

1 If anyone made any contact with a Board
 2 Member regarding an issue before the Board, the
 3 Board Member must state, on the record, the
 4 existence of the ex parte communication and the
 5 party who originated the communication. Also,
 6 if a Board Member conducted a site visit
 7 specifically related to the case before the
 8 Board, the Board Member must also disclose such
 9 visit. In either case, the Board Member must
 10 state, on the record, whether the ex-parte
 11 communication and/or site visit will affect the
 12 Board Member's ability to impartially consider
 13 the evidence to be presented regarding the
 14 matter. The Board Member should also state
 15 that his or her decision will be based on
 16 substantial, competent evidence and testimony
 17 presented on the record today.

18 Does any Member of the Board have such a
 19 communication and/or site visit to disclose at
 20 this time?

21 MR. GRABIEL: No.
 22 CHAIRMAN AIZENSTAT: No?

23 Swearing In, everyone who speaks this
 24 evening must complete the roster on the podium.
 25 We ask that you print clearly, so the official

5

1 records of your name and address will be
 2 correct.

3 Now, with the exception of attorneys, all
 4 persons physically in the City Commission
 5 Chambers, who will speak on the agenda items
 6 before us this evening, please rise to be sworn
 7 in.

8 (Thereupon, the participants were sworn.)
 9 CHAIRMAN AIZENSTAT: Thank you.

10 Again, I ask everybody to please sign in
 11 with Jill that will be speaking tonight.

12 Zoom platform participants, I will ask any
 13 person wishing to speak on tonight's agenda
 14 item to please open their chat and send a
 15 direct message to Jill Menendez, stating you
 16 would like to speak before the Board and
 17 include your full name. Jill will call you
 18 when it's your turn. I ask you to be concise,
 19 for the interest of time.

20 Phone platform participants, after Zoom
 21 platform participants are done, I will ask
 22 phone platform participants to comment on
 23 tonight's agenda item. I also ask you to be
 24 concise, for the interest of time.

25 The first item we have is the Approval of

6

1 Minutes of August 14th, 2024. Is there a
 2 motion?

3 MR. SALMAN: So moved.
 4 MR. GRABIEL: Second.
 5 CHAIRMAN AIZENSTAT: We have a first and a
 6 second.
 7 THE SECRETARY: Who made the motion?
 8 CHAIRMAN AIZENSTAT: To approve the
 9 minutes.
 10 THE SECRETARY: Yes. Who moved?
 11 MR. SALMAN: I moved it.
 12 MR. WITHERS: I second.
 13 CHAIRMAN AIZENSTAT: Any comments? No?
 14 Call the roll, please.
 15 THE SECRETARY: Julio Grabiell?
 16 MR. GRABIEL: Yes.
 17 THE SECRETARY: Sue Kawalerski?
 18 MS. KAWALERSKI: Yes.
 19 THE SECRETARY: Felix Pardo?
 20 MR. PARDO: Yes.
 21 THE SECRETARY: Javier Salman?
 22 MR. SALMAN: Yes.
 23 THE SECRETARY: Chip Withers?
 24 MR. WITHERS: Yes.
 25 THE SECRETARY: Eibi Aizenstat?

7

1 CHAIRMAN AIZENSTAT: Yes.
 2 The procedure we'll use tonight, first
 3 we'll have the identification of the item by
 4 Mr. Collier, presentation by applicant or agent,
 5 then presentation by Staff. Afterwards, I'll
 6 go ahead and open it for public comment, first
 7 in Chambers, then to Zoom platform, followed by
 8 the phone line platform. Then we'll go ahead
 9 and close the public comment, have a Board
 10 discussion, then a motion, further discussion,
 11 if needed, and a second of the motion, then
 12 Board's final comments and a vote.

13 Before we begin, I'd also like to thank
 14 City Staff for the wonderful chairs that we
 15 got. Just on a little side note, they're
 16 really good and comfortable. Thank you.
 17 Mr. Collier.
 18 MR. COLLIER: Item E-1, a Resolution of the
 19 City Commission of Coral Gables, Florida
 20 approving Mixed-Use Site Plan and Conditional
 21 Use review pursuant to Zoning Code Article 14,
 22 "Process" Section 14-203, "Conditional Uses,"
 23 for a proposed Mixed-Use project referred to as
 24 "33 Alhambra" on the property legally described
 25 as all of Block 15, "Coral Gables Section L,"

8

1 that's 20 and 42 Navarre Avenue, 33, 43 and 47
 2 Alhambra Circle and 2001 Galiano Street,
 3 Coral Gables, Florida; including required
 4 conditions; providing for a repealer provision,
 5 severability clause, and providing for an
 6 effective date.
 7 Item E-1, public hearing.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 Mr. Garcia, welcome.
 10 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 11 Members of the Board, Mario Garcia-Serra, with
 12 offices at 600 Brickell Avenue, here this
 13 evening representing 33 Alhambra Propco, the
 14 owner and developer of the 33 Alhambra project.
 15 I am joined this evening by Jorge Cepero
 16 and Jenny Ducret of MG Developer, as well as
 17 our project architects, Glenn Pratt and David
 18 Fuentes, of Bellin, Pratt and Fuentes, who will
 19 soon present the project to you. However,
 20 first, let me familiarize everyone with the
 21 site and also tell you what has changed from
 22 the project which we presented to you about a
 23 year ago on this same property.
 24 There we go. You have an aerial photo --
 25 let's go to the aerial photo there. Here we

1 have an aerial photo of the property. You'll
 2 see that the project site is a City block, that
 3 is bordered by Alhambra Circle on the
 4 southeast, Minorca Avenue on the southwest,
 5 Galiano on the west and Navarre on the north.
 6 This site is a little over an acre in size, and
 7 it's Zoned MX2.
 8 The project, which we presented to you last
 9 year, proposed a rezoning of the property to
 10 MX3, or, in the alternative, a Code Amendment
 11 to allow for a taller height. That project
 12 generated some controversy and some opposition,
 13 so we withdrew it and went back to the drawing
 14 board and designed -- redesigned the project,
 15 so that it complies 100 percent with the site's
 16 existing MX2 Zoning.
 17 This project does not require any change in
 18 Zoning or variances. It is completely based on
 19 what the Zoning Code presently allows, and even
 20 has less density than what is presently
 21 permitted. We now have a 78-unit, eight-story
 22 condominium building, with a penthouse and also
 23 with retail uses on the ground floor and office
 24 uses on the second floor.
 25 There you see the existing land use and

1 Zoning maps for the property.
 2 If you'd go to the next slide.
 3 And here are the highlights of this
 4 project. As mentioned previously, the project
 5 complies a hundred percent with the existing
 6 Zoning, and it is only using approximately half
 7 of its allowed density. Its permitted max is
 8 somewhere around 140 units, probably a little
 9 bit more. We are proposing 78 units.
 10 As far as ground level open space, we have
 11 double the requirement, 11,351, as opposed to
 12 the 4,877 that is required. We've put
 13 extensive landscaping at the street level, and
 14 the streetscape is considerably improved.
 15 There is an overall reduction in the mass, of
 16 course, of the building, and we now have a
 17 ten-foot step back for the tower, that goes
 18 around the building completely.
 19 There is a reduction in height, as
 20 mentioned before. Before we were proposing
 21 twelve stories. Now it is down to eight
 22 stories, plus penthouse. And, then, of that
 23 height, only about 25 percent of the total
 24 height of that tower is actually at the 97-foot
 25 level. Glenn will show you. There's a certain

1 amount that goes up to 97, but the vast
 2 majority of the building is at a lower height.
 3 We've enhanced the pedestrian access and
 4 the pedestrian experience around the property
 5 and there is also an existing historic
 6 building, which we are preserving, maintaining
 7 and adaptively reusing at 42 Navarre.
 8 So, with that said, I'll ask Glenn and
 9 David now to walk you through the project.
 10 MR. PRATT: Good evening. Glenn Pratt,
 11 Bellin, Pratt and Fuentes Architects, 301
 12 Almeria, Suite 210.
 13 MR. FUENTES: And David Fuentes.
 14 MR. PRATT: As some of you may have
 15 remembered from the previous presentation that
 16 we made, when we were looking to try and create
 17 more --
 18 MR. WITHERS: Can you lift that up?
 19 MR. PRATT: I'm sorry. How is that --
 20 from the previous presentation, when we were
 21 looking for the change of Zoning, in exchange
 22 for creating more ground space, we thought that
 23 that was a good idea, I guess, at the time, and
 24 it wasn't overly well received, so we've gone
 25 back, as Mario said, to the drawing board, and

1 then totally redesigned the building, to be 100
2 percent in compliance with the Code.

