but the truth?

(AFFIRMATIVE RESPONSE FROM AUDIENCE MEMBERS)

City Attorney Leen: Mr. Mayor, Items F-1 and F-2 are legislative items of the Commission. Item F-15 is a quasi-judicial one. We can have the hearing at the same time. But for Item F-15, you can impose conditions of approval.

Mayor Valdes-Fauli: Item 15 what?

City Attorney Leen: For F-15, you can impose conditions of approval in determining whether to grant -- that's for the site plan.

Mayor Valdes-Fauli: Okay.

City Attorney Leen: And with that, I would turn it over to Mr. Trias.

Mayor Valdes-Fauli: Yes, sir.

Planning and Zoning Director Trias: Thank you. May I have the PowerPoint, please? 33 Alhambra has been in the works for several years now, and this is the second hearing for the comp plan and the zoning map, and then the resolution, which takes only one meeting, for the site plan. And those are the three requests that we have before you today. The location of this project is a full block at the very north end of the Central Business District. As you know, the Central Business District ends at Navarre. That's the northern edge of this project. And the project fronts Alhambra. It also has frontage along the elementary school, the historic building that you discussed earlier today. The architecture of the project has been reviewed several times by the Board of Architects. I will let the architect go into some detail. But, the issue that I would like to emphasize today is that in the back of the building, there has been some significant changes. There's a park. There's also a historic building that was there from the very beginning. So, that's probably the most significant change recently -- at least, since the beginning of the process. And there's a site plan. As we can see, there has been an emphasis on creating high-quality ground level spaces. The discussion that the Commission had earlier today about open space is, I think, reflected clearly in this diagram. There's a park that is over 6,000 square feet, but there's also arcades and other spaces right around it. The project has also changed slightly in terms of the massing. The back area is a little smaller than it was in the past. And as I said before, we have three requests that have been discussed extensively. The review timeline includes the DRC meeting back in April of 2016. The Board of Architects reviewed it in May; neighborhood meeting in May of 2016. Planning and Zoning Board meeting, Planning and Zoning Board again, and the first reading of the Commission meeting. The property owners within a thousand feet were notified in the form of a letter. We've had multiple public notifications; three times in letter form, four times in postings at the property, six times in the website posting, and three times as newspaper advertisements. Request number one is the Comprehensive Plan change. Currently, it's, as you can see, residential, and they're requesting a midrise commercial. Staff has reviewed the request and recommends approval, because it complies with the Comprehensive Plan. As the City Attorney explained, Planning and Zoning had no recommendation. The Commission approved it on first reading, 4-1. The zoning map change request is from MF-2, which is multifamily, to commercial. Staff recommends approval;

has reviewed it for compliance with the Comprehensive Plan and believe that the standards are satisfied. Planning and Zoning had no recommendation. And, the Commission action on first reading was 4-1, with a recommendation to scale back the proposal, and those are the issues that I discussed earlier in the presentation. The last request is the mixed use site plan, which, as the City Attorney explained, can have conditions. The project is mixed use, because it has live/work units at the ground level. It also has the historic building in the back, which is intended to be most likely a restaurant in the future. But, the bulk of the project is residential. It does have a parking podium in the second and third levels. And, it does have a paseo through the middle, a paseo that connects the Alhambra frontage with the park that was proposed in the back. As you can see, the design of the ground level public spaces has been done in a great deal of care in terms of trying to incorporate not only the green areas, but also the building -- the accessible building areas, such as the arcades and so on, into an overall comprehensive design that creates high-quality pedestrian space. The automobile traffic is from Navarre only. It is from the very north end of the project and it goes up through the parking garage. I included a chart that describes the evolution of this project. It's very hard to read in the PowerPoint, but it's included as an attachment to you. But the chart, at the end, concludes with what's being proposed today. The site area has not changed. Its 1.12 acres. The intensity has gone down. At this point, the proposed FAR is 2.94. The ground floor commercial is 11,325 square feet. The number of units is 146 units, and that means there's a residential density of 130 units to the acre. Mixed use in the downtown does not have a maximum density. However, the Commission can approve whatever conditions are appropriate and whatever project is consistent with the area. So, what they're proposing is 130 units to the acre. The height is 97 feet, which is 10 stories. Ninety-seven feet happens to be the same height as allowed by the MF-2 zoning. So, if there were no changes, the height will not change. So, that's one of the things that has not changed. Now, the number of units has increased, if you decide to approve this. And also, the commercial is also something that would not be allowed unless you decide to approve the requests today. Now, the open space is 17,269 square feet. Now, of that -- and I want to clarify that for the Commission's benefit -- 1,800 square feet are not in the ground level, so that's what we're talking about, the issue that some things count that are not what most of us would think of high-quality open space,

but it's only 1,800 square feet. The majority of that space is at the ground level. Over 6,000 square feet is a bona fide park. It's green. It's at the very back. But in addition to that, there are arcades that open to the park and also open to the sidewalk, so they do combine with the different areas that are accessible to the public. So, that is the open space discussion. The parking garage is 210 spaces, which is a reasonable amount. Certainly, it fulfills the requirements of the Code, but it doesn't go beyond what's required too much. Staff recommends approval with conditions, and as the plan complies with the Comprehensive Plan and the standards have been satisfied. The Planning and Zoning had no recommendation, again, because the vote was 3-1. Four votes are required for a recommendation. As I described before, there were some changes in the design, which are incorporated into the site plan conditions. Many of the conditions are fairly typical. I would say that probably one of the most -- one of the conditions that a lot of neighbors have expressed interest in has to do with traffic. We are saying that traffic should be monitored to make sure that through the -- as projects are built, if there are any issues with the operations of automobile traffic, we are able to review ways to address that. In addition to that, we have some improvements in the right-of-way, some redesign of sidewalks, et cetera, that need to be incorporated into the plans. The building is going to be LEED, as required by Code. And as I said, the traffic calming studies within one year of construction will be required. And, if any improvements are deemed to be necessary, it would have to be constructed. So, that is my presentation today. I believe the applicant has a presentation, and I expect that the neighbors will also have comments.

Mayor Valdes-Fauli: What can they build as of right there?

Commissioner Lago: Fifty-six units, 2.65 FAR.

Planning and Zoning Director Trias: Yes.

Mayor Valdes-Fauli: Alright.

Planning and Zoning Director Trias: And that is in Exhibit E in the charts that I provided. If you look at the first column, it says currently permitted, and Commissioner Lago was correct.

Mayor Valdes-Fauli: Yeah, okay. I would -- thank you very much. Is that your presentation?

Planning and Zoning Director Trias: That's it. Thank you.

Mayor Valdes-Fauli: Okay. I would like to call the attorney for the proponent to give us his presentation or her presentation, and then I would like to call on a representative of the opponents. And, I will limit other representatives of proponents to two minutes and other representatives of opponents to two minutes each. So that, Mr. Guilford, you have ten minutes to make your presentation, and then the opponent's representative will have ten minutes to make their presentation.

F. W. Zeke Guilford: Before I begin, Mr. Mayor, Commissioners, for the record. My name is Zeke Guilford, offices at 400 University Drive. Now, Mr. Mayor, this was heard at the December meeting. And at that time, Mayor Cason said that, you know, basically once the public had spoken; there would be no further public input. Now, I can do it two ways since a couple of you were not on the board at this time, to go ahead and represent to you (INAUDIBLE). Or in the alternative, I have a short kind of outline and then we can do a rebuttal with the traffic, et cetera, so whatever this Commission decides.

Commissioner Quesada: I would say for the benefit of the new members...

Mr. Guilford: Okay.

Commissioner Quesada: If you can do the more comprehensive presentation...

Mayor Valdes-Fauli: Okay.

Commissioner Quesada: And if they feel that it's too much, that they've already heard it before then -- I would leave it up for them two to decide whether to speed it up or not.

Mayor Valdes-Fauli: Well, I studied the project.

Commissioner Mena: As have I.

Mayor Valdes-Fauli: Okay, yeah.

Mr. Guilford: Okay, then I'll keep it very brief...

Mayor Valdes-Fauli: Yeah, yeah.

Mr. Guilford: And reserve time for rebuttal, Mr. Mayor.

Mayor Valdes-Fauli: Right.

Mr. Guilford: Again, thank you very much. I'm here today representing TWJ Alhambra, the owner of the property in question. Here with me are the owner's representative, Mr. Jerry Hollo and Dean Warhaft. I have the architects, should there be any questions, Marshall Bellin and Glenn Pratt. Also with me is John McWilliams, who is our traffic engineer. Before I begin, Mr. Mayor, what I would like to do is first thank Ramon Trias and staff. We have been working on this project for over four years now, and they have given their time and efforts to hopefully make this project a success. We would like to thank the neighbors, who have taken time out of their busy schedule to show up to multiple neighborhood meetings and show up to the public hearings and provide their comments. And also, to you, the Commission, who have provided input in what we have come up with. Now, Mr. Mayor, at the December meeting, we presented our application and the neighbors got up and provided their comments. At that time, Mayor Cason

closed the public hearing. And then the -- then we received comments from the dais. And based upon all the comments we received, we went back and redesigned the project for the third time to what was presented to you today by staff. What I will say to you is we have come an awful, awful long way to where we are today. We started with a building that was 196 feet tall, a 3.5 FAR, 168 residential units and 21 live/work units. What you have here before you today is a building that is 97 feet, so 100 feet less than what was originally proposed, a 2.94 FAR and 130 residents and 16 live/work units. Now, Mr. Mayor and Commissioners, staff has recommended approval of this application. Planning and Zoning, while not a formal recommendation, did, in fact, vote 3-1 to approve this application. And we would kindly ask today that you support your staff and those who voted in favor of the Planning and Zoning Board and approve this application as well. We're here to answer -- and our team is here to answer any questions you may have. And again, Mr. Mayor, I would like to reserve some time for rebuttal, after the public input.

Mayor Valdes-Fauli: Thank you.

Mr. Guilford: Thank you.

Mayor Valdes-Fauli: Thank you, Mr. Guilford. And, I would like -- if there's a representative of the opponents, I would like for that person to come forth. And if not, I would like to hear from the opponents, and I have here your cards. And you're going to be limited to a two-minute presentation. There are so many of you that you will -- yes, ma'am.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Alright. Come forth. Yes, your time is limited to five minutes.

Rita Gross: Five minutes.

Mayor Valdes-Fauli: Yes.

Ms. Gross: I don't think I'll use five minutes, but anyway...

Mayor Valdes-Fauli: Your name, please.

Ms. Gross: My name is Rita Gross. I live at the Minorca. It's 2030 South Douglas Road.

Mayor Valdes-Fauli: You're there?

Ms. Gross: I'm there, I'm there. I just selected not to speak, but as you asked for a representative...

Mayor Valdes-Fauli: Rita Gross, yes.

Ms. Gross: I can do that. So, as the gentleman said, we've been at this for about three years. We've been very engaged as residents, and we're here today, as many as we could.

City Attorney Leen: Excuse me, ma'am.

Ms. Gross: We've also...

