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1 cancelled. So I just want to let everybody
 2 know that there will be no meeting in December.
 3 MR. WITHERS: In December.
 4 (Unintelligible.)
 5 CHAIRMAN AIZENSTAT: Thank you, Robert.
 6 MR. WITHERS: Merry Christmas.
 7 CHAIRMAN AIZENSTAT: Thank you.
 8 MR. COLLER: Mr. Chairman, are you prepared
 9 for Item E-1?
 10 CHAIRMAN AIZENSTAT: Yes, sir. Please read
 11 it into the record.
 12 MR. COLLER: Item E-1, an Ordinance of the
 13 City Commission of Coral Gables, Florida
 14 approving receipt of Transfer of Development
 15 Rights (TDRs) pursuant to Zoning Code Article
 16 3, "Development Review," Division 10, "Transfer
 17 of Development Rights," Section 3-1006
 18 (Proposed reorganizational ordinance; Article
 19 14, "Process," Section 14-204.6), "Review and
 20 approval of use of TDRs on receiver sites," for
 21 the receipt and use of TDRs for the mixed use
 22 project referred to as "100 Miracle Mile," on
 23 the property legally described as Lots 19-26,
 24 Block 3, Crafts Section (100 Miracle Mile),
 25 Coral Gables, Florida; including required

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1 which is in the front, and then a new
 2 Residential component in the back. The sending
 3 sites are historic properties, and they have
 4 been reviewed by the proper staff.
 5 The area, the subject, is Miracle Mile and
 6 Galiano. Commercially zoned and properly
 7 designed according to the limits in the current
 8 Zoning Code. There are no changes whatsoever
 9 on the project. The project is not changing.
 10 It's the same project.
 11 Three times letters were sent to property
 12 owners, two times the property was posted, and
 13 the website was posted, and it happened twice,
 14 and there were two newspaper advertisements.
 15 Letters were sent to property owners within
 16 1,500 feet. And the Staff recommends approval,
 17 with conditions, that they follow the proper
 18 procedures with the Historic Preservation.
 19 That was it. Thank you very much.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 Is the applicant online?
 22 THE SECRETARY: Yes, he is.
 23 MR. NAVARRO: Yes, I am.
 24 Mr. Chair, can you hear me?
 25 CHAIRMAN AIZENSTAT: Yes, sir.

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1 conditions; providing for a repealer provision,
 2 severability clause, and providing for an
 3 effective date. Item E-1, public hearing.
 4 CHAIRMAN AIZENSTAT: Thank you, Mr. Coller.
 5 Mr. Trias.
 6 MR. TRIAS: May I have the PowerPoint,
 7 please? A very -- may I have the PowerPoint,
 8 please?
 9 Very quickly, just to refresh your memory,
 10 this project was discussed a year and a half
 11 ago, more or less, by the Planning and Zoning
 12 Board and the Commission. It's a mixed use
 13 project. And today's item is only the Transfer
 14 of Development Rights element of that request.
 15 The reason is, at the time, the applicant
 16 requested to postpone this decision, because
 17 they still had to do some maintenance plans and
 18 finalize this.
 19 So, at this point, it has been finalized.
 20 Usually all of this is dealt with at once, but
 21 the Commission decided to give them the
 22 opportunity to do it later. So that's the only
 23 issue that we're dealing with.
 24 This is the project. It includes
 25 restoration of a building on Miracle Mile,

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1 MR. NAVARRO: Okay. Great.
 2 For the record, Jorge Navarro, with offices
 3 at 333 Southeast 2nd Avenue. I think that your
 4 Planning Director did a great job of presenting
 5 the item and explaining the request before you.
 6 I have a very short PowerPoint that I'd like to
 7 upload. So if I could do this correctly, and
 8 hopefully it works -- okay, great.
 9 So the request is for you -- many of you
 10 are familiar with this. I know that we have a
 11 new Board Member, and I'd like to welcome Mr.
 12 Revuelta. I think that his expertise is going
 13 to be great for this Board and I'm looking
 14 forward to working with him.
 15 This is a project that came before this
 16 Board back in 2019. It's gone through a very
 17 lengthy approval process. This site has been
 18 approved for a mixed-use project. It's a
 19 three-story building along Miracle Mile, as you
 20 can see from this elevation, and a
 21 fourteen-story building along the Andalusia
 22 frontage, and the project was approved with an
 23 FAR that included the usage of some TDRs. And
 24 at the time, we had not selected the historic
 25 sites that we wanted to use. We were working

