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1 be testifying this evening.  
 2 (Thereupon, all participants were sworn.)  
 3 MS. MENENDEZ: Thank you.  
 4 MR. COLLER: Reading over some of the notes  
 5 of the Chair from the last meeting --  
 6 MS. MENENDEZ: Please, Mr. Attorney.  
 7 MR. COLLER: -- so one of the things he  
 8 always says is to make sure that your phone is  
 9 on vibrate or silence. So everybody might want  
 10 to check that.  
 11 This Board is comprised of seven members.  
 12 Four Members of the Board shall constitute a  
 13 quorum and the affirmative vote of four members  
 14 shall be necessary for the adoption of any  
 15 motion. If only four Members of the Board are  
 16 present, an applicant may request and be  
 17 entitled to a continuance to the next regularly  
 18 scheduled meeting of the Board.  
 19 If a matter is continued due to a lack of  
 20 quorum, the Chairperson or Secretary of the  
 21 Board may set a Special Meeting to consider  
 22 such matter. In the event that four votes are  
 23 not obtained, an applicant may request a  
 24 continuance or allow the application to proceed  
 25 to the City Commission without a

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1 organized or originated the communication.  
 2 Also, if a Board Member conducted a site  
 3 visit specifically relating to the case before  
 4 the Board, the Board Member must also disclose  
 5 such visit. In either case, the Board Member  
 6 must state, on the record, whether the ex parte  
 7 communication or site visit would affect the  
 8 Board Member's ability to impartially consider  
 9 the evidence to be presented before the Board  
 10 regarding this matter. The Board Member should  
 11 also state that his or her decision will be  
 12 based on the substantial competent evidence and  
 13 testimony presented before the Board.  
 14 Does any Board Member have any such  
 15 communication or site visit?  
 16 MR. GRABIEL: No.  
 17 MS. ANDERSON: No.  
 18 MR. COLLER: Indicating no.  
 19 Okay. We've sworn in witnesses, and I  
 20 think we're ready to read in the first item,  
 21 which is E-3, correct? We're going to --  
 22 MS. MENENDEZ: Before we do so, and thank  
 23 you for that, Mr. City Attorney, but --  
 24 MR. COLLER: Oh, okay.  
 25 MS. MENENDEZ: -- but before we do so, if

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1 recommendation.  
 2 Any person who acts as a lobbyist pursuant  
 3 to the City of Coral Gables Code must register  
 4 with the City Clerk prior to engaging in  
 5 lobbying activities or presentations before  
 6 City Staffs, Boards, Committees and/or the City  
 7 Commission.  
 8 Okay. We've already done the roll, so we  
 9 can dispense with that.  
 10 Please be advised that this Board is a  
 11 quasi-judicial board and the items on the  
 12 agenda are quasi-judicial in nature, with the  
 13 exception of the item relating to  
 14 reorganization of the Zoning Code.  
 15 An ex parte communication is defined as any  
 16 contact, communication, conversation,  
 17 correspondence, memorandum or other written or  
 18 verbal communication that takes place outside a  
 19 public hearing between a member of the public  
 20 and a member of the quasi-judicial board  
 21 regarding matters to be heard by the board.  
 22 If anyone made contact with a Board Member  
 23 regarding an issue before the Board, the Board  
 24 Member must state, on the record, the existence  
 25 of the ex parte communication and the party who

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1 there's anyone that would like to speak on any  
 2 items, please see Ms. Menendez over at the  
 3 corner and she'll be glad to provide you a  
 4 sign-in sheet for your testimony, okay?  
 5 Can you please --  
 6 MR. COLLER: Thank you for that.  
 7 MS. MENENDEZ: No. Can you please read the  
 8 first item, which is --  
 9 MR. COLLER: Sure. We're moving to move  
 10 E-3 to the beginning of the agenda.  
 11 MS. MENENDEZ: Yes.  
 12 MR. COLLER: So E-3, a Resolution of the  
 13 City Commission of Coral Gables, Florida  
 14 granting conditional use approval pursuant to  
 15 Zoning Code Article 3, "Development Review,"  
 16 Division 4, "Conditional Uses," for an Assisted  
 17 Living Facility (ALF) on property zoned  
 18 Commercial District (Section 4-302 C.1.) for  
 19 the property legally described as Lots 8 thru  
 20 11, Block 17, Coral Gables Douglas Section  
 21 (1000 Ponce de Leon Boulevard), Coral Gables,  
 22 Florida; including required conditions;  
 23 providing for a repealer provision, providing  
 24 for a severability clause, and providing for an  
 25 effective date. Item E-3, public hearing.

