

1 we also have to remember the scale of the project, too,
 2 which in deed is not a small project, it also isn't
 3 Mediterranean Village where, for example, you know, tens
 4 of millions of dollars are being contributed for the
 5 building improvements and that sort of thing.
 6 I think everything has to be proportionate to
 7 what's being proposed.
 8 CHAIRMAN FLANAGAN: Thank you. Anybody have any
 9 additional comments or did somebody want to make a
 10 motion?
 11 MR. BELLIN: I'd much prefer this solution than
 12 the one you proposed today, and I'm not even sure that
 13 that's a real serious proposal.
 14 I mean, it's sort of like saying, "Listen fellas,
 15 here's what you could get if you don't give us that."
 16 And, for me, the height is not the problem, and the
 17 density is not the problem, it's the intensity. So
 18 maybe you need to come with some kind of a combination
 19 of reducing some of the units closer to maybe 2.4, 2.3,
 20 because, for us, we just could make recommendations, but
 21 you've got to take it to the Commission, and --
 22 CHAIRMAN FLANAGAN: Thank you.
 23 MR. GARCIA-SERRA: Any possibility I can ask for
 24 two minutes just to consult with my client?
 25 CHAIRMAN FLANAGAN: You've heard-- you asked the

1 I said-- my apologies.
 2 MR. BEHAR: Can we take a--
 3 MR. COLLIER: Don't anybody leave.
 4 MS. MENENDEZ: Can we take--
 5 MR. LEEN: Of course.
 6 CHAIRMAN FLANAGAN: Should we take--
 7 MR. LEEN: If you have something easy, you can.
 8 MR. PEREZ: Let's temporarily pass it.
 9 CHAIRMAN FLANAGAN: No, Albert, we're moving on to
 10 a different item.
 11 MS. MENENDEZ: We're going to take-- for a few
 12 minutes, and then you can go to the--
 13 CHAIRMAN FLANAGAN: Yeah. They're out talking.
 14 We'll put it off to the side. Discussion,
 15 discussion.
 16 All right. Everybody okay with taking Number 9,
 17 the Notice?
 18 MS. MENENDEZ: Yes.
 19 CHAIRMAN FLANAGAN: All right. Item Number 9, an
 20 Ordinance of the City Commission of Coral Gables,
 21 Florida providing for text amendments to the City of
 22 Coral Gables Official Zoning Code, Article 3,
 23 "Development Review," Division 3, "Uniform Notice and
 24 Procedures for Public Hearing," Section 3-302, "Notice"
 25 expanding the notice area and revising procedural

1 Board for kind of thoughts and guidance. I think you
 2 have gotten it. I think it's incumbent upon the
 3 Applicant now to go back, do what you need to do, work
 4 with your Staff, and it will eventually get back to us.
 5 Anybody?
 6 MR. BEHAR: I don't think this project-- I'm not
 7 ready to consider the project that they presented today.
 8 So I don't think there's any other options.
 9 CHAIRMAN FLANAGAN: Would you like to move to
 10 defer it?
 11 MR. BEHAR: I would, but let me--
 12 MR. GARCIA-SERRA: I need two minutes to talk to
 13 my client.
 14 MR. LEEN: I would prefer that, if it's okay Mr.
 15 Chair, that you give them two minutes to see if they'll
 16 agree to a continuance, which would be preferable than
 17 an imposed continuance.
 18 CHAIRMAN FLANAGAN: Is that what we need to talk
 19 about?
 20 MR. LEEN: That's what he wants to talk to his
 21 client about.
 22 CHAIRMAN FLANAGAN: Sorry, I thought you were
 23 trying to talk about an FAR agreement.
 24 MS. GARCIA-SERRA: No.
 25 CHAIRMAN FLANAGAN: Oh, okay. Sorry. That's why

1 requirements for public hearing notifications; providing
 2 for repealer provision, severability clause,
 3 codification, and providing for an effective date.
 4 MR. BELLIN: I'll make a motion to approve.
 5 CHAIRMAN FLANAGAN: Is there a Staff--
 6 MS. MENENDEZ: I second.
 7 CHAIRMAN FLANAGAN: Is there a Staff presentation?
 8 MR. WU: We do not. We'd be glad to answer any
 9 questions, but, please, this is a public hearing. You
 10 want to open up the public questions.
 11 CHAIRMAN FLANAGAN: Right. Okay. So there's no
 12 presentation by Staff. Public hearing is open if
 13 there's anybody that would like to speak on this item.
 14 MR. BEHAR: What's the area we're expanding?
 15 MS. MENENDEZ: It's from 1,000 to 1,500.
 16 CHAIRMAN FLANAGAN: Seeing nobody, public hearing
 17 is closed. Right now it's-- yeah, from 1,000 to 1,500,
 18 but only for-- it's only 1,500 for items coming to the
 19 Planning and Zoning Board.
 20 MR. WU: Yes, sir.
 21 CHAIRMAN FLANAGAN: Not for anything else. And it
 22 includes, notice must go to tenants. Although it says,
 23 it's only if the tenant is indicated in the current tax
 24 roll.
 25 MS. MENENDEZ: It doesn't make sense.