City Attorney Leen: I'm sorry. I don't mean to interrupt, but have you been sworn in?

Unidentified Speaker: Yes.

Vice Mayor Keon: They were all sworn in.

City Attorney Leen: No, I don't think -- they were telling me that you were not.

Ms. Gross: I can swear in now.

City Attorney Leen: Yeah, I don't think she was. Could you swear her in?

Mayor Valdes-Fauli: Mr. City Clerk.

City Clerk Foeman: Do you solemnly swear or affirm that the statements you're about to present today will be the truth and nothing but the truth?

Ms. Gross: Yes, sir.

City Attorney Leen: Sorry. If any of you come up and haven't been sworn in, please swear in, so that we can count your testimony.

Mayor Valdes-Fauli: Go ahead.

Ms. Gross: Alright, so we've met with the old Commission and we've also met -- some of the residents, with the new Commission. I do appreciate the developer has had meetings and met with us. I do have a little bit of a difference, though, in that I believe that they've been informative meetings. They haven't always necessarily been input meetings. The last one we had, we were actually at the developers. We provided -- we stated to them that 146 we felt was way too much as far as the change in our neighborhood. We do feel it's a quiet residential neighborhood, and we're starting to experience some of the traffic issues that the rest of the CBD is trying to experience. I know that for most of us -- and I apologize because I'm not prepared to speak, but some of the issues that we have are traffic. The traffic study said that there's only about 53 or some odd new traffic trips that will be added, and I think a hundred and so forth in the afternoon. We don't necessarily agree with that, because we're living that today. We think that there's a lot more. And, to say that there's going to be very minimal impact, we disagree

there. The other one is we feel that this is a huge -- percentage wise, it's huge in growth. It's right across the street from the elementary school. We see the folks being -- and the kids being dropped off now. We see that there are -- really, it's not conducive to walking on the Alhambra area, Galiano. There's a lot of congestion. There's a lot of issues right now. We also feel that it is change, and we welcome change. We're not against development. I want to make sure that the new Commission understands that. What we're against is the percentage of growth. As it was stated, by right, they can do 56. I believe it's with the bonus. And right now, we're at 146. I know 16 of those are work unit, but it's still a large amount. The other thing is what disturbs at least myself personal, and perhaps, some of the other residents, is that we've been told by old Commission that -- and existing Commission that this is going to be the first time that Coral Gables actually tries the work unit. And, we're hoping that you don't choose our neighborhood to do that. And here's the reason why, and I've stated this before in other meetings. I work for a global organization that has 130,000 employees. I'm in the HR IT area. We have a lot of millennials, and you cannot stereotype millennials. Professionals right now, they love to work from home. We're actually doing that. Our company is doing studies, and part of that study is to understand what they are doing with insurances and so forth. So, it's difficult to say that millennials would all come in and professionals will all come in. The other thing is we really want you to consider that that area is already affordable income. We have school teachers in that area and in our group that today they work at private schools like Belen. They work at public schools, and today, they pay \$900 for a one-bedroom small apartment. Those teachers are really terrified because when we get these large buildings in there and they start at \$1,500 a month, those teachers will be exiting Coral Gables, okay. So, we just ask and we plead with you to please allow our neighborhood to have a change, have development, but please, not this massive concrete wall. Alhambra is a historical street. We have a massive wall on Alhambra. We understand that there's a park in the back, but if you look at what Alhambra is going to turn out to, that, plus 100 Alhambra, it's very -- in a very small space. So, I appreciate the ability to speak today, and I hope you make the right decision for the City of Coral Gables. Thank you very much.

Mayor Valdes-Fauli: Thank you very much, ma'am. Thank you. Alright, the next one.

Commissioner Quesada: Mr. Mayor, if I could just -- quick point for the speakers from the neighborhood. I want to know a little bit more -- and I've seen it a little bit, but I want to get your experience as well on pickups and drop-offs. I know we've discussed it the last hearing. But, something came up with a resident from the last two weeks that I dealt with, so your experience there also, and I also want to hear from the developer as well. I want to hear both sides of the story on that one.

Mayor Valdes-Fauli: Okay.

Vice Mayor Keon: For the school?

Mayor Valdes-Fauli: The next one is Joseph Fadel.

Vice Mayor Keon: From the school?

Commissioner Quesada: Yeah, the school. I'm sorry, related to the school, if I wasn't clear.

Mayor Valdes-Fauli: Joseph Fadel, you have two minutes, sir.

Joseph Fadel: Hi. I live at 1 Alhambra Circle, Apartment 407. Basically, the building is very massive. Rita just pointed out that Alhambra is an historic street. It's really remarkable that these are the kind of standards that the City is establishing on this historic street. It's going to change the essence of the neighborhood. It's a wall of concrete that's going up all across the entire block of Alhambra. I mean, where is that photograph that you guys displayed a minute ago? Did you look at it clearly? That's concrete up to the sidewalk. I think that the green space that they put in -- and I get -- I commend the developers for bringing down the scale of the project, but that green space they put in, I don't understand why it couldn't have been

incorporated on the frontage, on the Alhambra frontage. People like open space. They like green space. They like to breathe and look at the sky and look at the sun. This is going to change the neighborhood, and I don't think it's going to change it for the better. I hope maybe that the developer can go back and do something to maybe tier the rise of the building somehow, so that it doesn't create such an imposing view when you're going down Alhambra. Okay, thank you.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Quesada: Thank you.

Commissioner Lago: Thank you, sir.

Mayor Valdes-Fauli: Brett Gillis. Brett Gillis.

Brett Gillis: Yes. I'm not in the neighborhood.

Mayor Valdes-Fauli: You're not?

Mr. Gillis: I'm not.

Mayor Valdes-Fauli: Well, you want to say something?

Commissioner Quesada: You're still allowed to speak, if you want. Here's another thing. If you filled out a form and you put your opinion on the form and you don't want to speak, that's allowable as well, so...

Mayor Valdes-Fauli: Yeah. I have your opinion here.

Commissioner Lago: You can just read your statement, if you'd like.

Commissioner Quesada: You have the option.

Mayor Valdes-Fauli: Two minutes.

Mr. Gillis: Brett Gillis, 915 Ferdinand Street. I'm speaking today about the importance of a structure that came up earlier today, the Coral Gables Elementary School, which has been described as the most beautiful school in America. So, I would like to impress upon the Commission the impact that this building is going to have on that. Not only on that, but also the Lorena Hotel, which is now called La Palma, and this entire neighborhood that when this city was designed as the City Beautiful, it's beautiful because of our historic sites and the Zoning Code, not in spite of. So, that's the main gist of the points I'm trying to make today. I'm not a resident of that neighborhood, but as a citizen of this city, I think that it's important that we preserve our historic sites. And, looking at neighborhoods of the city that have been given less attention, development can be good, but I would call this overdevelopment. And to the point that these historic sites are going to be consumed and overshadowed by, as they talk about, concrete walls or concrete jungles. Thank you.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Sandra Levinson, 918 Alfonso. Sandra Levinson is not here. Dr. Massimiliano Galeazzi.

Sandra Levinson: I'm not speaking.

Mayor Valdes-Fauli: What?

Unidentified Speaker: She's here, but she's not speaking.

Vice Mayor Keon: She's not speaking.

Mayor Valdes-Fauli: Oh, she's not speaking. Okay, sorry. Dr. Massimiliano Galeazzi.

Massimiliano Galeazzi: Mr. Mayor, Commissioners. I'm Massimiliano Galeazzi. I live at 419 Navarre Avenue. I'm not part of the neighborhood, but I actually take my son to school at Coral Gables Elementary or Coral Gables Preparatory Academy every morning. And, as many of the parents said, like me, I'm very concerned about as you say, traffic, but also what is related to traffic, which is safety. I walk my son every day to school. I pass basically in front of the corner every single morning. All the kids are there. They have a couple of trees right across the street that they like to play with. And needless to say, I'm very concerned about the added traffic of 200 parking spaces in the area. Not to mention, pickup, drop-off, it's very crowded and a big building like that close to a school, I'm a bit terrified on what is going to happen next, because of all the construction. Alright, I'm not alone. Again, the nice thing about Coral Gables Elementary compared to other schools that in fact the parents actually park their car, go to the school. They talk, you know, with the teachers, and this is going to change all that. So, we're, you know -- we are really concerned. Other -- I just looked at the drawing. Other things still related to traffic. I don't know if you noticed, but the entrance and exit of the parking space is about maybe 50 feet or less from where the bus pickup is from the school. So, there are a lot of kids there, and you know, because it's right there where Navarre meets Galiano. So, there are a lot of concerns related to the school there. I guess there was a reason why that was built not as a commercial, but as a residential is sort of to buffer the school from the bigger buildings downtown, and I think that should be preserved for the safety of our kids and for the beauty of that neighborhood.

Commissioner Quesada: You're exactly the person I want to speak to.

Mr. Galeazzi: Alright.

Commissioner Quesada: The pickup and drop-off at the school, if you can just refresh my recollection where does that occur again?

Mr. Galeazzi: Okay, so the way -- it just changed in the last two weeks. Drop-off is actually -- you take -- you can drop them off on, what is it, Galiano, right...

Commissioner Quesada: Galiano.

Mr. Galeazzi: Basically, right at the corner, so where Navarre ends...

Commissioner Quesada: Yep.

Mr. Galeazzi: That is basically right there. That's where you can have the drop-off.

Commissioner Quesada: So, the drop-off, you -- are you going east to west, west to east on Navarre...

Mr. Galeazzi: You go south on Galiano.

Vice Mayor Keon: Galiano.

Commissioner Quesada: South on Galiano and you drop them off...

Mr. Galeazzi: Right across, basically...

Commissioner Quesada: On the corner of Navarre.

Mr. Galeazzi: From Navarre. Now, that's an option for drop-off. The large majority of parents take their kids to school inside the school and accompany them.

Commissioner Quesada: So, they'll park somewhere in the neighborhood and then...

Mr. Galeazzi: Yes.

Commissioner Quesada: Walk in with their child.

Mr. Galeazzi: Or like me, I walk to school. I have a lot of neighbors that walk to school.

Commissioner Quesada: So, the majority of pickups and drop-offs are at Galiano.

Mr. Galeazzi: That's for the drop-off. Now, the pickup was -- used to be the same. You have to park and go to the classroom...

Commissioner Quesada: Okay.

Mr. Galeazzi: And you had a chance to talk to the teacher. Now...

Commissioner Quesada: And that's daily?

Mr. Galeazzi: Daily.

Commissioner Quesada: Okay.

Mr. Galeazzi: Every single day. You go by the -- either by the classroom or there were special pickup places inside the school.

Commissioner Quesada: Okay.

Mr. Galeazzi: And that is still true for kindergarten and first graders. Now, part of because of this project and part of because of concerns about traffic, the school is trying in the last two weeks -- and I don't know the details of that. And just, you know, as a parent, they asked us now for second graders through fourth graders to actually pick them up outside, so that is on...

Commissioner Quesada: Minorca?