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1 MS. MENENDEZ: Thank you, Mr. City  
 2 Attorney.  
 3 Mr. Trias.  
 4 MR. TRIAS: Thank you, Madam Chair.  
 5 MS. MENENDEZ: I'd like, before you start,  
 6 to recognize one of our Board Members.  
 7 Welcome.  
 8 MR. TRIAS: Mr. Mantecon has now joined us.  
 9 MS. MENENDEZ: Yes.  
 10 MR. TRIAS: So thank you.  
 11 May I have the PowerPoint? Yes, thank you.  
 12 We have one request. The request is for  
 13 Conditional Use, and it's an Assisted Living  
 14 Facility, which is allowed as a Conditional Use  
 15 in Commercial properties. That is the nature  
 16 of the request.  
 17 The location, as you can see, is right on  
 18 Ponce de Leon and Phoenetia and Santillane.  
 19 It's the whole frontage of the block. And as  
 20 you can see in context, there are some  
 21 multi-family buildings around. There are some  
 22 more recent buildings along Ponce de Leon, but  
 23 generally the North Ponce area is an area that  
 24 you know well, as for the past couple of years,  
 25 there have been some Zoning changes and some

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1 Now, public notice, there were two letters  
 2 to property owners, one for the Neighborhood  
 3 Meeting, another one for this meeting tonight.  
 4 The property was posted twice, for the  
 5 Development Review Committee, DRC, and also for  
 6 Planning and Zoning, and we have posted on the  
 7 website twice, for DRC and Planning and Zoning,  
 8 and one newspaper advertisement for tonight's  
 9 meeting.  
 10 Staff recommends approval. There's a sheet  
 11 of paper in front of you that has some minor  
 12 changes in the conditions. The bicycle  
 13 amenities condition has been re-worked a little  
 14 bit, so that it's clear that it's for the  
 15 employees, and then the traffic monitoring has  
 16 been amended to explain that it has to do with  
 17 the drop off area, the pick up and drop off  
 18 area in the front of the project. That is the  
 19 issue that we believe there should be some  
 20 monitoring as time goes by.  
 21 In addition, we have typical conditions of  
 22 approval and the applicant, I believe, has a  
 23 presentation. Thank you.  
 24 MR. GARCIA-SERRA: Good evening, Madam  
 25 Chair, Members of the Board, Mario

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1 Overlays and so on. So that's a project that  
 2 is allowed currently as a Conditional Use under  
 3 the current zone.  
 4 The proposed building is shown here, and  
 5 the architect will explain it in more detail,  
 6 so I won't go into any detail, but it meets the  
 7 Code and it follows the regulation. They're  
 8 not asking for any variances or any special  
 9 conditions.  
 10 As you can see, the building fronts Ponce  
 11 de Leon. It has an arcade along the ground  
 12 level on Ponce de Leon. It has all of the  
 13 activities that are shared and more public at  
 14 that ground level, and then the rest of it is  
 15 an ALF.  
 16 The design of the ground floor also  
 17 includes some improvements on the sidewalks.  
 18 We have the required bulb-outs and landscape,  
 19 and as you know, Ponce de Leon has been  
 20 redesigned and reconstructed, in certain areas,  
 21 so the proposed Site Plan is consistent with  
 22 the proposed design for Ponce de Leon, which is  
 23 called Phase 3, Phase 3 of the Ponce de Leon  
 24 project. Some of it was already constructed.  
 25 Some of it is yet to be constructed.

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1 Garcia-Serra, with Offices at 600 Brickell  
 2 Avenue, representing Sunrise Senior Living,  
 3 which is the entity under contract to purchase  
 4 the subject property at 1000 Ponce de Leon  
 5 Boulevard, indicated on that aerial photograph  
 6 over here to my right, your left. And I'm  
 7 joined this evening by Ben Adams, of Sunrise  
 8 Senior Living, as well as Tim Plummer, our  
 9 project traffic engineer.  
 10 Let me start off by talking to you about my  
 11 client. Sunrise Senior Living is one of the  
 12 nation's largest high quality senior living  
 13 developers. They have 327 senior living  
 14 facilities, spread out across the United  
 15 States, Canada and the United Kingdom, with  
 16 almost 30,000 residents and over 32,000  
 17 employees. They're industry leaders and have  
 18 been recognized as such numerous times. It is  
 19 my honor to represent them and this is a great  
 20 opportunity to bring in a high quality senior  
 21 living facility to Coral Gables.  
 22 One of the few guarantees that any of us  
 23 has in life is that we will all age, and at  
 24 some point in that process, many of us will  
 25 need some level of assistance with daily

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1 living, and Sunrise is dedicated to addressing  
 2 that full range of potential needs throughout  
 3 the course of one's life. They provide the  
 4 full spectrum of care, from independent living  
 5 to skilled nursing.

6 What they are proposing for the 1000 Ponce  
 7 site is a combination of assisted living units  
 8 and memory care units. The site at 1000 Ponce  
 9 is well-suited for both, this use and the  
 10 proposed building. Its Zoning designation, as  
 11 was mentioned in the Staff presentation, is  
 12 Commercial, and the building's height, FAR and  
 13 density are all permitted by the Code as the  
 14 Code is enacted today.

15 The only approval we are requesting is a  
 16 Conditional Use approval. Historically,  
 17 Assisted Living Facilities were not previously  
 18 subject to Conditional Use review, but the Code  
 19 was amended a few years ago to provide City  
 20 Commission input on these sorts of projects.