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1 with a few historic property owners.
 2 Since that time, I'm happy to report that
 3 we have selected two historic sites from which
 4 to transfer the TDRs. We're transferring TDRs
 5 from the 111 Salamanca Avenue property and the
 6 235 Majorca property. Both of those properties
 7 have maintenance reports that the funding from
 8 this TDR sale is going to help those property
 9 owners make the necessary improvements to these
 10 properties.
 11 It's been some time since we've been last
 12 before you, so I'd just like to quickly walk
 13 you through what was approved and what's before
 14 you today. As I said, the application request
 15 is essentially to approve the transfer and
 16 receipt of the TDRs to match the FAR that was
 17 approved by the City Commission last year for
 18 this project.
 19 This, as you can see, is the project
 20 location. It's right off of Galiano Street and
 21 Miracle Mile. The project is essentially
 22 comprised of two parcels. It's bifurcated by
 23 an alley. We have the Miracle Mile frontage,
 24 which is currently constructed with the
 25 existing SunTrust Building and a vacant parking

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1 I'm here to answer any questions the Board may
 2 have.
 3 CHAIRMAN AIZENSTAT: Thank you.
 4 Jill, did we receive any e-comments for
 5 this item?
 6 THE SECRETARY: No, no comments.
 7 CHAIRMAN AIZENSTAT: No comments. Do we
 8 have any speakers for this item?
 9 THE SECRETARY: No speakers.
 10 CHAIRMAN AIZENSTAT: No speakers, either by
 11 Zoom platform or by the phone line platform,
 12 correct?
 13 THE SECRETARY: Correct.
 14 CHAIRMAN AIZENSTAT: At this time, I'll go
 15 ahead and close it for public comment and open
 16 it for Board discussion.
 17 Luis, I'm going to let you go first, if you
 18 don't mind.
 19 MR. REVUELTA: Actually, I do not have any
 20 comments. It seems like it's reasonable.
 21 CHAIRMAN AIZENSTAT: Okay. Thank you.
 22 Maria.
 23 MS. VELEZ: I confirmed with Ramon Trias
 24 this afternoon that there were no changes, no
 25 additional FAR, no additional anything as a

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1 lot to the south that fronts Andalusia. And in
 2 working with Mr. Behar and his architectural
 3 team, we were to design a project that
 4 maintained Miracle Mile low profile and that
 5 moved the FAR, density and height towards the
 6 Andalusia frontage, which that is, you know,
 7 currently the existing development trend that
 8 you see on Miracle Mile and we're working hard
 9 to preserve that.
 10 This here shows the multiple public
 11 hearings that this project's gone through.
 12 It's gone through a very lengthy approval
 13 process. In December 2018, we were before you
 14 last, which this Board recommended approval of
 15 the project and we received approval from the
 16 City Commission in March of last year.
 17 Since then, we've submitted the TDRs
 18 application. In March of this year, we went
 19 before the Historic Preservation Board, who
 20 also recommended approval of this application,
 21 and we're before you this evening to obtain
 22 your recommendation, so we could hopefully move
 23 forward and obtain final approval by the City
 24 Commission.
 25 With that, I'll conclude my presentation.

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1 result of this action tonight. So I'm happy to
 2 go ahead and move the item.
 3 CHAIRMAN AIZENSTAT: Okay. Chip.
 4 MR. WITHERS: I don't have any. It's just
 5 approving the sending sites. I mean, that's
 6 all it is.
 7 CHAIRMAN AIZENSTAT: Correct.
 8 MR. WITHERS: So I'm assuming -- I don't
 9 know the process. The Historic Board, do they
 10 sign off on these sites? Is that how it works?
 11 I don't know the process.
 12 (Inaudible.)
 13 MR. WITHERS: And the money that's received
 14 for the sending sites, is that in a trust
 15 account or how is that money managed for the
 16 benefit of the historic monument that it's
 17 preserving?
 18 MR. TRIAS: (Inaudible) I believe that the
 19 Preservation staff, it's approved by them, and
 20 it requires certain improvements. So that's
 21 the process.
 22 MR. WITHERS: Is that managed through the
 23 Historic Resource Department or is that through
 24 the City Manager's Office?
 25 MR. TRIAS: Yes. The Historic Resources