Mr. Galeazzi: Minorca.

Commissioner Quesada: Okay.

Mr. Galeazzi: So, there are two drop-offs, two pickup areas; one for second graders and one for third and fourth graders, but I still go down south on Galiano or north on Galiano.

Commissioner Quesada: And then you turn onto Minorca?

Mr. Galeazzi: And you turn on Minorca. And you can still do it -- I think probably half of the parents still park their car and pick them up on foot and the other half may drive by and pick up their kids.

Commissioner Quesada: Okay. Thank you.

Mayor Valdes-Fauli: Thank you, sir. Thank you very much.

Unidentified Speaker: Excuse me, Mr. Mayor.

Mayor Valdes-Fauli: No, ma'am. What is it?

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Okay, that's too bad. They all have to wait. This is a public hearing, and we are very -- Enrique Bernal is the next one.

Enrique Bernal: I'm not speaking.

Mayor Valdes-Fauli: Pardon?

Mr. Bernal: I am not speaking.

Mayor Valdes-Fauli: Oh, okay, sir. Natalie Shasha.

Unidentified Speaker: She's not speaking, sir.

Mayor Valdes-Fauli: Okay. Pauline Winner -- Wimmer. Pauline Wimmer.

Pauline Wimmer: I was actually not going to speak, but I'd like to say a few words.

Mayor Valdes-Fauli: Absolutely. You have two minutes to say a lot of words.

Ms. Wimmer: I'm originally from Europe, and I am actually appalled at how the cityscape in the City Beautiful will look like when this building has been built. The elementary school being dwarfed and also the townhouses across the street on Alhambra Circle. So, why instead of such a colossus going up -- we already have the colossus now across the street from Minorca -- from the Minorca building where I live. Why cannot the project be changed into townhouses, similar to the ones that are already on Alhambra Circle. Thank you.

Mayor Valdes-Fauli: Thank you, ma'am.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Next is Maudie Valero. Maudie Valero, 20 Alhambra. Hello.

Maudie Valero: I'm the resident of 20 Alhambra, and I just want to request...

Mayor Valdes-Fauli: You have to get closer to the microphone.

Ms. Valero: Sure. Why do we have to justify for them not to break the zoning and coding. If they are trying to obey the zoning and coding already in place, they should give some reasons for doing that. I don't know, a green building, piece of architecture, something, but they are not doing that. This is they -- they have how many, seven lawyers there. This is the third public hearing that I have attended. I haven't seen a resident of the area in favor of this project, never. The traffic studies that they are going to present or have presented are not considering the huge building that they are constructing in front of the -- in front of this 33 Alhambra. And that's it. I haven't seen the residents in favor of the project, and I suppose you guys represent the residents.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Thank you, ma'am. Eva Mancebo.

Eva Mancebo: I'm not going to speak.

Mayor Valdes-Fauli: You're not speaking? Okay. Magda Granda. Ms. Granda, you have two minutes.

Magda Granda: Good afternoon, ladies and gentlemen.

Mayor Valdes-Fauli: Good afternoon.

Ms. Granda: First of all, I want to thank you, all of you, for changing the hearing to 5 p.m., so us working people could be here, so thank you. I was up at 2:30 this morning thinking what can I say to the Commission that I have not said before. During the political campaign, all of you sent out postcards with beautiful pictures of yourself with your family.

Mayor Valdes-Fauli: Thank you.

Ms. Granda: Okay. The reason why you all live in Coral Gables is the reason why we live here, for its quality of life, okay. This building, in its present design, is going to be a massive concrete wall from Minorca to Navarre, with a hole in the middle that is called a paseo. It doesn't do anything for the neighborhood or the neighbors. It's not going to add to the essence of the area, to the character of these two blocks on Alhambra next to the entrance to Douglas Road, which is one of the originals, which, by the way, is being refurbished and is going to look beautiful. So, today, I want to appeal to your sense of community and family. Would you like to have this building across from your homes or a block away? I don't think so. So, think carefully before you approve this project. I'm sorry. I get emotional because I care about my city, and that's why I've been coming to these meetings for almost three years. Most of you are getting tired of seeing me.

Mayor Valdes-Fauli: Thank you, Magda. Thank you very much for your opinion.

Ms. Granda: Thank you.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Thank you. The next is Sergio Toribio.

Sergio Toribio: I'm not speaking.

Mayor Valdes-Fauli: What?

City Attorney Leen: He's not speaking.

Mayor Valdes-Fauli: You're not speaking?

Unidentified Speaker: He's not speaking, sir.

Mayor Valdes-Fauli: Okay. I'm giving everybody an opportunity. Muriel Maus.

Muriel Maus: No, I'm not speaking.

Mayor Valdes-Fauli: You're not speaking, okay. Marcelino Uribarri.

Commissioner Mena: He's over there. He's not speaking.

Mayor Valdes-Fauli: Not speaking either? Susan Kawalerski, 6830 Gratian Street, Coral Gables.

Susan Kawalerski: Good afternoon, Commissioners...

Mayor Valdes-Fauli: Good afternoon.

Ms. Kawalerski: And Mayor. And, congratulations on the election. I'm representing the Riviera Neighborhood Association today when I'm speaking. And as you all know, Riviera Neighborhood Association is adamantly against anything that is not of right.

Mayor Valdes-Fauli: Anything that is not what?

Ms. Kawalerski: That is not of right.

Mayor Valdes-Fauli: Okay.

Ms. Kawalerski: And there's a reason for it. We have a terrific master plan, and more often than not these days, the exceptions have become the rule. We're developing a city that's a concrete jungle, particularly as these developments abut to residential areas. When is this going to stop? We are asking you to please consider what the residents want, not what the developers want because the developers are getting their right of way and the residents are not being heard. So, we ask you to reconsider your decision on this project as you move forward and stop the concrete jungle from overcoming our city because one day people will not move here. So, please consider this. Thank you.

Mayor Valdes-Fauli: Thank you, ma'am. Teresa Seifert. Hi, good afternoon.

Teresa Seifert: 50 Alhambra Circle, Apartment 105. So, I'm very impressed with everything that's been said so far. I mean, it's really very little that I could say now after all the past meetings. And thank you all for the opportunity, including the developer who has a lot of work on this. What has been said couldn't be more clear. We -- there's hardly anything else to say regarding the density, regarding the concrete wall, regarding the lack of green space on Alhambra Circle. You couldn't have a better example of what's going on in Coral Gables right now with that massive building on 100 Alhambra. It is a mountain that has risen from the ground. Guys, really, what more can one say? Except that one feels that we just don't count.

We keep saying the same thing over and over again, coming here, expressing the concerns of those who live there or own property there. And we still talk about zone change. What is the master plan for? What is it?

Mayor Valdes-Fauli: You realize that 100 Alhambra was built as of right, don't you?

Ms. Seifert: Yes, but it's a great example of what's happening and what's happening -- what's going to happen in front on Alhambra Circle.

Mayor Valdes-Fauli: Okay.

Ms. Seifert: There is -- we couldn't have asked for a better example right there. So, thank you for the opportunity. What has -- what was just said by the Riviera Association representative couldn't be more important. What Magda said couldn't be more on mark. What Rita said is just perfect. Please listen. Listen and don't let Coral Gables down. Thank you.

Mayor Valdes-Fauli: Thank you, ma'am.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Alright, Marcia Borden.

Marcia Borden: I'm not speaking, sir.

Mayor Valdes-Fauli: Alright. Luis Lozada:

Unidentified Speaker: He's not...

Mayor Valdes-Fauli: You're not going to speak?

Unidentified Speaker: He's not speaking.

Mayor Valdes-Fauli: Alright. Vicky Rua.

Vicky Rua: Sir, I think I have spoken already. Thank you.

Mayor Valdes-Fauli: Okay. Eizerdorf -- Eizerdorfer.

Zsolt Eizerdorfen: I have nothing to say at this time.

Mayor Valdes-Fauli: Okay. John McWilliams.

Mr. Guilford: He'll speak during the rebuttal. He's our traffic engineer.

Mayor Valdes-Fauli: Oh, okay, okay. And Dean Warhaft is with you too, so...

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Jerome Hollo is also with you.

Jerome Hollo: I'd like to speak.

Mayor Valdes-Fauli: Okay, two minutes.

Mr. Hollo: Two minutes. Thank you. I appreciate (INAUDIBLE) Mr. Mayor and Commissioners, City Manager, Mr. City Attorney. Jerome Hollo, TWJ Alhambra. And, I think we've worked four years -- it's a long story on this project. We were asked originally when we talked about the first 197-foot, 187-unit building, we were asked to go that direction. And, by

sort of happenstance, the tides had changed at the City, which is okay and we understand that. I'd like to address one thing that was said. Today, we could build 112 units as of right on the property. We could build a building that's 97 feet tall, without any of the articulation that was requested by staff. We could build a building without a park, although we did agree to save the historic structure. We didn't need to provide the space that it's provided. We could build a building without ten-foot colonnades and without all the additional green space. But, we've worked with the City and we've worked hard with the City. And we think, yes, we're asking for additional space. We think the area is appropriate for it being in the CBD.

Mayor Valdes-Fauli: Why do you say that you could build as-of-right, you know, with 112 units?

Mr. Hollo: 112 units, right. It's 100 units per acre and the site is 1.12...

Mayor Valdes-Fauli: Okay.

Mr. Hollo: Acres.

Mayor Valdes-Fauli: Alright.

Commissioner Lago: You're getting those numbers as a result of?

Mr. Hollo: As a result of your North Ponce District that you passed today. So, -- but the reality of it is, whether we could build 112 or 56, I could build the same structure as it is today without providing the setbacks as requested, the north-south setback, without providing the park and the paseo, without providing all those items that we're providing to the City. And we think that the City will benefit from those items. Thank you.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Lago: Thank you.

Planning and Zoning Director Trias: Mayor, if I could make a correction.

Mayor Valdes-Fauli: Yes, sir.

Planning and Zoning Director Trias: The 100 units per acre is north of Navarre.

Vice Mayor Keon: North of Navarre.

Planning and Zoning Director Trias: It would not apply to this property.

(APPLAUSE)

Vice Mayor Keon: But Ramon -- Ramon.

Planning and Zoning Director Trias: Yes. And I'm speaking of the action you took this morning.

Vice Mayor Keon: Right, but...

City Attorney Leen: What could they build as of right, then, Ramon?

Planning and Zoning Director Trias: 56 units, which is what the Commissioner said before. As of -- which is MF-2 and no changes. Now, the change you made for the infill applies to the North Ponce, which starts north of...

Vice Mayor Keon: North of Navarre...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Keon: Because Navarre...

Planning and Zoning Director Trias: North of the CBD.

Vice Mayor Keon: Is within the Central Business...

Planning and Zoning Director Trias: Right.

Vice Mayor Keon: District.

Planning and Zoning Director Trias: Right.

Mayor Valdes-Fauli: Alright. Gordon Sokoloff. Two minutes, sir.