21 With that said, I'd like to introduce my  
 22 client, Ben Adams. If he could just come up  
 23 here and tell you a little bit more about  
 24 Sunrise Senior Living and what, in particular,  
 25 they're looking to do with this proposed

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1 about a dozen residents. They provided their  
 2 meals. They cooked for them. They cleaned for  
 3 them, et cetera.

4 And then the company grew from there  
 5 tremendously. It went coast to coast. It  
 6 became a public company in the 1990s. They  
 7 bought what was known at the time as Marriott  
 8 Senior Living's portfolio of senior housing  
 9 communities, about 45 communities across the  
 10 country.

11 In this room, we call it facilities.  
 12 Sunrise calls them communities.

13 And then, again, got taken public, and then  
 14 got taken private about five years ago, and is  
 15 currently, basically, an operating company,  
 16 that as Mario described, we operate about 330  
 17 communities across North America and the UK.  
 18 We have a few in Florida. We don't believe we  
 19 have enough.

20 We develop about three to five new  
 21 communities a year. We're very selective as to  
 22 where we want to go. We consider ourselves  
 23 very good corporate citizens and maintain  
 24 strong relationships with all of the  
 25 jurisdictions where we operate, because we

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1 building.

2 MR. ADAMS: Sure.

3 Thanks, Mario.

4 Thank you all for giving us time this  
 5 evening. So Mario gave you a pretty good  
 6 introduction. We're headquartered in McLean,  
 7 Virginia. The best way to describe what  
 8 Sunrise does is to describe how Sunrise came  
 9 about.

10 And in the late '70s, a gentleman named  
 11 Paul met a lady named Terry. I think they were  
 12 in the church choir together. And both of them  
 13 recently had an experience trying to take care  
 14 of a loved one and could not find a welcoming,  
 15 warm home environment to place them in. They  
 16 did not need healthcare for these loved ones.  
 17 They needed activities of daily living support,  
 18 so feeding, dressing, bathing, ambulating,  
 19 getting from one room to another, reminders,  
 20 you know, to take medication, et cetera.

21 So they kind of hit it off, ended up  
 22 getting married, and the way they describe it,  
 23 their first child was Sunrise Senior Living,  
 24 which they founded in 1981 in Northern  
 25 Virginia. They were the first caretakers of

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1 intend to be there for 30 years, if not longer.  
 2 So we take this business seriously, and we're  
 3 appreciative of being able to introduce  
 4 ourselves to you all tonight.

5 MR. GARCIA-SERRA: Thank you, Ben.

6 This evening, I'll also be playing the role  
 7 of project architect. So I'm going to walk  
 8 you, as best as I can, through the plans and  
 9 elevations, so I can just show you a little bit  
 10 more of how the project's going to look.

11 Here we have the Site Plan or ground floor  
 12 plan. Things to note, I think, from this plan  
 13 are the fact that we have a colonnade that goes  
 14 along every streetfront, both east, north -- or  
 15 east, north and south. It's about over 12 feet  
 16 in width and the actual floor plan itself of  
 17 the ground floor has mostly common areas.  
 18 There's dining rooms there, a bistro, a parlor  
 19 and a family room.

20 As you'll see, as we go through each of the  
 21 floor plans, you'll see, the sort of Sunrise  
 22 model is very heavy into the common areas and  
 23 congregate sort of amenities that there are in  
 24 their facilities.

25 That's the third and fourth floor, but

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1 before we get there, let me tell you what else  
 2 there is. The parking is on a basement level.  
 3 So the parking is completely concealed from  
 4 view, and there's also sufficient ample  
 5 parking. We're about five spaces more than  
 6 what is required by Code.  
 7 The second floor is a floor which has a few  
 8 living units, but it's mostly dedicated  
 9 completely to sort of the communal amenities.  
 10 There's a beauty salon there, a lounge and an  
 11 entertainment room.  
 12 Then we go to Floors 3, 4, 5 and 6. Here  
 13 we've got Floors 3 and 4, and those are mainly  
 14 residential units, with the 3rd and 4th Floor  
 15 being dedicated to assisted living, and the 5th  
 16 and 6th Floor dedicated to memory care, with  
 17 each of those floors also having their own  
 18 individual sort of common areas and common  
 19 amenities.  
 20 There's a total of 97 units in total in  
 21 this building, pretty much split half and half  
 22 between single occupancy units and double  
 23 occupancy units.  
 24 And now let me show you the renderings.  
 25 Here we are looking south down Ponce de

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1 conditions. Those conditions were slightly  
 2 modified by Staff at the beginning of the  
 3 hearing. We're in agreement with the  
 4 Conditions of Approval, as worded right now,  
 5 and we would ask that you follow their  
 6 recommendation and vote to recommend approval  
 7 of this project.  
 8 Thank you.  
 9 I'll reserve time for rebuttal, if necessary.  
 10 MS. MENENDEZ: Thank you.  
 11 Would anybody like to start the discussion?  
 12 MR. COLLER: Madam Chairperson, can we just  
 13 see if there are any objectors or any other  
 14 persons wishing to testify on this item?  
 15 MS. MENENDEZ: Is there anyone from the  
 16 public that wishes to testify on this item?  
 17 MR. COLLER: Let the record --  
 18 MS. MENENDEZ: Would any of our Board  
 19 Members like to start?  
 20 MR. GRABIEL: I like this building. It's  
 21 substituting a building, which let's put it  
 22 this way, is not the happiest architectural gem  
 23 within Coral Gables. The height is right. The  
 24 massing is very good. I also like that we  
 25 didn't fall into a new Mediterranean archways