1 Department.
 2 MR. WITHERS: Okay. I'm sorry, I didn't
 3 know the process. That's fine. I got it.
 4 CHAIRMAN AIZENSTAT: Rene, do you have any
 5 comments?
 6 MR. MURAI: Just a question. Ramon, what
 7 happens -- as I understand it, the developer
 8 will be paying for these rights to the two
 9 properties in question -- to the owners of the
 10 two properties in question, correct?
 11 MR. TRIAS: Yes.
 12 MR. MURAI: Okay. And the Conditions of
 13 Approval are that certain improvements and
 14 maintenance be done by the two properties in
 15 question, right?
 16 MR. TRIAS: And that's a requirement of the
 17 process, that a maintenance plan be prepared
 18 and implemented.
 19 MR. MURAI: And is there some of
 20 improvements that need to take place, also,
 21 initially?
 22 MR. TRIAS: Whatever the plan requires, yes.
 23 MR. MURAI: The answer is, yes?
 24 MR. TRIAS: The answer is, whatever the
 25 plan requires, sir.

1 motion?
 2 MR. WITHERS: I'll move it, that we approve
 3 the transfer from the sending sites.
 4 CHAIRMAN AIZENSTAT: Chip made a motion.
 5 Is there a second?
 6 MS. VELEZ: That has to be subject to the
 7 conditions.
 8 MR. WITHERS: Yeah, subject to the
 9 conditions --
 10 MR. TRIAS: That they follow the proper
 11 process, yes.
 12 MS. VELEZ: Yes. Then I'll second it.
 13 CHAIRMAN AIZENSTAT: Maria second. Any
 14 further comment? No?
 15 Call the roll please, Jill.
 16 THE SECRETARY: Chip Withers?
 17 MR. WITHERS: Yes.
 18 THE SECRETARY: Rene Murai?
 19 MR. MURAI: Yes.
 20 THE SECRETARY: Luis Revuelta?
 21 MR. REVUELTA: Yes.
 22 THE SECRETARY: Maria Velez?
 23 MS. VELEZ: Yes.
 24 THE SECRETARY: Eibi Aizenstat?
 25 CHAIRMAN AIZENSTAT: Yes.

1 MR. MURAI: Do you know what the plan
 2 requires?
 3 MR. TRIAS: The maintenance plan is
 4 reviewed and approved and implemented and
 5 changed, if necessary, by the Historic
 6 Preservation staff.
 7 MR. MURAI: So, I mean, just to follow-up
 8 on Chip's comments or questions, what happens
 9 if this maintenance plan and the improvements
 10 that need to be done are not done? Is that a
 11 Code violation for the --
 12 MR. TRIAS: Yes, that would be a Code
 13 violation.
 14 MR. MURAI: So that's the way the process
 15 works, the City should be able to ensure that
 16 whatever maintenance -- improvements and
 17 maintenance have to take place on the
 18 transferring properties, will, in fact, happen,
 19 right?
 20 MR. TRIAS: Right.
 21 MR. MURAI: Okay. All right. I don't have
 22 any further comments.
 23 CHAIRMAN AIZENSTAT: Okay. Seeing that
 24 this is just the TDR transfers, I don't have
 25 any comments at all. Anybody like to make a

1 MR. COLLER: Mr. Chairman, that's in
 2 accordance with the Department's
 3 recommendations, correct?
 4 CHAIRMAN AIZENSTAT: That is correct.
 5 MR. COLLER: Okay.
 6 CHAIRMAN AIZENSTAT: Any other item for
 7 discussion? I don't know if we have anything.
 8 MR. TRIAS: Nothing further, sir.
 9 CHAIRMAN AIZENSTAT: Just if everybody
 10 would please remember that we are not having a
 11 December meeting. I want to wish the Staff and
 12 everybody on the Board and everybody out at
 13 Zoom, happy holidays. Please stay safe and
 14 adhere to the guidelines, and I wish everybody
 15 a happy and healthy holidays and a happy New
 16 Year. Thank you very much.
 17 MR. TRIAS: Thank you, Mr. Chairman.
 18 (Thereupon, the meeting was adjourned at 6:45
 19 p.m.)
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