3 We have, essentially, an eight-story
4 building, with a penthouse on the top. This
5 will be a view from Alhambra Circle. The
6 client is a very well-known developer here in
7 the City, that's developed other really high
8 end products, that we've also been a part of.
9 Biltmore Park on Valencia is one of the
10 projects that we did for them. And so they
11 asked us if we could make a building that was
12 somewhat similar to that, as a high end
13 condominium, with large terraces that have a
14 lot of -- the ability to open up the interior
15 space, to be able to enjoy the outdoors,
16 hopefully, weather that will be soon coming,
17 it's been -- not weather like now.

18 So, this, as you see, there's a series of
19 towers, that have large balconies, that are
20 used throughout the building. It's an element,
21 actually, that -- one of the things, when we
22 were doing the Mediterranean Bonus study, it's
23 an element that, actually, H. George Fink, one
24 of the premier architects of Coral Gables,
25 used, and we really liked a lot of the details

13

1 that he used, so we've introduced a lot of
2 those elements into the building, for the tower
3 and for the roof and for the ground level, the
4 pedestal piece.

5 This is an aerial view of the front of the
6 building, the Alhambra side, from above, and
7 one of the things that we've also done is, in
8 the tower elements, we have parapet walls that
9 go to conceal all of the mechanical equipment,
10 so that it -- essentially, the roof will be
11 given to two larger units, that have some
12 really super terraces, and the rest of the roof
13 element is used as -- excuse me -- the amenity
14 space. And one of the things that we're
15 proposing to have is a pickleball court on the
16 front, as pickleball has really been a popular
17 sport and has taken off.

18 So you see, actually, in the -- David, I
19 don't know if you can use the laser to -- on
20 the roof -- on the tower elements -- on the
21 tower elements, we've concealed all of the air
22 conditioning equipment, so none -- all of the
23 mechanical equipment will be totally concealed
24 from the street and from the view. So all you
25 really see is just, you know, the nice

14

1 building. All of the mechanical workings will
2 be totally concealed.

3 And you can see the pickleball court on the
4 front, where David's pointing the laser, and
5 two penthouse units. They have the terraces --
6 large terraces, that wrap around the building,
7 on the north and on the south. Those will be
8 private terraces for the unit itself.

9 We can go to the next slide.

10 This is a view from the corner of Navarre
11 and Alhambra, and you can see that, in part of
12 the design of the building, we've tried to
13 break it down into smaller elements and into
14 elements that allowed us to use a lot of the
15 architectural pieces that a lot of the City's
16 founding architects used, and so we -- and I'll
17 show you, as we move around the building. The
18 set of slides is intended to kind of take you
19 around the building.

20 One of the things that we've always felt is
21 that, because it's an entire city block, the
22 building is going to be viewed from every
23 street and so every -- every view should be
24 exceptional, and every view is, essentially, a
25 front view. So we've taken, you know, great

15

1 lengths to try and create a lot of detailing
2 and activity and amenities that re-enforce that
3 feeling.

4 If you'd go to the next slide.

5 This is a view from Alhambra and Navarre,
6 again, at the street level, so that you can see
7 the pedestal. The retail -- as a mixed-use
8 project, we have retail on the ground floor.
9 The second level is an office level, and we put
10 that in, both, as a way to animate the street
11 and to create activity and lights, so that
12 you're not just looking at a parking garage.
13 The office level is actually a liner element,
14 that conceals the parking on the second level,
15 and you'll see that and we'll show you that in
16 the plan, to understand.

17 And the third level is, really, the only
18 full parking level that we had in the building,
19 to satisfy -- all of the parking is completely
20 satisfied in the building. We have 146 spaces.
21 We're over the requirement.

22 And, again, one of the things that was
23 important to us architecturally was kind of
24 these reinforced corners, so that there's a
25 prominent decorative element that goes all of

16

1 the way from the roof line cornice piece all of
2 the way and flares out at the bottom to create
3 an anchoring where the building grounds it to
4 the ground plane.

5 We can go to the next slide.

6 This is a view from Navarre, and you can
7 see that the little historic building, that's
8 always been a very important element, we've
9 felt, in the process of designing the building,
10 and one of the reasons also that we were
11 looking to try and find some more park space
12 for the building, we're actually substantially
13 over the amount of green space required. We
14 have about 6,000 square feet over the -- sorry
15 for this technical -- we have about 6,000
16 square feet over the open green space
17 requirement, that's required by Code, and we
18 used that to create the park on the northwest
19 corner of Navarre and Galiano, to really give
20 the historic building enough breathing room, so
21 it doesn't get lost in the project and it
22 doesn't feel like it's squeezed or sandwiched
23 in.

24 In addition, one of the things that we're
25 also proposing to do is to create a green wall

17

1 when the building was thinner and taller, we
2 had sufficient room to put the pool and some of
3 the amenities on the pedestal level, at the
4 fourth level. When we -- just kind of like a
5 balloon analogy, when you've got the same
6 volume, but you're pushing the height down, the
7 building kind of expands, and so what we wound
8 up doing is putting the amenities on the roof,
9 and so you see, on the top of the Navarre and
10 Galiano corner, is where we've got the pool and
11 the pool amenity, the spas, and then there's
12 also an area for the residents as open cookout
13 areas and lounge areas. So it's -- we feel
14 it's going to be a really spectacular view from
15 up there, and, really, a nice amenity for the
16 building to have the roof pool.

17 This is the corner from Navarre and
18 Galiano, looking back at the park and the
19 historic building, and you can see that -- you
20 know, what's really nice about the open park is
21 that it really provides a lot of viewing area
22 for the historic building. The historic
23 building is really a gem. It's really just a
24 really nice little structure. We couldn't --
25 when we were doing the studies, we couldn't

19

1 on the garage structure behind the building, so
2 that it essentially brings out the building and
3 makes just a very green, lush backdrop to the
4 historic structure.

5 Our parking garage entry, exit and service
6 is just to the left of that, and there's a
7 little dog park, that a dog -- I should say,
8 really, more of a dog walk, because it's not
9 really very large, but it's an area the
10 residents can use to walk their dogs. And,
11 then, on the north side, to the right, you will
12 see, you know, the large private park that
13 we're creating as the buffer.

14 Again, there's -- the arcade goes
15 completely around the building, at the ground
16 level. At this level, the only -- this corner,
17 and the Galiano side, is the only side that has
18 the exposed parking at the second level. All
19 of the other streets sides and the east portion
20 of Navarre has the office space, but you can
21 see the large green open space that we've used
22 to buffer the historic building.

23 Go to the next one -- I'm sorry, before --
24 just to quickly talk about one thing, one of
25 the things that -- in the previous version,

18

1 really find very much information on who the
2 architect was, there was very limited
3 documentation, but the structure itself is
4 really, really nice. It's like somebody walked
5 out of the door in 1929 and just left things
6 exactly the way that they were.