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1 Leon Boulevard. You'll note one thing that  
 2 quite often is a sensitive issue, I think, in  
 3 Coral Gables, is the height. Here, luckily,  
 4 we're basically at a six-story structure, with  
 5 a smaller seven-story up there, which is where  
 6 there's going to be sort of rooftop amenities.  
 7 Within that 7th Floor, you have some very large  
 8 terraces, which are going to serve sort of as  
 9 an outdoor living room, let's call it, for the  
 10 residents, along with some enclosed space that  
 11 also has other sorts of common areas for  
 12 entertainment and dining and so forth.  
 13 Again, you look south and you see that  
 14 there's buildings of considerably more height  
 15 and mass along Ponce de Leon Boulevard. You  
 16 have, you know, buildings ranging, on both  
 17 sides of Ponce, anywhere from, you know, ten  
 18 stories to seventeen stories. So this  
 19 building, we think, is very much in scale with  
 20 Ponce, serves as a very good sort of transition  
 21 to the lower scale multi-family residential  
 22 that there is to the west, and I don't know  
 23 about you guys, but I'm ready to move in when  
 24 the time comes and is appropriate.  
 25 Staff is recommending approval with

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1 around it. It's a contemporary building, that  
 2 looks good, and I think the facade is broken up  
 3 very well.  
 4 We need these kinds of facilities in Coral  
 5 Gables, so I very much like -- and basement  
 6 parking.  
 7 And one question to our architect. I  
 8 assume that the basement does not require --  
 9 and the parking does not require the ground  
 10 floor to be higher than the sidewalk, but that  
 11 the sidewalk and the parking are on the same  
 12 level?  
 13 MR. GARCIA-SERRA: Correct. Ground floor  
 14 is still going to be at the same level as the  
 15 sidewalk, and indeed one of the requirements,  
 16 conditions of approval, is even that where the  
 17 arcade is accessed has to be flushed with the  
 18 sidewalk.  
 19 MR. GRABIEL: Perfect. Okay.  
 20 MS. MENENDEZ: Thank you.  
 21 MR. GRABIEL: That's the only question I  
 22 had.  
 23 MS. VELEZ: I have a question.  
 24 MS. MENENDEZ: Yes.  
 25 MS. VELEZ: Is there underground parking

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1 there presently?

2 MR. GARCIA-SERRA: Presently, no. No.

3 MS. MENENDEZ: Okay.

4 MS. VELEZ: I also have another question.

5 MS. MENENDEZ: Please.

6 MS. VELEZ: In the Staff report, I noticed

7 that there is a mention of a restrictive

8 covenant. What would that be all about?

9 MR. GARCIA-SERRA: Typically, whenever a

10 project is approved at a public hearing here in

11 Coral Gables, within 30 days of the approval,

12 we have to submit a draft covenant to the City

13 that memorializes the Conditions of Approval,

14 which is ultimately recorded in the public

15 records and runs with the property. So that if

16 at any point the property is sold, any future

17 potential purchaser is on notice as to what

18 Conditions of Approval came along with the

19 approval and is obligated to comply with them.

20 MS. VELEZ: And what are we doing about --

21 we will be losing some on-street parking that

22 is there presently. I believe they have angled

23 parking in front of the building.

24 MR. GARCIA-SERRA: Right. There's angled

25 parking in front of the building. If you look

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1 with rheumatoid arthritis, where, you know, she

2 really needs help moving around. So we find

3 ourselves having to take care of her personally

4 ourselves. So I think there is, you know,

5 definitely a need, especially here in the

6 Gables.

7 You know, I think the architecture, the

8 height, you know, the fact that we're not

9 maxing it out and everything, I think is also

10 great. I wish I had a little bit more on the

11 architecture, a little more details, but I

12 think it definitely fits the bill and it works.

13 With regards to ingress and egress for --

14 because I guess a lot of the vehicles coming in

15 here will be ambulances or vans and stuff like

16 that.

17 MR. GARCIA-SERRA: Uh-huh.

18 MR. MANTECON: How do you guys foresee

19 that? I don't see, you know, a very good, you

20 know -- I don't see really great circulation

21 inside, but --

22 MR. GARCIA-SERRA: Let me show you at least

23 what we're planning, and I'll bring this up

24 here. Maybe it will make it seem a little bit

25 closer.

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1 at the plans right now, the angled parking is

2 still there. Ultimately, I think there's going

3 to be a Public Works driven sort of process by

4 which to redo the streetscape along Ponce and

5 that may very well result in the loss of

6 parking spaces, because you're going from -- I

7 think that plan takes you from angle to

8 parallel.