Gordon Sokoloff: Thank you. Gordon Sokoloff, 225 Alesio. It seems that when an individual has a hardship or has a -- wants a variance, they need to show a hardship. But, when a company or a developer does, their hardship is lack of return of investment, and they seem to want to go taller. There's too much density. And a question that I would ask anyone is has anyone ever seen streets widened in the City of Coral Gables? And I think everyone would give a resounding no. Streets have gotten narrower; Segovia has, Miracle Mile has. You even cut off Giralda for a whole block. Therefore, I don't know what you're going to do at Navarre -- and Ramon, I'm not sure if you said that the traffic study will be done a year after construction begins? Is that -- did I understand that right? Because the traffic study should be done before it's built, not after.

Planning and Zoning Director Trias: Right. There's a traffic study done now.

Mr. Sokoloff: Right.

Planning and Zoning Director Trias: And then a year from now, there's a study to verify that the traffic study was correct.

Mr. Sokoloff: Okay. Having worked on the Traffic Advisory Board, I can tell you that traffic just isn't borne in the City. It's a direct result of overdevelopment. That's it. It's a symptom of a disease of overdevelopment. And this is clearly too much development for this area, which is more of a residential neighborhood. It's a very quaint area.

Mayor Valdes-Fauli: What about that 700,000 cars that pass through Coral Gables every day? Is that our development or is that other development, like downtown and like west?

Mr. Sokoloff: Well, this is only going to contribute to it. I realize that we're a thoroughfare...

Mayor Valdes-Fauli: Seven hundred thousand.

Mr. Sokoloff: But, we're trying to contain it for the quality of the life of the neighbors that live in that area. Coral Gables is going to end up changing their name to Coral Gridlock, and that will be your next agenda item.

Mayor Valdes-Fauli: Alright.

(APPLAUSE)

Vice Mayor Keon: Dr. Sokoloff.

Mayor Valdes-Fauli: Thank you, sir.

Vice Mayor Keon: Dr. Sokoloff.

Mayor Valdes-Fauli: I'm sorry.

Mr. Sokoloff: Yes.

Vice Mayor Keon: I want to make sure that we have the right terminology here.

Mr. Sokoloff: Yes.

Vice Mayor Keon: You asked that this is a variance. Is this a variance?

City Attorney Leen: No, it's not a variance.

Vice Mayor Keon: It's not a variance. They're not requesting a variance.

Mr. Sokoloff: No, they're changing zoning. They're asking for zoning changes.

Vice Mayor Keon: Is there permission -- is there...

City Attorney Leen: They're changing the...

Vice Mayor Keon: Is there -- in the Code, is there a means by which you can request -- is that part of the Code?

City Attorney Leen: Yes, yes.

Vice Mayor Keon: It's all...

City Attorney Leen: And it has to be considered...

Vice Mayor Keon: Part of the Code.

City Attorney Leen: By the Commission. It does have to be considered...

Vice Mayor Keon: It's all part of the Code.

(COMMENTS MADE OFF THE RECORD)

City Attorney Leen: It's a Comprehensive Plan change, a Zoning Code change and a site plan approval.

Vice Mayor Keon: It is a change that is permissible under the current Code. It's not a variance.

Mayor Valdes-Fauli: Alright.

Unidentified Speaker: But, it is our understanding that there are three changes that are being requested...

City Attorney Leen: Yes, there's a...

Unidentified Speaker: To make an amendment, correct?

City Attorney Leen: There's a change to the Comprehensive Plan from a multifamily designation to a commercial mid-intensity designation.

Mr. Sokoloff: Right.

City Attorney Leen: There's also a change to the Zoning Code, and then there's a site plan approval that's going forward. But, the point that you have to know is that staff has reviewed it and what's being requested, in staff's opinion, is compliant with the Comprehensive Plan. So, the Commission has to consider it. It doesn't mean they have to approve it, but they have to consider it. They can't just reject it. They have to give it a good faith consideration, and whatever decision they make has to be fairly debatable, or else it subjects the City to essentially litigation or a lawsuit.

Mayor Valdes-Fauli: Alright.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Let's -- wait, wait, wait, wait.

(COMMENTS MADE OFF THE RECORD)

City Manager Swanson-Rivenbark: Excuse me, Mr. Mayor.

Mayor Valdes-Fauli: No, no, no, no, no. No participation...

City Manager Swanson-Rivenbark: We're not...

Mayor Valdes-Fauli: From the audience.

City Manager Swanson-Rivenbark: Capturing the comments. If you want to entertain them, they have to come up to the microphone.

Mayor Valdes-Fauli: Yeah, but let's continue with Debra Register.

Commissioner Lago: Thank you, Doctor.

Mayor Valdes-Fauli: Thank you, sir.

Debra Register: Hi. My name is Debra Register, and I live at 1240 Placetas Avenue. I'm not involved in -- as far as in the neighborhood of this project. But, I do want to say one thing. Developers come in and they buy up property at a huge amount. Then they come and ask you for variances or amendments or whatever it could be, okay, because they paid this huge price and they need to make a profit. That's like holding something over your head to say you need to do this for us. But the biggest thing is, is Vice Mayor Keon said during the debate, we need to reconsider the homeowners who are building these mega mansions and we need to stop it. So, why do we let developers come in and build these mega developments when it's considered that the residents can't build onto their home? This is double standards to us, huge double standards. So, think about that when you do your votes.

Mayor Valdes-Fauli: Thank you very much.

Ms. Register: Thank you.

Mayor Valdes-Fauli: Thank you very much for your input. Henry Pinera. Henry Pinera. Oh, here.

Henry Pinera: Hi, folks. So, I'm here to talk to you about what...

Vice Mayor Keon: We need your address, Mr. Pinera.

Mr. Pinera: Oh, Henry Pinera, 1215 Aduana Avenue, Coral Gables, Florida 33146.

Mayor Valdes-Fauli: And you have been sworn in, right?

Mr. Pinera: Huh?

Vice Mayor Keon: No, he hasn't. He just came.

Mayor Valdes-Fauli: Okay.

Vice Mayor Keon: You need to be sworn in, Henry.

Mr. Pinera: Sure.

Vice Mayor Keon: The Clerk.

City Clerk Foeman: Solemnly swear or affirm that the testimony you provide today will be the truth and nothing but the truth.

Mr. Pinera: Yes, I do.

Mayor Valdes-Fauli: Yes, sir. Go ahead.

Mr. Pinera: So, I'm here to talk to you guys about what's happening in the City of Coral Gables, which is spot zoning. I know that many of you will disagree with me that this is spot zoning. But just because there is a mechanism, which is the mixed-use overlay district, which is -- which exists within the Zoning Code, does not mean that this is not an example of spot zoning. Spot zoning is the ability to take an existing parcel and change the zoning requirements and effectively what we care about is the density associated with these locations. And you guys have a mechanism that allows you to do that within the Zoning Code legally. We understand that. But, it does not negate the fact that it is spot zoning.

Vice Mayor Keon: Is it spot zoning?

City Attorney Leen: Well, remember, with spot zoning you have to look at -- with spot zoning, you have to look at the surrounding neighborhood. This is right next to the Central Business District. So, we're not talking about like in the middle of a residential area granting significant development rights with everything around it being completely different. This is -- it's ultimately a decision for the Commission, but there's a context that this building's going to be in. It's next to other buildings.

Mr. Pinera: And I understand that the mechanism exists for a reason and the mechanism exists to give you guys the leeway to allow a little bit of deviation or to potentially allow for those exceptions, but it's not being treated as an exception. It -- more and more, a lot of the projects that are coming before you are coming before you and getting the mixed use designation, because they want to up-zone the density. That's what's happening here. Whether you guys want to call it spot zoning or not, that's what is upsetting the neighbors. That is what is upsetting us that we don't have a deterministic way to figure out where we should be purchasing the properties. That's the problem. If you give -- if you tell me that I'm going to have more or less a -- the right -- or a certain level of density -- and I know I'm coming up on my time. But, if you tell me that I'm going to have a certain amount of density, I make my decision on where I purchase my house based on that. That's how -- that's what I did when I purchased my house, and it's been changing. And, that's what's happening here. And, we need a comprehensive solution. Let's not take the lazy way out. Let's go ahead and actually create a comprehensive zoning plan that addresses some of the trends that are happening out there. I -- look, I get it. New urbanization. You want to bring in those trends; that's fine. But let's do it comprehensively. Let's zone the city accordingly with those new trends. And yes, it may take a year or two to get that plan in place, but let's do it the right way.

Mayor Valdes-Fauli: Thank you, sir. Thank you very much.

Mr. Pinera: Thank you.

Mayor Valdes-Fauli: Are there...

City Attorney Leen: If I could just -- I don't mean to interrupt. And I mean this respectfully, but just to -- I -- just for the record, since the issue of spot zoning, which is a legal issue, has been raised, in case this is challenged at some point -- the property we're talking about is right here. It's right next to the commercial district, as you can see. So...

(COMMENTS MADE OFF THE RECORD)

City Attorney Leen: It's right here. And here's other commercial properties. Spot zoning would occur if it was like right here, in the middle of a residential area. That would be an example of spot zoning, where you grant to one property development rights that no other property in that area have. It's not when you put a property like here that's commercial, contiguous, next to another commercial property.

Mayor Valdes-Fauli: Alright.

City Attorney Leen: It's not spot zoning. I just wanted to be very clear about that.

Mayor Valdes-Fauli: That it's not spot zoning.

City Attorney Leen: This is not spot zoning.

Mayor Valdes-Fauli: Are there any other persons in the audience that wish to speak in opposition? Did you fill a card?

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: No, I can't hear you. Come up here -- fill a card and then come up here.

Vice Mayor Keon: She did fill a card out, but she chose not to speak.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Oh, you did. Who are you?

Commissioner Mena: Yes.

Commissioner Quesada: The problem is -- so you know, we need to have it go into the microphone for the record. That's it.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Your name, please.

Mina Descrivan: Mina Descrivan, 50 Alhambra Circle.

Mayor Valdes-Fauli: And we have one of these for you?

Ms. Descrivan: Yes.

Mayor Valdes-Fauli: Okay.

Ms. Descrivan: On there.

Mayor Valdes-Fauli: Go ahead. Two minutes.

City Clerk Foeman: Do you solemnly swear or affirm that the testimony you will provide will be the truth and nothing but the truth to the best of your knowledge?

Ms. Descrivan: Yes, I do. Well, I'm new to the area, and I chose Coral Gables, because of the essence of the city, which has been a historical site, old time, very open, very green, very nice quality of life. I didn't choose to live in Brickell or Midtown, because of the kind of city Coral Gables is. If you keep allowing this kind of development --, because right now it's just a spot, but then tomorrow is going to be the next one and then the next one. So, we'll end up with a city that looks more like Midtown or Brickell than what Coral Gables is right now and has been proud all the time of being the City Beautiful. So -- and regarding traffic, I used to live at Aragon and if you want to make a study of how much a massive building with this kind of parking spaces means to a street, just stay two hours in the entrance of the parking and you'll see the amount of people that come in and out and doesn't look what's around, and this is an area that is surrounded by kids, kids coming and going. So, I think that you should take that into account. You want to be -- Coral Gables to be a Brickell or a Midtown, or you want to keep the essence of the city? Thank you.