7 There's Breccia Bernice floors, there's all
8 kinds of -- it has these Pecky Cypress ceilings
9 and ceiling beams. It has all of these hand
10 painted ceramic tile floors, that -- with
11 little individual hand painted Spanish ceramic
12 tiles. So it's, really, a gem, that I think is
13 really going to be an enhancement to the -- and
14 we're going to be -- the only issue is that
15 it's going to be difficult to try and find an
16 adaptive reuse. We're in the process of trying
17 to study all of the possibilities. It's
18 difficult, because, obviously, it was built in
19 1926, and it just doesn't comply with ADA
20 standards and with accessibility and all of the
21 things that it would need if it is used by the
22 public, would be required by ADA requirements.
23 So we're studying how to try and keep the
24 building and use it in a special way, that
25 would allow it to stay the way that it is.

20

1 It's really beautiful. Anyway, so that's --
2 this is, again, the corner.

3 If we move to the next, this is along the
4 Galiano side, and in the areas where the
5 building pulls back, on the amenity level,
6 we've created lush gardens. And the garden
7 that David is showing right now is kind of an
8 amenity piece to the interior amenities that
9 will be connected with that, the gym and the
10 workout rooms and spa and sauna, but the
11 majority of the units on the amenity level have
12 these really large terraces that are going to
13 be, for the residents, really, incredible.

14 If we can move to the next.

15 This is a ground view from the corner of
16 Minorca and Galiano. So you can see how the
17 building -- one of the things we were trying to
18 also do is to make sure that, massing wise,
19 that it really pulled back from the street and
20 didn't feel overpowering and that it just had
21 the feel or the fit, and you can see, again,
22 that one of the corners -- all four of the
23 corners of the main building on Alhambra are
24 treated in the same way and come down to the
25 ground, and so that each of the elements of the

21

1 pedestal kind of plug into that tower piece.

2 This is a view from Alhambra and Minorca,
3 and one of the things, again, that we're also
4 doing is, we've got a really -- what we feel is
5 a beautiful cornice piece, that wraps the roof
6 and ties all of the towers together. Again, in
7 one of the architecture -- Med Bonus
8 architectural studies that we did, we found
9 that that was really an element that was used
10 extensively, the way that they would tie the
11 tower -- or the roof line into a tower, to
12 make -- as a way of terminating it.

13 And this is -- we're back to the front
14 elevation of Alhambra.

15 We're very proud of our building, so I like
16 talking about it. I'm sorry to take your time.

17 This is -- as you can see from the site
18 plan, we've totally wrapped the building with
19 arcades, and so that -- and we have -- that
20 goes completely around the building, with the
21 exception of the historic portion.

22 There's also a paseo that goes through.
23 We've consolidated, again, all of the services
24 and entry drives on the Navarre side, which is
25 away from the school side and the traffic on

22

1 Alhambra.

2 We've got retail space on the ground level.
3 There's a series of lobbies that access the
4 office space, and, then, also access -- that is
5 separate from accessing the tower.

6 If we can go to the next.

7 This is the second floor, that you can see
8 the office space wraps around the Navarre and
9 the Minorca side, so that only the Galiano side
10 has the visible parking.

11 The third floor is our total parking.

12 And this is the amenity level -- or the
13 pedestal level, on the top, the fourth floor,
14 that has the amenities and starts the beginning
15 of the units.

16 This is the typical floor for the
17 condominium.

18 And then this is the roof, where you see
19 the two large units that are on the roof, that
20 have their own private terraces and the amenity
21 space and pickleball court in the center.

22 And this is just a roof plan, that shows
23 the equipment.

24 The materials we're using is, we're using
25 barrel tile. We've got the different types of

23

1 stucco finishes, smooth and textured. We're
2 using precast stone over some of the
3 architectural elements on the building. We're
4 using natural stone on the lower pieces of the
5 building, where the public is. We're using rod
6 iron and decorative grills that have a very
7 distinct Mediterranean feel.

8 This just gives you an idea. This is of
9 an -- typical tower and elevation and section
10 that shows how the step back and -- the setback
11 and the step back works.

12 And that's the end of the presentation.

13 CHAIRMAN AIZENSTAT: Thank you.

14 MR. PRATT: Thank you.

15 MR. GARCIA-SERRA: Thank you very much,
16 Glenn and David.

17 So this project has been very well received
18 by the City Boards that previously reviewed it.
19 Staff is recommending approval.

20 Earlier this afternoon, I spoke with
21 Jennifer about an additional condition of
22 approval, in response to some neighborhood
23 input that she received, and that is to
24 incorporate a requirement for construction
25 parking as part of our construction management

24

1 plan, in other words, where the contractors are
2 going to park. So that's something that we're
3 acceptable to, and we can proffer that as part
4 of a new condition of approval.

5 In response to neighborhood input, we are
6 also proposing to further buffer the pickleball
7 court with some landscaping around the
8 pickleball court.

9 And there is one condition of approval that
10 we would like discuss, but I'll wait for public
11 comment, and then, as part of the rebuttal,
12 we'll discuss it. It has to do with
13 streetscape.

14 This project, you know, we believe is a
15 relatively low density, high quality project,
16 consistent with what the City wants to see, and
17 consistent with the Zoning of the property, and
18 so we're proud of it and stand by it and we
19 have the whole team here ready to discuss and
20 answer any questions you might have.

21 Thank you.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MS. GARCIA: Good evening. Jennifer
24 Garcia, Planning Official.

25 Could I have the PowerPoint, please? Could

25

1 square feet, a pedestrian paseo that cuts in
2 the middle of the building, and is also wrapped
3 with an arcade around all -- I believe, all
4 sides of the building, the ground floor
5 commercial flex space, as well as a big
6 entrance and exit off of Navarre, on the north
7 side -- on the northeast side of the building,
8 and then the adaptive reuse of the historic
9 building on the north side.

10 So the open space provided is 23 percent.
11 The requirement is 10 percent. So they're well
12 over the required amount of open space.
13 Density in this area, because we're in the CBD,
14 is unlimited, but they're proposing 70 units an
15 acre or 78 units. The height is 97 feet at
16 eight stories, and the FAR is 3.5, and that's
17 including the Mediterranean Bonus, the .5
18 additional FAR. The front setback is allowed
19 to be a foot -- I'm sorry, zero feet, and the
20 upper floor setbacks are at 10 feet, and they
21 remain at that. It varies, according to the
22 side of the building.

23 The parking spaces, they are above the
24 requirement, 146 spaces, and paseo parking, as
25 well, at 22 spaces, when 18 is required.

27

1 I have Staff's PowerPoint, please? Thank you.

2 Okay. So 33 Alhambra is requesting one
3 request and that's a mixed-use site plan. As
4 you know, in the City of Coral Gables, whenever
5 you meet the threshold of 20,000 square feet,
6 it triggers a site plan review by conditional
7 use. So it goes through Planning and Zoning
8 and the Commission for eventual adoption.

9 As you know, the location is an entire
10 block, south of Navarre, just -- I guess, the
11 southeast of Alhambra, on the southeast,
12 Galiano and then the leg of Minorca.

13 Here's an aerial showing of the location.
14 You can see the median of Alhambra Circle.
15 It's just east of Gables Prep Elementary
16 School.

17 And this is a view looking west. You can
18 see there right now there's existing
19 multi-family buildings on the property. As you
20 know, the property was rezoned, I believe,
21 seven years ago, from multi-family to
22 mixed-use. So right now -- the use there right
23 now is multi-family.

24 So the mixed-use site plan consists of a
25 park that's on the north side, almost 3,000

26

1 So this is a view looking south at the
2 building. The residential units are above the
3 office space and the commercial ground floor.
4 You can see the adaptive reuse of the historic
5 building there, on 42 Navarre, and then the
6 corner Park Plaza Area, on the bottom of the
7 screen.