9 MS. VELEZ: And I saw that instead -- from

10 angle, you're going into parallel parking.

11 That's what I saw in the plans.

12 MR. TRIAS: Yeah. If I could help the

13 applicant.

14 MS. VELEZ: Please.

15 MR. TRIAS: That is the street design for

16 Phase 3 of that reconstruction of Ponce de

17 Leon. So they are implementing the same design

18 as Public Works.

19 MS. VELEZ: As Public Works, okay. Great.

20 Thank you.

21 MR. MANTECON: I mean, I think the project

22 is great. I mean, I think there's definitely a

23 big need. I'm going through it right now with

24 my mother-in-law, and it's hard to find good

25 places to be able to, you know, help her out

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1 Here's the access to the parking garage off

2 of Venetia. You'll see right here that there

3 is a drop off area, right here in this area.

4 So the idea is that, that sort of drop off or

5 pick up that needs to take place, would happen

6 here.

7 One of the Conditions of Approval is also

8 that this activity, the drop off and the pick

9 up, will be monitored for a three-year period,

10 once a year, commencing with an issuance of a

11 TCO, to make sure that it's working, because

12 indeed, at the City, I think we've seen

13 multiple instances where there's been --

14 especially medical offices --

15 MR. TRIAS: One of the problems with having

16 the attorney as the architect is that they may

17 forget that there was a change -- I believe

18 there was a change to the front. Maybe the

19 architect can explain that more clearly.

20 MR. GARCIA-SERRA: A change --

21 MR. TRIAS: The drop off was going to be in

22 the front.

23 MR. GARCIA-SERRA: Oh, there was going to

24 be a drop off here on Ponce? Okay.

25 MR. TRIAS: Ponce de Leon, and that is why

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1 we have this condition, changing it slightly  
 2 for the monitoring.  
 3 MR. MANTECON: Okay. That makes sense.  
 4 MR. TRIAS: And the reason is that, in  
 5 other instances, we've had some traffic issues  
 6 with that kind of street drop off, so we want  
 7 to make sure that the monitoring is working  
 8 correctly.  
 9 Originally, it was the way that Mario was  
 10 describing. Originally that was the idea, but  
 11 the area inside the building became, I think, a  
 12 little bit too tight, so then that was the  
 13 change. Unless I am wrong, that is the way I  
 14 understand the project.  
 15 MS. MENENDEZ: I'm sorry, just so that  
 16 we're clear, you're saying that the Site Plan  
 17 now calls for a drop off on Ponce?  
 18 MR. TRIAS: Yes.  
 19 MS. MENENDEZ: Do we have a plan that shows  
 20 that?  
 21 MR. GARCIA-SERRA: Okay. It was just  
 22 explained to me, there's going to be -- that  
 23 drop off area stays, the one I was just  
 24 pointing to, but then there's going to be also  
 25 an additional emergency drop off location on

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1 shows that, that we can look at? There's no  
 2 drawing that shows the drop off on Ponce?  
 3 MR. GARCIA-SERRA: Not at least that I have  
 4 as an exhibit board, no.  
 5 MR. TRIAS: It's just on the on-street  
 6 parking. There's a drop off. It's like a  
 7 loading space, basically. There's nothing --  
 8 MS. MENENDEZ: So you're using the  
 9 right-of-way for the drop off? Is that what  
 10 you're saying?  
 11 MR. TRIAS: Not me. That's what the  
 12 architect has designed, based on the input from  
 13 the Fire Department, and I'm just trying to  
 14 help them make the presentation.  
 15 MR. GARCIA-SERRA: Apparently we're waiting  
 16 on input from the Fire Department for them to  
 17 designate where they want it.  
 18 MS. MENENDEZ: Okay. So that hasn't been  
 19 cleared up then?  
 20 MR. GARCIA-SERRA: Apparently not, no.  
 21 MS. MENENDEZ: Okay.  
 22 MR. TRIAS: But it is not an issue that I  
 23 think should concern anyone. I mean, I think  
 24 that with the Condition of Approval as written,  
 25 it may take care of any future issues.

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1 Ponce, that's noted here on this plan, also --  
 2 I don't see it noted on this one, but it should  
 3 be there.  
 4 Okay. And it is a request from the Fire  
 5 Department to be able to have a drop off area  
 6 here on Ponce for the emergency services, and  
 7 then that's what Ramon was alluding to us, as  
 8 far as being able to monitor that situation.  
 9 MR. TRIAS: Yeah. So it's likely that  
 10 emergency services will drop off on Ponce de  
 11 Leon, and other people may drop off inside the  
 12 building. That is a likely scenario. Because  
 13 of that, a Condition of Approval is to monitor  
 14 that activity in the front, make sure that it's  
 15 working properly.  
 16 MS. MENENDEZ: I don't think you can  
 17 control, though, who drives into that. I mean,  
 18 how can you control who drives into the Ponce  
 19 drop off?  
 20 MR. TRIAS: No. There's no attempt at  
 21 controlling. It's simply having the option,  
 22 and making sure that it's functioning. If we  
 23 have any issues, I'm sure that the management  
 24 of the building can address them in the future.  
 25 MS. MENENDEZ: But there's no drawing that