Mayor Valdes-Fauli: Thank you very much. Any other -- anyone else wishing to speak?

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: You just spoke, madam. No, no more. Anybody else? Okay, thank you very much. This part of the hearing is now closed. And we've had, you know, 25 speakers. And Mr. Guilford, you reserved some time. Please finish up.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: What? He reserved some of his time initially. He -- I gave him ten minutes and he only spoke for three, so I'm giving him the rest of his...

(COMMENTS MADE OFF THE RECORD)

City Attorney Leen: Excuse me. Please, please, order.

Mr. Guilford: Alright, Mr. Mayor, Commissioners, I would like to just touch on a couple items that were said today. Well, first of all, what I'd like to do is talk about density. Density, in its most basic form, is nothing more than a door. When you -- I could build 10 two-bedroom units, and you build 20 one-bedroom units, and somehow I now have twice the density you have, but we have the same number of bedrooms. You know, and this project is very unique in the fact that it is geared for a particular segment, young professionals. For instance, 75 percent of our units are studios or one-bedrooms, as opposed to a more standard one -- and I picked one that was passed recently -- the Henry, only 36 percent were studios or one-bedrooms. We have twice as many what would be standard, because we're gearing for that person who, again, has graduated college, wants a place to live, wants to be in Coral Gables or actually has found a job here in Coral Gables and wants to live next to where they work. That will also help on the impacts of people -- not going to say everybody is --, but a lot of people now like to walk to work. So, we have that issue. The second issue is massing. And, I know Ramon touched on it, but I just want to clarify. We have taken 10 percent of the façade off under this proposal, and we've taken 25 percent where it goes further north off that portion of the proposal. So, we have made substantial reductions to the Alhambra side. If we wanted to -- without this hearing, we could -- we have zero setback requirements. We could go essentially property line to property line. So, we did make an adjustment to that front façade by reducing that as well. Now, people said, well, this is a historic section. This is, you know -- we have historic buildings. But, I want to let you know that the historic board reviewed this project as whether or not the historic building that's located on the property -- this building is appropriate for that, and they found that this building was appropriate and blended with that historic structure. And, now what I would

like to do is have Mr. John McWilliams come forward and just kind of discuss Mr. Quesada's issue of parking and actually the school and actually, in fact, how we're actually making it better and walking better.

City Attorney Leen: Mr. Guilford, before you...

Mayor Valdes-Fauli: Wait, wait, wait. Commissioner Mena wants to ask you a question.

Commissioner Mena: I had a quick question.

Mr. Guilford: Sure.

Commissioner Mena: I went back and watched some -- you know the prior hearings. Obviously, I wasn't here for them.

Mr. Guilford: Correct.

Commissioner Mena: And, you made the same statement that it's about how many...

Mr. Guilford: Doors.

Commissioner Mena: Doors you have. And I generally understand the point you're trying to make, but I also have a problem with it. I used to live in an apartment with my wife on Biltmore Way. It was a two-bedroom unit. We shared our bedroom, and the other bedroom was like...

Mr. Guilford: Sure.

Commissioner Mena: An office, you know, den. To say that that's the same as if that were two one-bedrooms, where there would be now two couples potentially living...

Mr. Guilford: Well...

Commissioner Mena: In those two units, I'm having a hard time understanding...

(APPLAUSE)

Mr. Guilford: Understood. But essentially, you could have that -- and I'm going to date myself. When I went to college and I lived in an apartment, there was two of us in each bedroom...

Commissioner Mena: Right.

Mr. Guilford: So I understand. But nowadays, what we have -- okay, my daughter lives -- rents in a condo in North Gables. It's a three-bedroom condo. She lives there with two other people, so there is a person per bedroom. And I guess my point is what is the difference between three-bedroom -- three people in a three-bedroom unit versus one person in three units? Because you still have three cars. You still have three flushes. You still have three people impacting the community. Now, I will agree with you, you know, you could have somebody who says, okay, I want to have a two bedroom and I'd live in one and the other one is if people come to visit, you know, something like that. So, it's not a perfect example -- I'll admit that --, but I think it's pretty close. And I think -- Mr. City Attorney.

City Attorney Leen: Yes. There was also -- I just -- for the record, Mr. Guilford, I just want to make sure you're proffering this. One issue that came up for the Commission was, well, the City's changing the Comp Plan to allow a broader use, which is essentially commercial versus multifamily. So, conceivably, if this building was never -- if this development never occurred, an office building could go there or something like that, there was a concern that we not brought in a use like that. So, I just wanted to note that they proffered the following language, which would attach to all of the approvals. It'll say the restricted covenant shall include that no

development can occur on the property except in compliance with the approved site plan and restrictive covenant, and that if the site plan expires, any development would require renewal or amendment of the site plan with approval by the City Commission in a quasi-judicial hearing.

Mr. Guilford: Yes. We have no problem -- I was going to proffer that at the end, Mr. City Attorney, but we have absolutely no problem with that.

Mayor Valdes-Fauli: Okay. Do you want to call...?

Mr. Guilford: Yes.

Mayor Valdes-Fauli: Yes.

Mr. Guilford: John.

Commissioner Quesada: On traffic, I -- you know, I think we discussed this last time. I'm looking -- did you update your report based on the revisions from the last meeting or no? Your traffic study.

John McWilliams: Yes, sir. First of all, John McWilliams, with Kimley-Horn and Associates. Proud to say, for the first time in front of this Commission, offices at 355 Alhambra Circle. Yes, actually, Commissioner Quesada, we did update the study. We actually updated...

Commissioner Quesada: Because the one I'm looking at...

Mr. McWilliams: With new traffic counts, more recent traffic counts, as well as addressing some new comments from staff.

Commissioner Quesada: So, I'm looking at a document, May 30, 2017. Yeah, that document, but I didn't see a date on specifically your report.

Mr. McWilliams: The most recent report we performed was...

Commissioner Quesada: February 20th...

Mr. McWilliams: Performed was revised February 2017.

Commissioner Quesada: 2017, okay.

Mr. McWilliams: Yes, sir.

Commissioner Quesada: Alright. That's what I'm looking at. That's not -- that is the (INAUDIBLE)...

Mr. McWilliams: That is the most recent report, correct.

Commissioner Quesada: When was first reading on this? When did we discuss this? Was that - - December, okay, so this is the updated? So, Figure 2 -- I want to direct your attention to that, which I think is page -- give me a second here. You know, it's tough -- its page 7 -- oh, no, page 6 of your report.

Mr. McWilliams: Yeah, Figure 2.

Commissioner Quesada: Trip distribution AM and PM peak hours. I guess that only gives percentage.

Vice Mayor Keon: No, that's on page...

Commissioner Quesada: I'm looking at Figure 3, the very next page.

Mr. McWilliams: Yeah.

Commissioner Quesada: And I'm sorry, for those that don't have this document in front of them, this is a report conducted by the traffic engineer that's hired by the developer to discuss where the traffic is going to be at certain locations and certain times.

Vice Mayor Keon: You know, on the item, it's 4.

Commissioner Quesada: I'm sorry?

Vice Mayor Keon: On the item, it's page 4.

Commissioner Quesada: Got it. But I'm looking at this.

Vice Mayor Keon: The -- oh, that one? Okay, you're right, page 7.

Commissioner Quesada: The one with the...

Vice Mayor Keon: Sorry.

Commissioner Quesada: So, the question to you is, how do you define peak hours here? So, for those listening to the question or those at home, peak hours, they typically say the most trafficked time in the AM hours and in the PM hours, and that's typically how they do these reports. Is the PM hours and the AM hours, does that include the school drop-off, or is that outside of that?

Mr. McWilliams: Well, I guess, first of all, let me just recap. In terms of the study, we actually submit a methodology memorandum to City staff and they have an outside consultant review it and provide comments on that. And through that process, we establish those analysis periods. So, for this particular study, it was agreed that because it's a residential project, that we would study the times between 7 and 9 in the morning on a weekday and 4 to 6 pm on the weekend -- I mean, on the weekday, as well, which is consistent with folks going to and from work. That is that -- there is an hour within the middle of that -- those time periods in which the majority of the traffic is generated for that peak hour.

Commissioner Quesada: I don't see the parent that was here that spoke earlier.

Mr. McWilliams: Well, I can -- Commissioner Quesada, I can answer that. As a part of one of the hearings and some of the input from staff, there was concern about school drop-off.

Commissioner Quesada: Yeah, of course.

Mr. McWilliams: And so, we went out and there's actually a section in the report that discusses our observations during school drop-off. We didn't perform an actual traffic study because, in general, for a residential project like this, the project itself just doesn't generate that much traffic in the early afternoon when you have your dismissal period. So, really, the only overlapping period really occurs in the morning when people are leaving for work and then you also have the drop-off at the school.

Commissioner Quesada: So, then did you perform any kind of study related to the AM related to the school?

Mr. McWilliams: We performed...

Commissioner Quesada: Or you...

Mr. McWilliams: When we went out we...

Commissioner Quesada: Think 7 to 9 is the drop-off time...

Mr. McWilliams: That was -- yeah, correct. Correct. And so, we performed observations. And, just so you know, the K through 1st -- and this was done in May of 2016, so it is -- the observations are a little bit older, because this project's been ongoing. But, the arrival time is 8:10 pm -- 8:10 am for K through 1 and 8:25 am for 2nd to 4th Grade.

Commissioner Quesada: Let me ask you a quick -- just a quick question. Is Coral Gables Prep -- did you do it at the end of May, and was school still in session?

Vice Mayor Keon: Yes.

Mr. McWilliams: School was still in session.

Commissioner Quesada: Okay. I just want to be...

Mr. McWilliams: It was done on the 23rd and the 24th.

Commissioner Quesada: That's important. I want to make sure.

Mr. McWilliams: There was a big -- we rushed out there to make sure we got it.

Commissioner Quesada: Okay.

Mr. McWilliams: So, school was in session.

Commissioner Quesada: Because I look at Figure 3 -- correct me if I'm wrong here, but it's on the AM and PM peak hours, like you just defined for me. And I heard the parents say that Galiano is the pickup and drop-off -- or the drop-off point in the mornings, and I'm seeing -- is it 10 in the mornings and 11 in the afternoon, that's the vehicle traffic? That can't be right.

Mr. McWilliams: No, it is. Think about it. So, I wanted to clarify something. There was a comment about how much traffic this project generates during the morning peak hour. The comment was around 58 trips. Now, understand when I say the peak hour, it's one 60-minute period. So, if you think about how people leave for work, some people leave a little bit earlier than others. Some people leave a little bit later. So, ultimately, it's like kind of a bell curve. So, during the morning period, obviously, more than 58 vehicles are entering or exiting the site, but during that one single hour, which is the analysis period we use in the industry, it's only 58. So, if you think about that and you think about distributing that traffic from the driveway out to the network of streets, you can go through here and you can see that there's more traffic actually headed to the east from the project driveway. We have -- in the morning; we have 23 trips making a right out of the site and only 14...