8 So this was reviewed by DRC this year in
9 May. They had a Neighborhood Meeting, as
10 required, before the Board of Architects, in
11 July. They went to the Board of Architects
12 once, in August. They had an additional
13 required Neighborhood Meeting again, before
14 coming to this Board, in late August, and here
15 we are today for the Planning & Zoning Board
16 Meeting. They're scheduled to be reviewed by
17 the School Community Relations Committee later
18 this month.

19 So letters were sent out to property owners
20 and properties within a thousand feet of this
21 property. As you can see, there are two
22 schools that are within the radius, which is
23 why it's triggering the review by the School's
24 Committee. And these were letters sent out
25 three times, for two Neighborhood Meetings and

28

1 tonight's meeting, as well as the property was
2 posted three times, for DRC, Board of
3 Architects and PZB. The website was also
4 posted three times, the newspaper advertisement
5 was once, and there was also an e-mail sent out
6 last week to those who are subscribed to our
7 e-mail server.

8 So Staff has determined that it is
9 consistent with the Comp Plan, it does comply
10 with the Zoning Findings of Fact, which is
11 found in your Staff report, and it's satisfied,
12 as long as the conditions of approval, which
13 are listed in your Staff report -- and these
14 are the highlights, that there Alhambra Circle
15 sidewalk remain open, as well as the school
16 pick up and drop off unaffected during
17 construction; shade trees and a bike path and
18 crosswalk on Alhambra Circle; and then
19 landscape bump outs on both sides at all three
20 adjacent intersections; paseos arcades to be
21 publicly accessible at all times; raised
22 crosswalk, for safety of the elementary school
23 nearby, at Minorca and Galiano; and, then, a
24 minimum of 75 percent of the ground floor
25 retail to be leased within one year after the

29

1 received anything in the mail, even though I'm
2 within 20 feet, 50 feet of the right-of-way.
3 Maybe it goes to the management, but I don't
4 know. We so see the little sign, that's
5 smaller than this, but that's it.

6 I wanted to say a few things, and I think
7 one is regarding architecture, which I'll also
8 speak after this. I think we do need to look
9 at the Mediterranean architecture. You know, I
10 think that these towers do not show
11 Mediterranean architecture. It's very modern.
12 Not that it doesn't look attractive or good,
13 but if you're getting a Mediterranean Bonus,
14 then I think it should look Mediterranean. You
15 know, that's part of the motif of the
16 community.

17 I do think that this street, Alhambra, is a
18 place where people do have a tendency to speed.
19 I've seen rollover accidents, because people
20 got T-boned at some of these intersections.
21 It's a very wide street, but it has no markings
22 on it, so it would be very easy to convert to a
23 bicycle lane, it would be very easy to expand
24 sidewalks, very easy to add, you know,
25 landscape and everything, and really make it a

31

1 last Temporary Certificate of Occupancy.

2 This is a concern the neighbors had, that
3 the building to the south, the Columbus Center,
4 has been vacant since construction. This is to
5 kind of help them think about leasing out that
6 ground floor space.

7 That's all I have. Thank you.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Jill, how many speakers do we have in
10 Chambers?

11 THE SECRETARY: In Chambers, I believe we
12 have one. Mr. Adams, did you sign up?

13 CHAIRMAN AIZENSTAT: Let's go ahead and
14 call the speaker, please.

15 THE SECRETARY: Alex Adams.

16 MR. ADAMS: Hello. Good evening. My name
17 is Alex Adams. I live at 50 Minorca. So I can
18 almost spit from my balcony onto this project.
19 I actually live in the northwest corner of the
20 building, so I'm right square on that corner,
21 with the AT&T side. I'm probably the closest
22 person that you can possibly get to the
23 building.

24 Maybe because we are renters, I've never
25 received a notice on this project. I've never

30

1 greet street. I understand they only control
2 one side of one block, but, you know, we have
3 to think with -- to the City as a whole.

4 One of the other things that I would ask
5 the applicant, is that -- for some reason, it's
6 come up in other projects here in Downtown,
7 there seems to be a hard time getting the gray
8 FP&L light poles that the City really went
9 through a lot of, you know, time and effort to
10 get special lights. So if -- when they're
11 doing their site, you know, please take the
12 poles somewhere and save them, so that you can
13 put them back in, so that we don't end up with
14 black poles on one block and the gray poles on
15 every other block, and end up with a mismatch,
16 you know, when we finish the project. That's
17 happened with other projects in Downtown. So
18 that's one thing I would say.

19 The retail, I don't see how it's even
20 legally possible to ask that they lease it in a
21 year. It's not going to happen. I live right
22 across. I've lived there since the building
23 opened. For five years, it hasn't happened.

24 The historic rehab has done very well next
25 door, the old motel, hotel, La Palma, but in my

32

1 building, there has been, you know, no
2 activation, and I can't think of what retail is
3 going to come this far off of Alhambra. Even
4 Alhambra, you look at Allen Morris' Building,
5 it has a great outside balcony and all, and for
6 a while, they tried to get a restaurant there,
7 and that even hasn't worked. So I think it's
8 very tough.

9 This developer, if I'm correct, has done a
10 lot of townhouses. I don't know if it's
11 possible, but something similar to what's over
12 at -- near the Phillips Park, you know, where
13 you have the two-story townhouses surround the
14 bottom, I think would be probably much better
15 than retail and the office. The office has
16 worked -- where it's worked is at 55 Merrick.
17 That's where an office has worked on the second
18 floor. I've lived in that building. I've
19 lived in 10 Aragon. I've lived in 55 Merrick.
20 I've lived in 50 Minorca. I've been in
21 Downtown for the last 15 years. So I really
22 know Downtown, and I love Downtown, and we
23 don't use our car once we park. You know, we
24 use the Freebee, we use the trolley. It's a
25 great place to be. It's an awesome place. I

33

1 CHAIRMAN AIZENSTAT: Thank you for taking
2 the time to come.

3 Jill, do we have anybody else in Chambers?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: How about Zoom?

6 THE SECRETARY: No one has indicated they
7 wish to speak.

8 CHAIRMAN AIZENSTAT: No one on Zoom? And
9 the phone platform?

10 THE SECRETARY: No.

11 CHAIRMAN AIZENSTAT: Okay. At this time,
12 I'd like to go ahead and close it for public
13 comment and open it up to the Board.

14 Chip.

15 MR. COLLER: We do need a rebuttal from the
16 applicant.

17 CHAIRMAN AIZENSTAT: Sorry. That is
18 correct.

19 MR. GARCIA-SERRA: It's okay. We'll make
20 it relatively brief.

21 So, first, I think, discussing Mr. Adams'
22 comments, many of them which I think are well
23 thought out, we've worked with him before in
24 many capacities, the architecture I think is
25 something which all of you will be discussing

35

1 love going to play soccer at the park and
2 everything else.

3 And the one part I didn't understand from
4 the applicant was where this pickleball court
5 -- I don't know. Is that replacing the pool or
6 -- I missed it.

7 MR. PARDO: 8th floor.

8 MR. ADAMS: It's on the 8th floor? So it's
9 a not a pool, it's a pickleball court?

10 MR. PARDO: (Inaudible.)

11 MR. ADAMS: Oh, there's a pool and a
12 pickleball, okay.

13 Okay. And the historic house, I heard
14 about rehab, but can it not be a single-family
15 residence like it is or it can't be just a
16 residence? I mean, because, you know, they're
17 in popular demand and I think somebody would
18 pick that up quickly, if it was just a
19 residence, an extra, you know, one unit, that
20 sort of thing.

21 So I really enjoyed the big balconies, you
22 know, the nice luxury of the building, and
23 saving the historic house, and that's all I
24 have, really.