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1 MS. ANDERSON: I have a couple of  
 2 additional items on that. I worked on Jackson  
 3 North Hospital and their drop off and pick up  
 4 zone for their EMS vehicles. You need to make  
 5 sure you have a flared curb cut there to be  
 6 able to get the, you know, gurneys in and out  
 7 of the building from the front, to facilitate  
 8 the movement of patients with the least amount  
 9 of disruption of their bodies. That was a  
 10 major item we rectified up there.  
 11 And I'll just cite you to ADA, Section,  
 12 503.3, and that whole section will give you the  
 13 dimensions.  
 14 MR. GARCIA-SERRA: Say it again.  
 15 MS. ANDERSON: 503.3, you have to have an  
 16 access aisle there.  
 17 MR. GARCIA-SERRA: Okay.  
 18 MS. ANDERSON: And it addresses passenger  
 19 loading zones, sixty inches wide, with a  
 20 curblin and the full length of the vehicle.  
 21 So I think you'll have to keep in mind what the  
 22 length of the Fire Department's vehicles are,  
 23 especially the EMS vehicles for patients.  
 24 So those are my comments on that, because I  
 25 was troubled by the drop off zone inside, that

1 tight area there. I'm thinking, that's not  
 2 going to be feasible, and, in fact, what you're  
 3 going to end up doing is you're going to end up  
 4 using that van accessible space on the ground  
 5 level as an additional pick up and drop off  
 6 area, because it's just a tight area there  
 7 before you get up the ramp.  
 8 So, Alex, I didn't mean to cut you off. If  
 9 you have some additional --  
 10 MR. MANTECON: No, that was it. My concern  
 11 was more on the size of the vehicles coming in  
 12 here, you know, in emergencies, fire trucks, et  
 13 cetera, but if it's being handled on Ponce de  
 14 Leon, I think that makes sense.  
 15 MS. ANDERSON: Right. You know, I imagine  
 16 you're going to have a hash mark somehow to  
 17 keep people from parking in it? Otherwise  
 18 you're going to have a disaster on your hands  
 19 there.  
 20 MR. GARCIA-SERRA: Right.  
 21 MS. ANDERSON: I have a few more questions  
 22 for you, and I'm very pleased that your client  
 23 is bringing this facility into Coral Gables,  
 24 because there's definitely a need.  
 25 I have a mother-in-law in Winter Park in a

1 resident. So almost zero residents would be  
 2 expected to have a car in this building. So  
 3 the traffic would largely be driven by either  
 4 employees or visitors.  
 5 MS. ANDERSON: I have a couple of comments  
 6 for you about those who do have vehicles --  
 7 MR. ADAMS: Yes.  
 8 MS. ANDERSON: -- as I've had the  
 9 experience of folks who don't drive too much.  
 10 It's much easier if they have a plug-in  
 11 electric, because they don't drain the  
 12 batteries or a trickle charge facility. So  
 13 that's something -- you know, later on we're  
 14 going to be talking about EV vehicles. You may  
 15 want to stick around and listen to that,  
 16 because the trend is going up, but the beauty  
 17 of it is, you don't have to go to the gas  
 18 station, you don't have the fumes in the  
 19 building, and you don't have the anxiety, you  
 20 know, am I out of gas, and the batteries don't  
 21 die, because these newer vehicles that are out  
 22 now, all of the electronics run and drain those  
 23 batteries, and you go out and you can't start  
 24 it. So you're going to be dealing with elderly  
 25 folks not able to start their cars.

1 facility, and there just was an absence of  
 2 adequate space here to bring her down. So I'm  
 3 a bit familiar with, you know, the various  
 4 levels of care that you have to have, and there  
 5 are some people that drive, there are some  
 6 people that don't drive at all. So the split  
 7 up of the number of parking spaces can make  
 8 some sense, but what is the analysis -- and I  
 9 guess I should be asking that to Mr. Adams --  
 10 of who is going to drive, who is not going to  
 11 drive, so we can make an intelligent decision  
 12 on what's the appropriate number of parking  
 13 spaces and where they're located?  
 14 MR. ADAMS: Sure. I can take that.  
 15 We actually just looked at this in another  
 16 context, and we pulled 29 of our communities in  
 17 the United States, and of those 29 that just  
 18 had assisted living and memory care  
 19 neighborhoods, we call them, which is what  
 20 we're proposing today, in the memory care  
 21 neighborhoods, 29 out of 29 said zero residents  
 22 had a car. In the assisted living  
 23 neighborhoods, 11 out of 29 said that zero  
 24 residents have a car, 18 said from one to ten  
 25 percent, and most of those answered only one