Commissioner Quesada: You're saying that only 23 -- when you say out of the site, you're saying out of the proposed project?

Mr. McWilliams: Correct.

Commissioner Quesada: The number that just doesn't make sense to me is Galiano and Navarre. You put here -- or you observed here that going south on Galiano to Navarre, there were 10 trips an hour.

Mr. McWilliams: These are the project's projected trips. These are the actual volumes on the street.

Commissioner Quesada: Got it. Got it, I understand.

Mr. McWilliams: There's a whole different figure that shows the volumes on the street.

Commissioner Quesada: I'm sorry.

Mr. McWilliams: This is strictly what the project's expected to generate.

Commissioner Quesada: I misunderstood that.

Commissioner Lago: This project is expected to produce ten trips in that hour...

Mr. McWilliams: For that particular...

Commissioner Quesada: So...

Mr. McWilliams: That particular intersection.

Commissioner Lago: Does that take into account the current density load with the existing homes that are there?

Mr. McWilliams: We do take credit for the 30 units...

Commissioner Lago: (INAUDIBLE) credits for that.

Mr. McWilliams: Yeah. We take credit for the 30 units, and then we actually project how much traffic the project...

Commissioner Lago: So, the real number may actually be 20 or 25, but you're taking credit...

Mr. McWilliams: Correct.

Commissioner Lago: For the existing homes that are there and you're subtracting it and that's how you got the...

Mr. McWilliams: Understand that when we counted the -- when we actually did existing counts, the traffic generated by the existing 30 units is in those counts, so we would be double counting those 30 units if we didn't take credit for it.

Commissioner Mena: Is that what Figure 4 is? Is that meant to show...?

Commissioner Quesada: What the current traffic is.

Commissioner Mena: The actual current traffic pattern?

Mr. McWilliams: Correct. Those are the actual traffic volumes that we observed by counts.

Commissioner Quesada: Galiano and Navarre, which the gentleman indicated was the peak drop-off location in the morning is 112 vehicles an hour?

Mr. McWilliams: Southbound -- that's PM southbound through. In the morning, it's 270...

Commissioner Quesada: 278.

Mr. McWilliams: 278 southbound through...

Commissioner Quesada: An hour.

Mr. McWilliams: In a single hour, correct.

Vice Mayor Keon: On Galiano?

Mr. McWilliams: And, that's related to the school traffic, absolutely.

Commissioner Lago: Let me ask you another question.

Commissioner Quesada: That's more believe -- okay, that's where I misunderstood.

Mr. McWilliams: I apologize for the confusion.

Commissioner Quesada: Not the ten. No, no. It was my fault.

Commissioner Lago: Since we're talking about -- and I know that this may not be in your wheel house, but I think it's pertinent to bring it up, and the doctor mentioned it before. Do we know how many residents have their children at that school?

Mr. McWilliams: I didn't gather that information.

Commissioner Lago: For example, we talked about West Lab, which is a stone's throw from my house and I think that we're at 18 percent of the school is full of residents -- of the children from the residents who live in the neighborhood. So, a lot of people are coming outside that don't live in the City of Coral Gables, which, again, obviously, causing congestion.

Vice Mayor Keon: Right. But that school, the boundaries for this school are from Palermo north to (INAUDIBLE), but outside of the City of Coral Gables.

Commissioner Lago: I know.

Vice Mayor Keon: But I mean...

Commissioner Lago: So, that's my point...

Vice Mayor Keon: Those are the boundaries of the school.

City Manager Swanson-Rivenbark: But, I think for Coral Gables Prep, sir, you have a high number of residents, unlike the magnet, West Lab. But, we can certainly get that information.

Commissioner Lago: I'm just wondering because, again, there's some numbers that are thrown around in reference to, you know, the amount of traffic and congestion, and it's something that we were very adamant about it, very clear there's over 700,000 cars driving through the city every day. And it's not an issue of, in my opinion, overdevelopment. It's an issue of we have a lot of traffic and we have a lack of...

City Manager Swanson-Rivenbark: Understand.

Commissioner Lago: A master plan in reference to traffic throughout the county, and we're suffering for that right now.

Mayor Valdes-Fauli: Alright.

City Manager Swanson-Rivenbark: I do know the school increased significantly when we changed the boundaries...

Vice Mayor Keon: Boundaries.

City Manager Swanson-Rivenbark: But, it was all with Gables residents coming in as a part of that increase.

Mayor Valdes-Fauli: Any other questions...

Mr. McWilliams: Well, I'd just let you...

Mayor Valdes-Fauli: For the traffic consultant?

Mr. McWilliams: We did revise the study and we submitted it to staff. Staff reviewed it; the consultant reviewed it. We got their approval. They say they have no further comment on the traffic study.

Commissioner Quesada: You answered my questions. Thank you.

Mayor Valdes-Fauli: Thank you.

Mr. McWilliams: Thank you.

Mayor Valdes-Fauli: Thank you.

Mr. McWilliams: Oh, I'm sorry. My client wanted me to address one thing relative to the follow-up study that was mentioned a year after. The commitment is that once the building is occupied, fully occupied, we'll do a study to identify any traffic calming improvements. It's really to address any side effects of any patterns that get created that maybe we didn't project. It's not necessarily to go and confirm the traffic study as much as see if there's a need for a type of mitigation.

Commissioner Lago: Let me ask you a question in regards to that, because I wanted to bring this up several times, and this is a question more for staff. Once we enter these types of agreements, if we do enter this agreement today, what avenues do we, as a city, take to ensure compliance of these one-year, two-year, three-year studies? Is there somebody in our staff that, you know, has this on Outlook that'll say, okay, we need to follow-up? This needs to be provided by this date. Is there some sort of requirement from the applicant where if he doesn't submit it within one year, that there's a penalty?

City Manager Swanson-Rivenbark: So, you all built into the Agave project a compliance mechanism that allowed the -- that they had to commit to their traffic estimates, and in the event that they exceeded it by -- perhaps, it was 10 percent, then it would retrigger public improvements and reopen the discussion on traffic. It was also done with Village of Merrick Park, but when Village of Merrick Park was done and they went back over a five-year period, it did not -- it showed that the traffic stayed below the estimates. But if you would like, we could build in those types of provisions as a part of -- depending on what direction you want to take with this project.

City Attorney Leen: And if I could add to that, the City also can use Code Enforcement. We could also file a suit, because there'll be a restrictive covenant, so there are other mechanisms.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: But, it will be just as well to build it in with the agreement.

Mayor Valdes-Fauli: Mr. Guilford, do you want to finish up?

Mr. Guilford: Yes, sir.

Mayor Valdes-Fauli: Brief.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Yes.

Mr. McWilliams: Dean asked me to also clarify. So, if we do the -- when we do the follow-up study a year later and if we find there's a need for traffic calming improvements, things to slow down traffic or deter traffic from the area because we've seen a higher number of traffic than we expected, we'd identify those improvements. And, then the applicant would be committed to funding their pro rata share. So, if we do have a lot of cut-through traffic that's background traffic, that would be separate from what we would -- he would consider their pro rata share.

Mayor Valdes-Fauli: Thank you. Mr. Guilford, finish up.

Mr. Guilford: Yes, sir. Just really one clarification I have, Mr. Mayor, and it's really going to be directed to the City Attorney, and I'm going to paraphrase. I believe in the live/work units, it says you cannot store paint or combustibles. I just want to make sure that if an artist wanted to occupy one of the live/work units, that that would in fact be acceptable.

City Attorney Leen: What I indicated -- and I see the Building Official nodding. But, what I've indicated -- and let me know if you're okay with this too, Mr. Iglesias -- but that if the Commission approved that as sort of a condition of approval, which you're proffering that you will have artists there -- that you may have artists there, that'd be acceptable. Is there any regulation restricting that from a building perspective?

Vice Mayor Keon: Not at that level.

Mayor Valdes-Fauli: Could we concentrate on...

Assistant City Manager Iglesias: It would have to comply with the live/work units of the Florida Building Code.

City Attorney Leen: So, you'd have to comply with the Building Code. But for Zoning Code purposes, the Commission could approve it.

Mr. Guilford: Alright, very good. Mr. Mayor, I want to thank you and the Commissioners for your time this afternoon. Appreciate, you know, being here at 5 o'clock to listen to us, and we would sincerely appreciate your favorable approval of this update.

Mayor Valdes-Fauli: Thank you.

Mr. Guilford: Application.

Mayor Valdes-Fauli: The public hearing is closed, and I will hear discussion from the Commission.

Vice Mayor Keon: Start at that end.

Mayor Valdes-Fauli: Okay, Madam Vice Mayor.

Vice Mayor Keon: You know, I have met with so many of you and talked to you for the last three years about this project. And, when I first talked to you, it was an 18-story building -- or a 16-story building. And sadly, when this developer came to the City and there was a different City Manager in place. That City Manager encouraged them to build at that height and at that density and everything else. They were encouraged to do that. And, as it moved along and the Administration changed, the building has changed significantly from that point. I -- you know, I know that many of you here live at 50 Alhambra. I would ask how many of you that live at 50 Alhambra knew when you moved into 50 Alhambra that you were moving into the Central

Business District. You know, and speaking with you, you didn't. Most people didn't know they were moving into -- Vicky Rua, yes. You didn't know that you were moving into the Central Business District. You moved into the Central Business District. That's why there's a 100-foot build -- you know, 1 Alhambra is next door to you and can be built there. And, I know that you didn't expect it because you moved into, you know, what you thought was a condo in a strictly residential area. You didn't. You moved into the Central Business District.

Vicky Rua: May I answer your question?

Vice Mayor Keon: Yeah -- yes.

Ms. Rua: I feel (INAUDIBLE)...

City Manager Swanson-Rivenbark: Excuse me.

Commissioner Mena: You need to come up.

Mayor Valdes-Fauli: No, come on, come on, come on.

Commissioner Mena: Come up.

Vice Mayor Keon: Come on up, Vicky.

Mayor Valdes-Fauli: Madam Vice Mayor -- no, come here. We can't hear you.

Ms. Rua: I'm (INAUDIBLE) because she (INAUDIBLE)...

Vice Mayor Keon: Yes, yes. Use the microphone, so it can be recorded.

Ms. Rua: It's my understanding that the zoning was multifamily low density and land use was also not commercial. So, it was -- I was never expecting to see a ten-story building with more than 114 square feet, so...

Vice Mayor Keon: But -- no, but it is. It sits in the...

Ms. Rua: But it has to be changed. Otherwise, it's 114,000 square feet, 97 feet.

Vice Mayor Keon: And it is 97 feet high.

Ms. Rua: Fifty-nine units. But the key is the FAR. It's the 114,000 square feet, not 146, and that's -- I rest my case.

Vice Mayor Keon: But, the unit -- the -- this parcel of land is within the central zoning -- is within the Central Business District, so...

Ms. Rua: Isn't that something we're changing now? It's my understanding that it was...