25 Thank you for your time.

34

1 probably later tonight as part of a separate
2 item, overall, what the City's policy is with
3 architecture, but this project has gone through
4 the process that's required.

5 You know, it went to the Board of
6 Architects, was approved, one presentation at
7 the Board of Architects for Mediterranean
8 design architecture, and so we're working and
9 we're living by the rules that are applicable
10 to us right now.

11 Traffic and speed along Alhambra, point
12 well taken. We are narrowing down Alhambra
13 with streetscape improvement. It's going to be
14 considerably widened sidewalks and landscape
15 bulb outs, an area for parking and so forth,
16 which Glenn could go into in more detail, but
17 that should help to slow down parking (sic),
18 and we are conscious of trying to make
19 Alhambra, you know, a street that really is
20 enjoyable from a pedestrian and cyclist point
21 of view.

22 The gray FP&L light poles, we've come
23 across this in other projects, the same
24 developer, actually, in another project, the
25 Village, not too far away, so -- and,

36

1 definitely, we will save whatever light poles
2 that there are, historic light poles, in the
3 property, and reuse them.

4 The retail requirement is something, again,
5 also, that's required by the Code. You know,
6 the Code requires a certain amount of, you
7 know, commercial, non-residential space. So
8 that's what we have there. We're confident
9 that with the quality of the project, the size
10 of the project, the size of the retail spaces,
11 their exposure to the street, that they will be
12 successful. And the office space on the second
13 floor, a very good chance that the client
14 itself, the developer, might very well end up
15 moving his offices there. So the office is
16 probably already spoken for.

17 The historic home, historically has been a
18 home, we were thinking of some sort of
19 commercial use there. We have to see how it
20 affects the numbers for the commercial use.
21 You know, we're not entirely opposed to the
22 idea of residential on the ground floor, but
23 the Code really doesn't lend itself to putting
24 residential on the ground floor. So those are
25 our responses to those points.

37

1 On the conditions of approval, you'll note
2 that in Conditions 4-H and 5-F, there are
3 requests for putting landscape bulb outs on the
4 other side of the street, on the opposite side
5 of the street from the project, at three
6 different points, Alhambra and Minorca,
7 Alhambra and Navarre and Galiano and Navarre.
8 We're fine with putting them in at Alhambra and
9 Minorca and Alhambra and Navarre. The Galiano
10 and Navarre intersection, putting that
11 improvement on the other side of the street, we
12 have some trepidation with, because that block
13 to our north has been complete assembled.
14 There's one owner now of that block. It's
15 reasonable to expect that sooner or later that
16 property will be redeveloped and we feel,
17 putting in the costs, you know, on top of it,
18 when you consider what you might have to pay
19 for loss of on-street parking and so forth, is
20 just being excessive, in other words.

21 We feel, at some point there will be
22 another development on that block, that will be
23 responsible then for putting in those
24 improvements. We're fine, of course, with
25 doing everything on our side of the street, as

38

1 well as on the opposite sides of the
2 intersection at Alhambra and Minorca and
3 Alhambra and Navarre.

4 So, with that said, you know, I think we've
5 made a pretty full presentation here, explained
6 to you how we've gone through this process and
7 now have a project which we think complies a
8 hundred percent with the Code and is worthy of
9 your approval, and we ask that you follow your
10 Staff's recommendation of approval.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. GARCIA-SERRA: Thank you. Sure.

13 CHAIRMAN AIZENSTAT: Chip.

14 Before you proceed, I just want to make
15 sure, we received some e-mails, Jill, and those
16 are being placed on the record?

17 THE SECRETARY: Yes, they are, and they're
18 also in front of your area there.

19 CHAIRMAN AIZENSTAT: Correct. Okay. Thank
20 you.

21 Chip.

22 MR. WITHERS: I have no comment.

23 CHAIRMAN AIZENSTAT: Okay.

24 MR. WITHERS: No. I mean, it's an
25 irregularly shaped lot. You're in compliance

39

1 with basically your FAR, your height, your
2 setbacks, so --

3 MR. GARCIA-SERRA: It is a unique block.

4 MR. WITHERS: I don't have anything to say.

5 MR. GARCIA-SERRA: Thank you. Hopefully
6 positive, though.

7 MR. WITHERS: I'm speechless.

8 CHAIRMAN AIZENSTAT: Thank you, Chip.

9 Felix.

10 MR. PARDO: I'd like to hear what Sue has
11 to say, if you don't.

12 CHAIRMAN AIZENSTAT: Of course.

13 MS. KAWALERSKI: Hi, Mario.

14 MR. GARCIA-SERRA: Hi. How are you, Sue?

15 MS. KAWALERSKI: Well, first of all, thank
16 you for bringing the project down to a
17 manageable size, because I remember, a year
18 ago, we were aghast at how large it was. So I
19 applaud your efforts for doing that.

20 A couple of things. You know, the windows,
21 I couldn't tell what kind of windows they were.
22 In one depiction, it looked like it was just
23 the regular window, without any -- do they call
24 them mullions?

25 MR. WITHERS: Yeah.

40

1 MS. KAWALERSKI: Mullions.
 2 MR. PRATT: Yeah. There will be divided
 3 lines in the windows --
 4 MS. KAWALERSKI: Okay, but there are
 5 mullions on all windows?
 6 MR. PRATT: Yes.
 7 MS. KAWALERSKI: Okay. I really couldn't
 8 tell, but thank you for clarifying that.
 9 MR. PRATT: It goes with the architecture,
 10 yes.
 11 MS. KAWALERSKI: Got you, okay. Thank you
 12 for clarifying.
 13 On-street parking, are we taking away
 14 on-street parking with this project?
 15 MR. PRATT: No. All of the on-street
 16 parking is remaining.
 17 MS. KAWALERSKI: Okay. Fantastic. And
 18 bulb outs, right? We're adding bulb outs?
 19 Doesn't that count --
 20 MR. PRATT: Yes. In fact -- we haven't
 21 done an exact count, but there will probably be
 22 a net increase, because we'll be eliminating
 23 all of the entry drives that are for the
 24 existing single units or for the smaller
 25 buildings and all of those entry drives will be

41

1 connected to parking areas. So there will be
 2 an increase, actually, probably in the
 3 on-street parking.
 4 MS. KAWALERSKI: Okay. I've got a question
 5 about -- you mentioned bike path, and in some
 6 of the depictions, it shows a bike path, kind
 7 of, sort of, and then disappears on Page 6 of
 8 the presentation. There's no bike path. And
 9 I'm not exactly sure what you mean by a bike
 10 path. Are you talking about a bike lane?
 11 Because a path, usually, is an off street --
 12 MR. GARCIA-SERRA: Yeah, it's a lane.
 13 MS. KAWALERSKI: Pardon me?
 14 MR. GARCIA-SERRA: It's a lane, because it
 15 would be on the street.
 16 MS. KAWALERSKI: Okay. So it's a bike
 17 lane?
 18 MR. GARCIA-SERRA: Correct.
 19 MS. KAWALERSKI: By the way, we're trying
 20 to call them, in the County, mobility lanes,
 21 because we wanted to accommodate e-scooters,
 22 e-bikes, micromobility, in addition to
 23 bicycles. So it's part of the jargon we're
 24 trying to change over, so that we can actually
 25 accommodate more than just bicycles, okay.