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1 CHAIRMAN FLANAGAN: Correct. So it's-- right.
2 Detailed.
3 How long have we had the 1,000 foot requirement?
4 MR. BOLYARD: For the record, Scot Bolyard,
5 Principal Planner for the City of Coral Gables. For as
6 long as I can remember, and I've been here for 12 years.
7 CHAIRMAN FLANAGAN: Okay. What's the impetus to
8 go to 1,500?
9 MR. BOLYARD: That's the direction--
10 MR. WU: It's a request by the Commission. It was
11 up for discussion, and the Commission directed us to
12 share some thoughts with you. We thought expanding it
13 incrementally-- there was some idea of expanding it to
14 2,500. We thought expanding it from 1,000 to 1,500 is
15 appropriate.
16 MR. BELLIN: And we have a motion.
17 MS. MENENDEZ: And I second it.
18 CHAIRMAN FLANAGAN: Any further discussion by any
19 Board Members? All right. We've had 1,000 for so long.
20 That seems to work.
21 All right. Jill, call the roll.
22 THE SECRETARY: Julio Grabiell?
23 MR. GRABIEL: Yes.
24 THE SECRETARY: Maria Menendez?
25 MS. MENENDEZ: Yes.

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1 THE SECRETARY: Alberto Perez?
2 MR. PEREZ: Yes.
3 THE SECRETARY: Frank Rodriguez?
4 MR. RODRIGUEZ: Yes.
5 THE SECRETARY: Robert Behar?
6 MR. BEHAR: Yes.
7 THE SECRETARY: Marshall Bellin?
8 MR. BELLIN: Yes.
9 THE SECRETARY: Jeff Flanagan?
10 CHAIRMAN FLANAGAN: Yes.
11 They are still talking.
12 MR. WU: You still have Number 8.
13 CHAIRMAN FLANAGAN: Well, we're trying to get
14 through quick ones while they're out there talking. Is
15 there someone here on Number 8, the day care?
16 Is the Applicant here? Yes.
17 Hold on. I'm not calling it up yet, sorry. I'm
18 just trying-- No, hold on. I'm just trying to see who's
19 here first.
20 Anybody in the audience here in favor of Item 8,
21 which is for the day care, conditional use approval?
22 Anybody here to object to it?
23 All right. So let's read in Item Number 8. A
24 Resolution of the City Commission of Coral Gables,
25 Florida granting conditional use approval pursuant to

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1 Zoning Code Article 3, "Development Review," Division 4,
2 "Conditional Uses," for a day care within a mixed-use
3 development on the property legally described as the
4 East 12.64 feet of Lot 3, all of Lots 7-45 and the alley
5 lying between, Block 35, Coral Gables Section, known as
6 320 Giralda Avenue, Coral Gables, Florida; including
7 required conditions; providing for a repealer
8 provision, providing for a severability clause, and
9 providing for an effective date.
10 Let's see, we've got the City and Applicant.
11 MR. ROBERTS: Good evening. Leonard Roberts, the
12 City of Coral Gables Economic Development Assistant
13 Director and the City's Real Estate Manager.
14 This property is located in the Gables Grande,
15 which the actual land is owned by the City of Coral
16 Gables, and we lease that out to a company called
17 Starwood Capital. On my other hat, as the Assistant
18 Director of Economic Development, I'd like to talk to
19 you a little bit about the economic benefit of this
20 project.
21 When we look at this Site, and we look at the
22 subject Site and the surrounding area about three miles
23 out, we have a need for about-- we have about 12,000
24 children under the age of four in that area. If we use
25 national averages to apply to the actual 12,000, there's

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1 approximately 50 percent of kids who are in day care.
2 That leaves a need for about 6,000 kids within the
3 three-mile area that need day care.
4 Currently, the City has about-- in the area about
5 19 day cares that accommodate about 2,000 kids under the
6 age of four. That leaves a demand for roughly 4,000
7 additional children. This day care is going to absorb
8 probably about 150, I think, of those students. So as
9 the City's Economic Development Team, we urge that you
10 guys take this seriously into consideration, and we'd
11 like to recommend it as the Economic Development Board--
12 sorry Economic Development Department.
13 CHAIRMAN FLANAGAN: Okay. Thank you. The
14 Applicant.
15 MR. DAYAL: Yes. My name is Sarat Dayal. I've
16 been charged with the responsibility of opening and
17 managing a preschool, and with me today is Marisa
18 Plucino. Her family is investing in the project, and
19 they would be working with me to run their daily
20 operations.
21 CHAIRMAN FLANAGAN: Could we just get both your
22 addresses, for the record, please?
23 MR. DAYAL: Yes. Go ahead.
24 MS. PLUCINO: Marisa Plucino, it's--
25 MR. COLLIER: You need to speak into the