1 I don't know if you have dealt with urban  
 2 areas, but it's usually short hauls, as opposed  
 3 to the longer hauls that help the alternator,  
 4 you know, charge up that battery again. So  
 5 those are any comments to you there, as far as  
 6 the type of parking that you provide for the  
 7 few that will drive, and I applaud your effort  
 8 here. It's a beautiful building. So thank you  
 9 for bringing it to this area.  
 10 MR. ADAMS: Thank you. Sure.  
 11 MS. MENENDEZ: I had a question as it  
 12 relates to the comment about parking spaces.  
 13 Can you describe a little bit of how your  
 14 program works? So do you guys go ahead and do  
 15 the driving for them? I mean, how does the  
 16 programing for the facility work?  
 17 MR. ADAMS: Yeah. Good question.  
 18 Most of our communities have at least one  
 19 community vehicle, that can either be reserved  
 20 ahead of time -- sometimes we have two. So  
 21 sometimes we have a Towncar and a van.  
 22 Sometimes we just have a Towncar. Sometimes we  
 23 just have a van. And it's geography related,  
 24 you know, it's parking restriction related, et  
 25 cetera.

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1           So if we have a van, it's more outing type,  
 2           you know, let's go out to lunch together, but  
 3           generally when we have a Towncar, it's by  
 4           appointment, and it's more a medical  
 5           appointment or a visit of that sort, and we  
 6           have a driver at the community, someone who is  
 7           wearing a couple of different hats, who can  
 8           take the resident to where they need to get to.  
 9           But it's not a full service, you know,  
 10          chauffeur system, but there is some limited  
 11          drivers.  
 12          MS. MENENDEZ: But do you sell your program  
 13          basically saying that you would provide the  
 14          driving services?  
 15          MR. ADAMS: No. So we make it very clear  
 16          in the Residency Agreement how many trips per  
 17          month, and, again, different states have  
 18          actually rules about this, and I'm not a  
 19          hundred percent sure where Florida is on it,  
 20          but in our Residency Agreement, it will say,  
 21          you know, two free trips a month and other  
 22          trips, first come first served, kind of thing.  
 23          So we make it clear how often and how  
 24          frequently it's available for their use.  
 25          MS. MENENDEZ: So how do most of your

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1           neighborhood, this is for individuals with  
 2           needs with activities of daily living. So  
 3           dressing, bathing, showering, toileting,  
 4           eating, medication reminders. So all of our  
 5           communities will have a nurse on staff, who can  
 6           provide medication, who can do some care  
 7           coordination with the family physician or  
 8           primary care provider, and then a care staff  
 9           reporting to that nurse, who helps the resident  
 10          tie their shoes in the morning, if they need  
 11          it, or take a bath a couple of times a week, as  
 12          needed, et cetera, et cetera.  
 13          And, then, on the memory care side, memory  
 14          care neighborhood is typically for someone with  
 15          advanced stage of dementia or Alzheimer's. We  
 16          care for about 10,000 of these residents across  
 17          the country. It is a secured neighborhood, so  
 18          they cannot go come and go as they please.  
 19          They can certainly circulate around the  
 20          community, with a caregiver with them, allowing  
 21          them, you know, access in and out of the  
 22          neighborhood with a family member with them,  
 23          but they are in there for their safety and  
 24          security, as well as to take care of those  
 25          activities of daily living needs.

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1           residents get around?  
 2           MR. ADAMS: Some take advantage of those  
 3           services and many get around by family members.  
 4           So they have a doctor's appointment on Tuesday  
 5           morning, the daughter picks them up that day,  
 6           bring them to the appointment, brings them  
 7           back, has lunch, and then leaves them there.  
 8           MS. MENENDEZ: So are you saying that most  
 9           of your residents are from area families that  
 10          put their elderly parents there?  
 11          MR. ADAMS: Yeah. So, actually, close to  
 12          75 percent of our residents are from a 15-mile  
 13          radius of that community. That fluctuates a  
 14          little bit, but the more urban a site is, so  
 15          this one I would consider pretty urban, the  
 16          smaller that 15-mile ring actually gets. I  
 17          would expect, you know, somewhere between 70 to  
 18          80 percent of the residents here are going to  
 19          be within something like 10 miles.  
 20          MS. MENENDEZ: And can you describe the  
 21          level of care that you provide at this facility  
 22          or will be providing at this facility?  
 23          MR. ADAMS: Sure. So, again, it's assisted  
 24          living and memory care. So we'll have two  
 25          neighborhood. In the assisted living

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1           The building will have a wellness center in  
 2           it, so on-site physical therapy, occupational  
 3           therapy, speech therapy will be available to  
 4           the residents, but that's provided by a third  
 5           party service, who will provide that in the  
 6           community. So it's non-healthcare activities  
 7           of daily living care.  
 8           MS. MENENDEZ: Okay. So most of your  
 9           residents have a need?  
 10          MR. ADAMS: Yes. The way Paul Klaassen,  
 11          our founder would say, is that you can count on  
 12          one hand the number of residents who have moved  
 13          into a Sunrise Senior Living Community without  
 14          needing to move in, and that's the assisted  
 15          living. That doesn't account for the  
 16          independent living neighborhoods, which are  
 17          very, very different. In assisted living, you  
 18          live there because you need some help.  
 19          MS. MENENDEZ: Okay. Thank you.  
 20          MR. ADAMS: Okay. Thank you.  
 21          MS. MENENDEZ: Any other comments from our  
 22          members?  
 23          MR. MANTECON: I just have one question,  
 24          and it's more, I think, for Ramon.  
 25          What prevents this building from ever