42

1 So that's an actual lane, and I believe I
 2 read it was five feet in width?
 3 MR. PRATT: Six.
 4 MS. KAWALERSKI: A six-foot bike lane?
 5 That's rather wide for a bike lane. I mean,
 6 that would be great. I know Alex would like
 7 that.
 8 And by the way, Alex, thank you for that
 9 wonderful -- those wonderful comments.
 10 MR. PRATT: I'm sorry, it's five, but it's
 11 separated from the sidewalk -- I'm sorry, it's
 12 five feet, but it's separated from the sidewalk
 13 by a foot and a half buffer.
 14 MR. SALMAN: Okay. What kind of buffer?
 15 Is it a curb or is it at grade?
 16 MR. PRATT: It will be just probably a
 17 different material type that's --
 18 MS. KAWALERSKI: Just a different material,
 19 okay.
 20 MR. PRATT: -- that will, you know, define
 21 the sidewalk from the bike lane.
 22 MS. KAWALERSKI: Okay. You know, the
 23 safest thing to do these days with mobility
 24 lanes is to paint them green. It's much more
 25 attractive than asphalt, Number One, and it

43

1 also is another visual cue for drivers to stay
 2 out of the green. So would you consider
 3 putting green paint on that?
 4 MR. PRATT: I don't know if we can go back
 5 to show that -- if we can bring it up on the
 6 screen, because, actually, the bike lane is
 7 incorporated -- it is away from the drive lane.
 8 There's the drive lane, there's the parallel
 9 parking, there's a landscape buffer, and then
 10 there's a bike lane.
 11 MS. KAWALERSKI: Okay. Do you have a
 12 picture of that because --
 13 MR. PRATT: Yeah, we're going to see if we
 14 can bring that up in the site plan. All of
 15 this, we've been working with Public Works to
 16 implement.
 17 Now, you'll see, you know here, if we can
 18 enlarge the teal --
 19 MR. GARCIA-SERRA: It's the area in blue,
 20 right, Glenn?
 21 MS. KAWALERSKI: The teal?
 22 MR. PRATT: Yeah. Alhambra Circle --
 23 MS. KAWALERSKI: Okay. There's Alhambra
 24 Circle.
 25 MR. FUENTES: Enlarge the bottom of the

44

1 page.
2 MR. PRATT: So you see the -- we have the
3 have -- and maybe you can show it in the
4 picture --

5 MS. KAWALERSKI: Oh, that teal, is that
6 what you're talking about?

7 MR. PRATT: The teal is actually the bike
8 lane, that is separate, and so that, for safety
9 purposes, it's separated from the traffic by
10 both, the parking lane and a landscaped area.

11 MS. KAWALERSKI: Okay. That's interesting.
12 So how are you going to separate the parking,
13 because people don't know how to park? How are
14 you going to separate the parking from
15 intruding into the bike lane?

16 MR. PRATT: I didn't understand what you
17 were saying.

18 MS. KAWALERSKI: Well, it's an unusual
19 configuration. Bike lanes are usually on the
20 opposite side of parking. So the parking is
21 usually by the sidewalk and a bike lane would
22 be more towards the traffic.

23 MR. PRATT: Right. Well -- okay, now I
24 understand what you're saying. I mean,
25 on-street parking, the parallel parking, would

45

1 be accessed by way of you -- see the sidewalks
2 that connect from the parking lane to the main
3 sidewalk that is in the front of the picture?

4 MS. KAWALERSKI: No, I got it, but how are
5 you going to separate the parking from the bike
6 lane? Is it a stripe? Is it a --

7 MR. GARCIA-SERRA: The parking is in the
8 white area.

9 MR. PARDO: See the green landscaping.

10 MS. KAWALERSKI: There's landscaping
11 separating the parking?

12 MR. GARCIA-SERRA: Correct. The green --

13 MS. KAWALERSKI: I can't tell, from that
14 depiction here. So there's a green buffer
15 between the parking and the green bike lane --
16 and the teal bike lane?

17 MR. GARCIA-SERRA: Correct. Correct. The
18 parking is in the white area, landscaping
19 buffer in green, and then teal is the bicycle
20 lane.

21 MS. KAWALERSKI: Okay. Fantastic.

22 Did you ever consider making that bike or
23 mobility lane all around the building?

24 MR. PRATT: We've been working with Public
25 Works. So far, they haven't implemented a plan

46

1 for the connectability of all of the bike
2 lanes. I know that maybe Jennifer could speak
3 to that, but we're -- right now, what we are
4 showing in the site plan is really what has
5 been requested of us by Public Works and
6 Planning.

7 MS. KAWALERSKI: All right. I mean, we're
8 going to discuss later on the Live Local Act,
9 and you read all through it that there has to
10 be connectivity to transit of the bike lanes,
11 for example. So the more we build out bike
12 lanes, the more we fulfill our obligation for
13 Live Local and all of these other projects that
14 are coming up. But would you consider doing a
15 bike lane all around the building?

16 MR. GARCIA-SERRA: We need to see what the
17 costs are and we need to see what else might be
18 requested of us, and I'm not sure,
19 right-of-way, how much we have in those other
20 streets. Alhambra is a wide right-of-way, and
21 that --

22 MR. PRATT: Can we pan to the other --
23 both, Minorca and Galiano and Navarre are very
24 narrow right-of-ways, that I don't know that
25 there's sufficient room.

47

1 MS. KAWALERSKI: Okay. What are they,
2 about ten-foot lanes on Minorca?

3 MR. PRATT: Yeah. Well, it's a ten-foot
4 drive lane and an eight-foot parking lane, and
5 then the remainder goes to a five-foot sidewalk
6 and a landscaped area.

7 MS. KAWALERSKI: Okay. All right. So
8 consider painting the bike -- the mobility lane
9 green, please. It's just another visual cue
10 that this is where bikes and other things
11 belong and this is where cars belong, okay.

12 MR. GARCIA-SERRA: I think the teal was
13 just placed there for illustrative purposes. I
14 don't think the intent is --

15 MS. KAWALERSKI: Okay. And I couldn't even
16 see that, to tell you the truth. That's why I
17 said, where is the bike lane or bike path?

18 CHAIRMAN AIZENSTAT: Mobility lane.

19 MS. KAWALERSKI: Okay. And I think that's
20 it for me. Thanks.

21 MR. GARCIA-SERRA: Thank you.

22 CHAIRMAN AIZENSTAT: Thank you very much.
23 Felix.

24 MR. PARDO: So I have to commend the --

25 CHAIRMAN AIZENSTAT: Can you speak up into

48

1 the --

2 MR. PARDO: I have to commend both, the

3 developer and the architects and land use

4 attorney --

5 MR. GARCIA-SERRA: A little bit, maybe.

6 MR. PARDO: Yes.

7 So I have to commend you, because basically

8 you have done what Allen Morris did. You

9 listened, you went back and addressed the major

10 points, the massing, the compatibility, and it

11 should be a beautiful project.

12 And I think that the only condition that

13 I'm a little concerned with so far is a

14 guarantee of retail of a certain percentage,

15 because by the time you permit it, by the time

16 you build it, you know, we could be in a

17 recession. It just doesn't make sense.

18 The use is there. Obviously, the developer

19 is going to rent it as fast as they can, to

20 make money as fast as they can, but to put that

21 as a caveat to holding the CO or TCO or

22 anything like that, I think it's the wrong

23 message. It's almost designing for failure on

24 that condition.

25 CHAIRMAN AIZENSTAT: Actually, just because

49

1 -- I wanted to just say something on that note.

2 What happens if they don't rent it, the 75

3 percent? To me, that's a bigger concern. What

4 is the penalty?

5 MR. GARCIA-SERRA: So I had the same

6 concern, of course, when that sort --

7 CHAIRMAN AIZENSTAT: I'm sorry, Felix.

8 MR. GARCIA-SERRA: -- when that sort of

9 condition is suggested or placed, because it's

10 hard to know if you can comply with it, but the

11 wording of it did give us some comfort, but we

12 can discuss it further.