Vice Mayor Keon: No. The Central -- the line for the Central Business District has always run along Navarre. It ran around Alhambra, and then Navarre. That's why you have the kind of development that you have between -- you know, from Ponce, all along -- I'm sorry, all along Alhambra is because it's in the Central...

Ms. Rua: No, I have always had a problem with that since three years ago.

Vice Mayor Keon: I know.

Ms. Rua: I always read those map differently.

Vice Mayor Keon: Okay, but...

Ms. Rua: So...

Vice Mayor Keon: It has always been within the Central Business District, and I'm sure...

Ms. Rua: She's only talking with me.

Vice Mayor Keon: That when these people chose to purchase this parcel of land, they realized it was in the Central Business District and there was other opportunities for development, because it was in the Central Business District. So...

Mayor Valdes-Fauli: Okay.

Vice Mayor Keon: And I know that that is -- I know that it is difficult for you to understand. It's just like when we talk about variances as to changes or whatever. Because they are in the Central Business District, they are afforded some rights that they wouldn't be afforded...

Mayor Valdes-Fauli: No, absolutely not. No.

Vice Mayor Keon: If they were not in the Central Business District.

Mayor Valdes-Fauli: We're discussing this between the Commissioners. The public hearing is closed.

Vice Mayor Keon: Okay.

Mayor Valdes-Fauli: Please.

Vice Mayor Keon: But, they are afforded some rights -- I mean, but I think it is very important that the public understand when we make decisions what it is we are basing the decisions on, and it is not based on a return to a developer. I don't particularly care whether the developer gets whatever his return is. I mean, we can tell you what you can do, what you can't do. If it doesn't work for you, then don't build there. But you know --, but the words that you use are -- they may be in your mind what it is when you talk about a variance. There's a very specific definition of a variance under the Code. These are not variances. These are an opportunity, because you happen to be in the Central Business District. You are entitled to apply for these bonuses and for these things. If this was one block north, they couldn't do it. We also -- I know you talk about you don't -- you know, that nobody listens to the residents and you should have a vote on it. By state law, you don't build by resolution. You don't build by public vote.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: You don't. You can't. So, the decision has to be made here based on the facts that are before us. And so, I mean, I -- as we go forward, all I'm asking is that you understand is that the decisions that are made are based on the facts that are in front of us.

Mayor Valdes-Fauli: Okay, Commissioner Lago.

City Attorney Leen: Mayor, the resident wanted to just make the point, which I thought was clear, but when I showed this map before, you see how it's red. This is the proposed changed. But, what I was pointing to was that next to it is red as well.

Vice Mayor Keon: It's all red.

City Attorney Leen: So, but I want to be clear. Right now, it's not red; it's brown. It's multifamily.

Vice Mayor Keon: This is red and this is red.

City Attorney Leen: But it will become red if it's approved, but it's next to other red. And so, all -- the point I was making was its not spot zoning. It's not spot zoning...

Mayor Valdes-Fauli: Okay, Commissioner Lago...

City Attorney Leen: Because it's contiguous.

Mayor Valdes-Fauli: You want to...

(COMMENTS MADE OFF THE RECORD)

Commissioner Lago: And that's...

Mayor Valdes-Fauli: Please. Commissioner Lago, you have the floor.

Unidentified Speaker: And then the next one is going to be red and then the next one is going to be red.

Mayor Valdes-Fauli: Can you -- sir, can you stop it? Everybody has had the opportunity to be heard that wanted to be heard. This is for the Commission to discuss among themselves.

Commissioner Lago: And that's my next concern, what our City Attorney was mentioning, in reference to the diagram. We have one parcel that's now turning red and then the next one's going to turn red. And I've already been contacted by the adjacent developer in regards to that issue. But, that's not my main focus here. My main focus continues to be, as I mentioned before, we're talking about 146 total units where we're currently allowed, as of right, 56 units, and that's a concern. While I'm very happy to see -- and I mentioned it several times and I

harpred on it and I've asked for over a year that we get the open space, a true open space ordinance finalized, I'm happy to see that there's 6,000 square feet. I think there could be more. It could be 8,000, 9,000, and can very efficiently get as much green space as possible. But, I'm concerned about the unit count. I still think it's excessively high. I think that we're putting ourselves in a position where by approving this project, that we're going to be, again, even going above and beyond what we just approved on second reading -- even though I voted no -- even though we approved on second reading in regards to the North Ponce corridor, why I was in favor of moving to 75 units, but we just agreed on 100 per acre. So, again, I hope that we do -- if we do approve this project today and we follow what we're stating in regards to the traffic study, that it be reviewed one year after construction, I hope that there is significant articulation in regards to the project. I find it hard because every bit of FAR, you know, is being used. So, I know achieving significant articulation, for example, in the townhomes like you see across the street, will probably be very difficult, because of the size of the project. But, I would like to see the project be downsized.

Mayor Valdes-Fauli: Okay. Commissioner...

(APPLAUSE)

Mayor Valdes-Fauli: Commissioner Quesada.

Vice Mayor Keon: Where are the condos across the street?

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: In a nutshell, I share Commissioner Lago's concerns. My phone does as well, sorry about that. You know, and to your point, I think -- and you touched on this, Vince, is that the -- because of the increase in FAR here, it makes it difficult to do some of the things that you're suggesting. You know, this has been going on for several years and there is a part of me

that, you know, obviously feels for the situation that the developer was put in when the prior administration sort of led them down a path that I think was the wrong path to go down. But, this continues to sort of feel like we're trying to fit a square peg into a round hole. We have the existing zoning -- and this process allows us to deviate from that. I agree with that, and we should do that where it's appropriate. But, this just goes too far in that direction. While I appreciate the move down from what was originally proposed, what I'm looking at is what the move up is from what is currently allowed. And to me, both the FAR and the resulting sort of number of units here is still problematic. I visit this area regularly. I know the area well. I think that the 100 Alhambra project, which you make a good point, is built as a matter of right, and so we have to be careful when we try to do things black and white and say just stick to the Zoning Code. I think that's a dangerous thing to say. But, I would say that the impact of this building in combination with that building to this area would be a very dramatic impact.

(APPLAUSE)

Commissioner Mena: And, it's hard because of the point you're making that it's in the CBD.

Vice Mayor Keon: Right, but...

Commissioner Mena: But it's...

Vice Mayor Keon: You don't punish one developer, because for what is built in another place when it's by right.

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: Well, but I -- time out. I take...

Mayor Valdes-Fauli: Come on, please. Please, please.

City Attorney Leen: You know this is a hearing.

Commissioner Mena: Please.

City Attorney Leen: Okay, please.

Mayor Valdes-Fauli: We're going to clear the room, if you keep doing that.

Commissioner Mena: Please.

Mayor Valdes-Fauli: Please.

Commissioner Mena: And let me be clear...

Mayor Valdes-Fauli: No. You're not going to be recognized. Go ahead.

Commissioner Mena: And let me be clear, Commissioner Keon. Nobody's trying to punish anybody. You know, I don't -- but you know you're making the point that it's in the CBD, but it's also zoned MF-2. I didn't zone it MF-2.

Vice Mayor Keon: Well, I think that...

Commissioner Mena: That wasn't my...

Vice Mayor Keon: When it was -- well, neither did I.

Commissioner Mena: Right.

Vice Mayor Keon: Nobody did.

Commissioner Mena: Right.

Vice Mayor Keon: I mean, but I think when the map was drawn, it's not consistent. The CBD is there...

Commissioner Mena: Well...

Vice Mayor Keon: And, so there's not a consistency. It's an inconsistency in the map.

Commissioner Mena: Oh, but is it possible that somebody -- I don't know why it was zoned that way. It is next to a school...

Vice Mayor Keon: I don't know.

Commissioner Mena: A historic school, but we don't know. But the point is, you know, you have to take both facts as facts. It is in the CBD, but it is zoned MF-2. And so, you know, as far as notice is concerned to people who live in that area, both are facts. Look at the situation. So, you know, I would like to see this continue moving in a direction towards what's permitted. I understand that there comes a point where a developer can't go any further if it doesn't make financial sense for them. I don't know where that point is for this developer at the end of the day. But to me, this goes a little too far in that direction, and I'd like to see some additional reduction to the FAR and some additional reduction to the units, and hopefully, that could result in either more articulation or more green space. The last quick point I'd like to make is about -- and this is a point not only about this project, but a broader point about our Zoning Code is with respect to these live/work units. You know, I guess it would be the first time we do these. You know, I've had -- I've posed questions about these both to staff, to the developer, and because we've never sort of gone down this path with these type of units. You know, we don't really

have a concrete answer for this. But, I have questions about the enforcement on that. Because, what happens if somebody's just living in that unit? Now, you've given them a mixed use designation built on these live/work units, but they're really just residential. I'm not saying that's the case here and that's, I think, a broader discussion maybe for another day...

Mayor Valdes-Fauli: Another day.

Commissioner Mena: But, I think it's something worth discussing, so that we understand what we're actually doing when we allow live/work units.

Mayor Valdes-Fauli: Thank you. Thank you. Commissioner Quesada.

Commissioner Quesada: Thank you, Mayor. You know these are always tough, because it's always trying to balance trying to get a better project and not giving away too much, so these are always tough balancing acts on both sides. The -- I just want to note that obviously the traffic in that area, I don't frequent it all that often, but I'm there enough to feel it in the morning sometimes when I go through. And, what I -- I was really focused on hearing from one of the -- actually someone who drops off their children there, because recently -- you know, if you guys caught that, that individual said that they made a change two weeks ago. That was related to an issue that was brought to me by one of the parents and a resident of the area that something came up there. So, I know that the Police Department and the Traffic Department, everyone got together to look to see how they can improve that situation. So, you know, I'm very familiar with it. That's why I was so focused on that. And obviously, for me, that's a real big part of it. When it comes to as far as, you know the height; obviously, they can build it as of right. Regardless of what the density is, that height -- they can build that structure -- you know that height. So, you know, I know one of the concerns we've heard -- we didn't hear it as much this time, but we heard it last time at the first hearing that we heard quite a bit is, you know, we'd have this big concrete wall in front of us. And, I think it was from the residents from 50 Alhambra. Whether they build as of right or not, they could do that. So, if they were to build it

as of right, they can do that big wall right in front. So, that's -- you know, that's one for me that it's almost a throwaway for me just because we can't prevent that. As far as the design and the project and the open spaces, most of you of the residents that are here weren't here earlier today when Commissioner Lago brought it up. We were discussing a similar, but not related issue for North Ponce, what an open space is. But again, you know, this developer was traveling under what is allowed in the Code the way it's defined, you know, the covered spaces. And I know Commissioner Lago's really been fighting to get a more, you know -- a truer sense of the word open space, and you know we'll deal with that at a future meeting. So, you know, with all those considerations, you know, that's always a delicate act that I'm going through. I will tell you, I have struggled with this one because of the -- you know, because of the traffic and because of the height. I will tell you, though; I am leaning towards approving it today, though.