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1 becoming a typical residential apartment  
 2 building, and if that need were ever to arise,  
 3 what process would it have to go through for  
 4 that?  
 5 MR. TRIAS: Well, it would have to be a  
 6 different submittal to be approved by the  
 7 Commission. I mean, in theory, that could take  
 8 place, but the Conditions of Approval make it  
 9 mandatory that it has to be an ALF.  
 10 MR. MANTECON: Okay.  
 11 MR. TRIAS: So short of doing a different  
 12 project that goes through the whole process, it  
 13 has to be what is proposed.  
 14 MR. GRABIEL: Okay. Thank you.  
 15 MS. MENENDEZ: Any other questions?  
 16 MS. ANDERSON: No.  
 17 MS. MENENDEZ: No?  
 18 Okay. Do I have a motion?  
 19 MR. GRABIEL: Yeah. I'd like to move for  
 20 approval with all of the conditions that Staff  
 21 has presented.  
 22 MR. MANTECON: I'll second it.  
 23 MS. VELEZ: I'll second it.  
 24 Go ahead. Go ahead.  
 25 MR. MANTECON: I'll second it.

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1 MS. MENENDEZ: Yes.  
 2 MS. VELEZ: Thank you.  
 3 MS. MENENDEZ: Okay. Can we go to our next  
 4 item? That would be E-1.  
 5 MR. COLLER: Item E-1, an Ordinance  
 6 relating to the Zoning Code of the City of  
 7 Coral Gables, Florida, adopted as Ordinance  
 8 Number 2007-01, as amended, reorganizing the  
 9 Zoning Code, revising and renumbering Article  
 10 and Section numbers, but providing no  
 11 substantive changes to the Zoning Code,  
 12 providing for a repealer provision, a  
 13 severability clause, codification and providing  
 14 for an effective date.  
 15 Item E-1, public hearing.  
 16 MR. TRIAS: Madam Chair, today's item is  
 17 the first of several items in the future in  
 18 which the Zoning Code will be addressed. We  
 19 have Elizabeth Plater-Zyberk, our consultant,  
 20 that is going to explain what is being  
 21 proposed.  
 22 The changes today are only re-organization  
 23 and re-labeling of some sections. There are no  
 24 changes to the content of the Code or  
 25 amendments to the text that affect the

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1 MS. MENENDEZ: Okay. Can you call the  
 2 roll, please?  
 3 THE SECRETARY: Julio Grabiell?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Alex Mantecon?  
 6 MR. MANTECON: Yes.  
 7 THE SECRETARY: Maria Velez?  
 8 MS. VELEZ: Yes.  
 9 THE SECRETARY Rhonda Anderson?  
 10 MS. ANDERSON: Yes.  
 11 THE SECRETARY: Maria Menendez?  
 12 MS. MENENDEZ: Yes.  
 13 MR. GARCIA-SERRA: Thank you very much. I  
 14 hope you have a good night.  
 15 MS. MENENDEZ: Thank you. You, too.  
 16 MR. ADAMS: Thank you all.  
 17 MS. VELEZ: Thank you. Thank you.  
 18 MR. MANTECON: Thank you.  
 19 MS. ANDERSON: Thank you.  
 20 MR. GRABIEL: Mr. Garcia-Serra, next time,  
 21 I do need your AIA --  
 22 MR. GARCIA-SERRA: My license? Let me see  
 23 if I can get it between now and next month.  
 24 MS. VELEZ: Madam Chair, I need to be  
 25 excused.

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1 substance of the Code. So I would encourage  
 2 Liz to make her presentation, and then, if you  
 3 have any questions, we'll help you.  
 4 MS. MENENDEZ: Okay. Can you please state  
 5 your name and address for the record, and  
 6 welcome?  
 7 MS. PLATER-ZYBERK: Good evening, Liz  
 8 Plater-Zyberk, DPZ CoDesign, 1023 Southwest  
 9 25th Avenue, Miami.  
 10 MS. MENENDEZ: Thank you.  
 11 MS. PLATER-ZYBERK: I'm a Coral Gables  
 12 resident.  
 13 So I believe you've seen some of the things  
 14 I'll be showing you. There's about 10 slides.  
 15 And the first part of this presentation is a  
 16 little bit about the process, so that you  
 17 understand why we are at this point now.  
 18 So just a little bit of background. We  
 19 started last year with several committees that  
 20 were formed to guide us in the update of the  
 21 Code, a Steering Committee, which is comprised  
 22 of a variety of people, a Staff Committee,  
 23 which represents a number of the agencies in  
 24 the City, and we've had a number of other  
 25 meetings. Representatives have met with us