13 "The applicant shall use good faith

14 commercially reasonable efforts to cause at

15 least 75 percent of the gross leaseable area of

16 the ground floor retail commercial space to be

17 leased to tenants under executed leases within

18 one year after issuance of the last TCO or

19 Certificate of Completion."

20 So the commercially reasonable efforts, you

21 know, that language, sort of at least gave us

22 some comfort that, you know, there is a, you

23 know, criteria of reasonableness here, as far

24 as what has to be done, and I think what Staff

25 is responding to, and you heard it in Alex's

50

1 comments, is the fact that there's a building

2 across the street, that has had a retail space

3 since the day it was built, and has never been

4 leased. Why, would be a good question. Maybe

5 the market just isn't there, it wasn't designed

6 well or whatever it might be, but we're open to

7 your thoughts on the issue.

8 You know, what gave us comfort was that

9 language of commercially reasonable efforts,

10 because, of course, we want to lease that

11 space. We built it. We need to make money out

12 of it. You know, we're going to make the

13 effort. But it's not guaranteed that we'll be

14 able to find a tenant within a year or whatever

15 amount of time.

16 MR. GRABIEL: Excuse me, is it retail or

17 could it be commercial?

18 MR. GARCIA-SERRA: That ground floor space

19 could be any sort of commercial use. So you

20 could have --

21 MR. GRABIEL: Is an office facility good --

22 MR. GARCIA-SERRA: You could potentially

23 have an office on the ground floor, you could

24 have a restaurant, you could have retail.

25 MR. GRABIEL: And that would be

51

1 acceptable -- it would comply with the

2 requirement?

3 MR. GARCIA-SERRA: Right.

4 CHAIRMAN AIZENSTAT: Please, continue.

5 MR. PARDO: Sure.

6 So I've got to tell you that, one of the

7 biggest concerns I have is that I think that

8 the City has been a little lax on asking for

9 specific improvements that are adjacent to

10 properties. I don't think that it's right to

11 tell you to put a traffic light three blocks

12 away, unless you're impacting it directly, but

13 at the same time, every time I drive down

14 Ponce, between the Trail and Alhambra, we have

15 brand new projects that are going up, and some

16 that went up just a few years ago, and you

17 can't see the lines on Ponce when you're

18 driving. You can't see the lanes, because

19 they're completely just gone. And I really

20 believe that it's the responsibility of the

21 developer to do something, because it's a

22 safety thing, you know, very simple.

23 The City hasn't caught up with it. They've

24 been trying to, but when you build an entire

25 block, you have, you know, three sides around

52

1 you in this parcel, I think, you know, painting
2 the stripes, doing this, doing that, those are,
3 you know, normal types of things and it should
4 really be always a condition that Public Works
5 places on you, but they haven't been doing a
6 good job, as far as that's concerned.

7 The other thing is the silver white
8 lights -- the historic silver white lights, I
9 agree with Mr. Adams that, you know, they have
10 to be amassed and preserved and reinstalled
11 properly, and the other thing that was not
12 mentioned is, you have a contribution of the
13 Arts in Public Places. Are you contributing?
14 Are you -- what are you doing with it?

15 MR. GARCIA-SERRA: Out intent is to
16 contribute the money to the City fund.

17 MR. PARDO: Okay. Because -- I commend you
18 on that, because recently, you know, people are
19 coming up with their own art work and they're
20 putting it in there, and you don't know what
21 the worth is and that kind of thing, and we
22 have a laundry list of art work that is, you
23 know, a backlog, and we should be able to place
24 them as part of the Arts in Public Places, but
25 I think I wanted to go out of my way to tell

53

1 would be fine with it.

2 MR. GRABIEL: I would. I don't know if the
3 rest of the Board will support it, but I
4 think -- it's not a retail street, it's not a
5 pedestrian street, so it's going to be quite
6 unique tenants that you put in there and I
7 don't want to hurt the building for that
8 particular issue.

9 I agree with the light posts. I live on
10 South Greenway and we had the white light
11 posts. One day, overnight, the City came in,
12 took them out, and put in the ugly green ones.
13 I don't want that to happen here. So I don't
14 know if we can put that as part of our
15 requirement in our motion, to make sure that it
16 happens, and -- nothing, it's a great project.
17 Congratulations.

18 MR. GARCIA-SERRA: Thank you.

19 MR. PRATT: Thank you.

20 CHAIRMAN AIZENSTAT: Thank you.
21 Javier.

22 MR. SALMAN: Thank you.

23 I've only got -- first of all, a wonderful
24 job. I think that it really is the right size,
25 the project, for the site, to fit in much

55

1 you that I think you guys have done a very good
2 job in getting it right.

3 MR. GARCIA-SERRA: Thank you.

4 MR. PARDO: That's all, Mr. Chairman.

5 CHAIRMAN AIZENSTAT: Thank you very much.
6 Julio.

7 MR. GRABIEL: It's a perfect project.

8 MR. GARCIA-SERRA: Thank you.

9 MR. GRABIEL: I like everything about it.
10 I think --

11 CHAIRMAN AIZENSTAT: If you could speak
12 into the mike, please.

13 MR. GRABIEL: I think the articulation of
14 the facade, you've done a very nice job --

15 MR. PRATT: Thank you.

16 MR. GRABIEL: -- separating the base from
17 the building itself, and that articulation
18 around the ground floor is excellent, the
19 circulation around the building.

20 I have the same problem that has been
21 brought up, that what happens if you don't
22 lease the ground floor? So I don't know if
23 there's anything we can do to make that --

24 MR. GARCIA-SERRA: You could always
25 recommend that condition be dropped and we

54

1 better with the surrounding buildings and I've
2 only got two issues, so congratulations.

3 And the two issues I have, like just about
4 everybody on this Board, that 75 percent
5 requirement doesn't make any kind of sense,
6 with regards to leasing it within a year. It
7 might happen within a month, but we don't --
8 it's beyond anyone's control how that's going
9 to happen. So I would be in favor of removing
10 that as a requirement.

11 Now, with regards to the pickleball court,
12 you have it on the Alhambra side, on the 8th
13 Floor.

14 MR. GARCIA-SERRA: A little bit higher.
15 Actually, it's the 9th. It's at the roof
16 level.

17 MR. SALMAN: The 9th, I'm sorry, on the
18 roof.

19 MR. GARCIA-SERRA: Yes.

20 MR. SALMAN: Okay. What kind of enclosure
21 are you going to have around it, with regards
22 to be able to control the play?

23 MR. PRATT: There's a six-foot high --
24 actually, six-foot-seven-inch high parapet wall
25 that goes on the street side, and in the -- on

56

1 the other two, they're blank walls,
2 essentially, with recessed niches that we were
3 using to place landscaped lines that would grow
4 up and be like a green barrier in there. And
5 one of the things that we were also exploring
6 was to use a mass --

7 MR. FUENTES: It's --

8 MR. COLLER: Do we have your name?

9 MR. PRATT: Yeah, a soundproofing material
10 that would also tend to deadened the sound. So
11 it's kind of well-contained, actually, on the
12 three sides, with the full height of the
13 building and the adjacent apartments,
14 condominiums. So the only open side is really
15 the Alhambra side, and like I said, that has a
16 parapet wall in front of it.

17 MR. SALMAN: And will that
18 six-foot-seven-inch parapet wall be enough or
19 are you going to have to put something above
20 it, because it can get pretty spirited?