Mayor Valdes-Fauli: I would like to say something, and I will call for a motion afterwards. And the argument about -- I mean, I understand that -- how many units are allowed?

Commissioner Mena: 56.

Commissioner Lago: 56.

Mayor Valdes-Fauli: 56. Okay, 56. And a developer would build four- or five-bedroom units with a 56, as of right. And is that any better than having the units that they are proposing, one- and two-bedroom units that will attract the type of people that we want to have in Coral Gables. I am inclined to approve to vote for this project, this proposal because I want smaller units and I don't want to have three- and four-bedroom units with 56. That'll have the same number of beds, the same number of rooms, and I don't think that that's the right thing to do. It was a horrible mistake for someone at some point in the past to approve the monstrosity that is across the street from this, but that's the end. There's nothing we can do about it. I think that this project is well thought out. They have provided for open space. They have provided for the preservation of a historic building, and I would -- I'm inclined to vote for this for approval.

Commissioner Lago: I just want to say one...

Mayor Valdes-Fauli: Hello. Come on. That part of the meeting is closed, please.

Commissioner Lago: I just wanted to make one comment in reference to what the Mayor said. It's not that I'm not in favor of providing bonuses in regards to the density. I don't have an issue with that. Obviously, in moderation, just like we just -- just like I showed in reference to the North Ponce corridor. I'm willing to go from 50 units an acre to 75. I even, in my memo, stated 85 units an acre. I just think that this is a little bit excessive, and I've made my points clear. I'm with Commissioner Mena. But again, that's what the great thing about democracy is.

Mayor Valdes-Fauli: I will entertain a motion.

Commissioner Mena: I just -- could I just say one more thing?

Vice Mayor Keon: Well, I'd like to talk about it more, because I'd like to understand...

Mayor Valdes-Fauli: Sure.

Vice Mayor Keon: I'd like to hear what Commissioner Mena -- what his concerns are, so that I fully understand for me. Because you know, maybe there is an issue that I don't see. Maybe there's an issue that, you know, I don't -- we see differently, and so I'll have to ask myself, so why don't I see that or whatever. So, -- and I think that's the benefit of having...

Commissioner Mena: Absolutely.

Vice Mayor Keon: You know...

Mayor Valdes-Fauli: Of course.

Vice Mayor Keon: Five elected representatives and having you discuss things on this dais is so that we can share what we see and how we see it and what we know and what we don't know, because sometimes that information affects how we make decisions. So, yeah, I'm interested to listening -- to hearing what you have to say.

Commissioner Mena: I think to both the point that the Mayor just made is I think you can do both. I think you can try to achieve the goal you have of trying to have more units for people at a more affordable price point, but I don't think you have to do it all in one building. I think, you know, you can go beyond what's permitted by zoning -- from zoning in this instance, which is 56 units, but do you have to go to 146 units?

Vice Mayor Keon: Well...

Commissioner Mena: That's my question. And having, you know, again, traveled to this site, and frankly, having seen the impact that that 100 Alhambra building had, which, again, I recognize is as a matter of right -- I mean, it's a big change to the neighborhood. I mean, you walk -- when you walk now -- you used to be able to see, you know, the downtown area from there, and now there's a wall there. And so, I have concerns about all of those things. So, you know, can you allow more than what's permitted? Yeah, I think we can do that. I think that's what this process is intended to do. But, do we have to allow this much more? I'm not comfortable doing that in this instance in this neighborhood.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: That's not FAR. That's density then.

Commissioner Mena: Yeah.

Vice Mayor Keon: What you're talking about is density, because the FAR -- they have increased the FAR, but not much. There's a very small increase in the FAR. There is a...

Commissioner Mena: Well...

Vice Mayor Keon: Big -- there is an increase -- no, it went from 3 point -- 2.35 to 2.9.

Commissioner Mena: It's almost 25 percent, right?

Vice Mayor Keon: No.

Commissioner Lago: Yeah, it's 25. Yeah.

Vice Mayor Keon: Well, it's not -- I mean...

Mayor Valdes-Fauli: Okay. I will entertain a motion.

Vice Mayor Keon: Okay, but I think with the issue of density -- I mean, with -- and your concern -- I am in favor of increasing the density in that area, because I don't think it makes -- you know, I tell you, whether you have so many square feet allotted to a three bedroom and you take that same amount of allotted square feet and you break it up into a studio and a one bedroom, I don't think it makes a whole lot of difference. And you know, this -- I want to make it clear. This is not affordable housing. This is...

Commissioner Mena: Of course.

Vice Mayor Keon: Market rate housing...

Mayor Valdes-Fauli: Right.

Vice Mayor Keon: That is affordable to young professionals, probably people that maybe want to rent that are moving out of existing homes or for a variety of other people. So, it is market rate housing. And the only way we're going to get to that point is by increasing density...

Commissioner Mena: But...

Vice Mayor Keon: Because of the cost to build.

Commissioner Mena: No, I understand.

Vice Mayor Keon: And the reason...

Commissioner Mena: But, this goes -- go ahead.

Vice Mayor Keon: Go ahead. I'm sorry. No, no, no.

Commissioner Mena: But, this -- if I'm not mistaken, this goes beyond even what was approved with the...

Unidentified Speaker: North Ponce.

Commissioner Mena: North Ponce overlay, which...

Vice Mayor Keon: Right...

Commissioner Mena: And if I'm not mistaken...

Vice Mayor Keon: Because it's in the CBD.

Commissioner Mena: Okay, but it's also MF-2. Again, I can't divorce myself from either fact.

Vice Mayor Keon: Right.

Commissioner Mena: Those are both facts. It's in the CBD and its MF-2.

Vice Mayor Keon: Right.

Commissioner Mena: So, at the end of the day, you know, it was approved this morning, you know, and I was in favor of it, but it was approved. And my concern is, you know, if we're saying this is how we want to see this area redeveloped and this goes even beyond that new goal line...

Vice Mayor Keon: So, how many units are you comfortable with? What are you comfortable with? What is it, 1.1 acres -- 1.2 acres?

Commissioner Mena: I think we need to get -- I think we need to be under 100 units an acre.

Vice Mayor Keon: Oh, you're at -- need to be at 100.

Mayor Valdes-Fauli: Okay, could I -- I would like to call for a motion.

City Attorney Leen: So, there would be three items, F-1, which is the Comp Plan change legislative item; F-2, which is the Zoning Code change legislative item; and F-15, which is the resolution, which is quasi-judicial. You take them in that order. All three of them -- assuming -- if there is a motion to approve, we would also include the proffers...

Mayor Valdes-Fauli: Yes.

City Attorney Leen: All conditions of approval, and the allowance of an art studio.

Mayor Valdes-Fauli: Or a motion to approve or a motion to deny.

City Attorney Leen: If it's a motion to deny...

Mayor Valdes-Fauli: Does anybody want to make the motion?

City Attorney Leen: You don't need to include those then.

Mayor Valdes-Fauli: Motion?

Commissioner Quesada: Based on the location near the CBD, based on the fact that the developer's come and after reviewing the traffic impact study, I'm going to move to approve.

Mayor Valdes-Fauli: Second?

Vice Mayor Keon: I'll second it.

Mayor Valdes-Fauli: What?

Vice Mayor Keon: I'll second it.

Mayor Valdes-Fauli: Seconded. Okay, will you call the roll, please?

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Okay, the next one.

Commissioner Quesada: Same motion.

Mayor Valdes-Fauli: It's a motion...

City Attorney Leen: To be clear, that includes all -- everything I said...

Commissioner Quesada: All...

Mayor Valdes-Fauli: Oh, that includes all.

City Attorney Leen: For each time. Each time, okay.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Alright, passed. The public -- the meeting is closed. Thank you.

City Attorney Leen: No, no, wait, wait. No, no.

Commissioner Quesada: We have to do two more.

Vice Mayor Keon: We need to do two more.

Commissioner Quesada: Two more motions.

Vice Mayor Keon: We need to do all three.

Mayor Valdes-Fauli: Okay, I thought you said that that was it.

City Attorney Leen: Not closed, sorry. Sorry, Mr. Mayor. No, no, no. There needs to be two more votes.

Mayor Valdes-Fauli: Okay, but I thought you had said...

City Attorney Leen: I'm sorry, Mr. Mayor.

Commissioner Quesada: So, on Item F-2, same motion.

Vice Mayor Keon: The next item into the...

Mayor Valdes-Fauli: Commissioner Quesada made the motion.

Vice Mayor Keon: He passed it. I'll second it.

Mayor Valdes-Fauli: Vice Mayor...

Commissioner Quesada: Vice Mayor second.

Mayor Valdes-Fauli: Keon seconded. Will you call the roll, please?

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Now, the third motion...

City Manager Swanson-Rivenbark: Excuse me, Mayor.

Mayor Valdes-Fauli: Commissioner Quesada.

City Manager Swanson-Rivenbark: May I just ask a clarification? Are there traffic triggers that you want to be built into this based on their estimates?

Vice Mayor Keon: What are the triggers we did for...?

Commissioner Quesada: But hold on. I thought that was part of the conditions of approval that...

Mayor Valdes-Fauli: Yes, it was part of...

City Manager Swanson-Rivenbark: Is it?

Mayor Valdes-Fauli: The conditions.

Vice Mayor Keon: It's one year...

City Attorney Leen: Ramon, there are traffic triggers as part of the conditions of approval?

Planning and Zoning Director Trias: The time is the trigger, the one year. If you want to have some more specific ones, we can have more.

Vice Mayor Keon: Do you want a three-year in there as well?

Mayor Valdes-Fauli: I think let's have one year, and...

Vice Mayor Keon: A three year.

Mayor Valdes-Fauli: At that time, we'll decide whether...

Planning and Zoning Director Trias: I mean it's up to the Commission.

Commissioner Lago: Mayor, if I may, just one second. I would request whatever Commissioner Keon wants -- or Vice Mayor Keon wants in regards to the traffic calming studies that need to be done. But I would also request, please, that they -- that they developer -- and I know I'm not voting in favor of the project --, but the developer do everything in their power to articulate the building as much as possible...

Mayor Valdes-Fauli: Okay.

Commissioner Lago: And to make that green space -- to take out as much hardscape and make that section, that triangle as large as possible in regards to the green space, please.

Mayor Valdes-Fauli: Alright. Okay. Now, this is the third motion. Mr. -- I mean, Commissioner Quesada.

Commissioner Lago: This is the second motion, correct?

Mayor Valdes-Fauli: No. The second passed.

Commissioner Lago: Excuse me. I apologize.

Commissioner Quesada: On Item F-15?

City Attorney Leen: Yes, F-15, same motion.

Mayor Valdes-Fauli: Okay, same second. Will you call the roll, please?

Commissioner Mena: No.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Thank you very much.

Mr. Guilford: Thank you.

Vice Mayor Keon: Okay, there is also an issue with this project. We talked about the traffic light at Douglas and Alhambra Court there that you were going to work on. You're working with Public Works on that traffic light at Douglas and Alhambra? Thank you.

Mayor Valdes-Fauli: It takes forever.