21 MR. PRATT: We were hoping not to put
22 anything above it.

23 MR. SALMAN: Well, that's my concern, that
24 it's going to be six-foot-seven, and after the
25 20th ball that comes out and lands on

57

1 MR. SALMAN: All right. That would address
2 the noise and the liability concern that I see.

3 The final question is, why didn't you put
4 bike lane on the other side of the parking and
5 pull the parking back?

6 MR. PRATT: That was a request by Planning,
7 for that particular layout --

8 MR. SALMAN: Because that's not standard
9 for bike lanes.

10 MS. KAWALERSKI: That's right.

11 MR. PRATT: We felt that it gave more
12 safety for the users of the bike lane or the
13 mobility lane, I think you called it, in that,
14 you know, they're not directly within the
15 traffic lane or adjacent to the traffic lane,
16 and, you know, it also, you know, allowed
17 for -- I think, in terms of just the biking
18 experience, you know, it's much nicer to be --

19 MR. SALMAN: There are definitely pros and
20 cons to it, because mixing vehicles and cars on
21 the same plane is always not -- not always a
22 good idea. But my concern is, you have a bike
23 way, bike path, because it's not a bike lane,
24 it's a bike path, when it's inside the block --

25 MR. PRATT: Right.

59

1 somebody's head on Alhambra, you're going to
2 have somebody calling and asking you, why are
3 you not putting a screen around it, and that is
4 going to have an aesthetic effect --

5 MR. PRATT: Yes.

6 MR. SALMAN: -- that is not going to be
7 pleasant. So I like the idea of the green
8 walls, because they do mediate some of the
9 sound. Perhaps you study some sort of --
10 either get rid of the pickleball court or
11 figure out maybe how to cover the green all of
12 the way across, so that it becomes a band --

13 MR. PRATT: Yeah. So that's possible, to
14 do something with landscaping, yes.

15 MR. SALMAN: -- that goes on top of the
16 parapet wall, that some more can protect the
17 people down below, as well as the owner, from
18 the liability of these things coming out. That
19 would be my suggestion. What you do is up to
20 you.

21 MR. PRATT: Okay.

22 MR. SALMAN: I'm not going to hold it as a
23 condition of approval, but that's what I see is
24 going to be a problem.

25 MR. PRATT: Okay.

58

1 MR. SALMAN: -- running through a green
2 space, my concern is, you're setting a
3 precedent for the rest of the buildings that
4 are going to be happening around, that will
5 eventually come and the connectivity, some of
6 the changes -- it doesn't make any sense,
7 because the County standard for that is on the
8 street, as I recall.

9 And my question is, because you will have a
10 situation of people turning, making a turn
11 movement at either end, and all of a sudden, a
12 guy on a bike pops out --

13 MS. KAWALERSKI: That happens on the
14 street, though, to tell you the truth. I mean,
15 it's an interesting application, and it is
16 perfectly okay by County standards. Okay.
17 It's actually safer. It makes people feel
18 safer, the way that you've designed it, for the
19 leisure cyclist, the commuter cyclist and this
20 is a residential area.

21 But Javier, on the other hand, does have a
22 good point. You're setting a precedent for the
23 rest of Alhambra.

24 MR. PRATT: I think that part of the
25 precedent that is being set is that Alhambra is

60

1 really a very unique street, in that it has the
2 extra width, you know, it's a double lane, and
3 it's a very -- 120-foot right-of-way, but
4 Galiano and all of the other side streets --
5 or, I think, the other -- you know, however the
6 final route for connecting the bike circulation
7 pathways, they're going to have to deal with a
8 much narrower right-of-way, and actually won't
9 have the ability to probably implement putting
10 the bike lane or the mobility lane adjacent to
11 the sidewalk. It's going to probably have to
12 be in the street.

13 So, I think, as far as setting a precedent,
14 I think it may hopefully set it on Alhambra,
15 but it's probably not going to be able to be
16 applied to any other street, other than, you
17 know --

18 MS. KAWALERSKI: I mean, it may, on another
19 residential street. I mean, like I said, the
20 application is interesting. It will create a
21 sense of safety for the non-confident cyclist.

22 MR. PRATT: Yeah.

23 MS. KAWALERSKI: But if the building,
24 again, that is built next to yours, you know,
25 they have to have the same application,

61

1 from our point of view, whether it's on one side
2 of the parking or the other, you know, I don't
3 think is a big --

4 MR. SALMAN: That's it. That was my
5 opinion and my suggestions. It's going to be
6 ultimately whatever the County grants you to
7 do, because all of the roads are County roads,
8 whether we like them or not.

9 MS. GARCIA: I just want to clarify the
10 whole Alhambra streetscape. So, in 2015, there
11 was a North Ponce study. All of these streets
12 were highlighted by the residents as dangerous
13 streets. This is one of those ideas that was
14 actually presented to the community back in
15 2015, 2016, and they liked the idea. So what
16 they're doing is, they're just implementing
17 that idea for their block, and hopefully the
18 people next to them will implement it on that
19 block, and eventually the City will eventually
20 take over the entire block.

21 It's an active -- I don't want to say
22 active, it's a proposed CIP project for the
23 City to do, once we have the funding for it, so
24 it's helpful that these segments have been
25 built into it.

63

1 otherwise you're going to have kind of like a
2 zigzaggy mobility lane.

3 MR. PRATT: Correct. Correct.

4 MR. GARCIA-SERRA: If I may, on that point,
5 luckily, this is not necessarily the final end
6 all be all tonight. You know, the condition is
7 even worded in such a way that we need to work
8 with the County, we need to work with the other
9 departments within the City, to sort of figure
10 out, you know, what the appropriate layout is,
11 and just based on other projects, I know the
12 County always has a lot to say, you know, about
13 what should be done.

14 So, you know, I think -- it's already in
15 the condition. We could perhaps reinforce that
16 more, that it's still subject to these further
17 analyses and discussions and sort of a
18 conclusion by professional staff involved as to
19 what's the right thing to do.

20 I think, from our point of view, I sort of
21 like it, but that's me. Imagine, I don't know
22 too much about this, but it feels safer. You
23 know, it feels safer, you know, riding along
24 there, but what the professionals say, at the
25 end of day, I guess, is what we should do, and

62

1 MS. KAWALERSKI: Okay. Well, that's good
2 to know, that that is going to be the standard,
3 then, on that street, per the streetscape plan.
4 Perfect.

5 MS. GARCIA: Correct. Yes.

6 MR. GARCIA-SERRA: And at least Alex likes
7 it -- he told me -- Alex Adams.

8 MR. SALMAN: All right. That's the end of
9 my comments. Congratulations, gentlemen.

10 MR. GARCIA-SERRA: Thank you.

11 MR. PRATT: Thank you.

12 CHAIRMAN AIZENSTAT: Thanks.

13 I look at every project separately and
14 individually. The developer brought a previous
15 project, which I complimented them on, which
16 was beautiful. I also like this project, not
17 because of who developed is, but because of the
18 project itself.

19 A couple of questions that I have. One is,
20 for the pickleball courts, is there only one
21 court or is it two courts?

22 MR. PRATT: No, there's only one court.

23 CHAIRMAN AIZENSTAT: There's only one
24 court?

25 MR. PRATT: Yes.

64

1 CHAIRMAN AIZENSTAT: Are you going to have
2 lighting on that court for play at night?

3 MR. PRATT: Actually, they're talking about
4 having hours, just so that we don't disturb the
5 residents.

6 CHAIRMAN AIZENSTAT: That's where I was
7 going.

8 MR. PRATT: They would only be used during
9 daylight hours and there would be, you know,
10 limits in terms of use.

11 CHAIRMAN AIZENSTAT: Okay. That's where I
12 was actually going. We have had some comments
13 about the noise that would be generated. I
14 would like to ask, if it was possible, to limit
15 the hours of play, and that those hours of play
16 not only be on a proffer on a covenant, but
17 also be on the condo docs. So when the condo
18 docs are done, the condo docs specifically
19 state the hours of play.

20 As far as noise, I actually think, if there
21 is noise, the biggest complaint is going to be
22 coming from those penthouse units side by side,
23 which are going to be the most expensive units,
24 and they're going to scream the loudest. So I
25 think that will govern itself within the

65

1 he didn't receive a notice. So I would just
2 like for the department to look into that. We
3 have had issues before, where notices have gone
4 out. I know it's a separate department. It's
5 not the developer. They hire somebody to send
6 out the notices. I'm well aware of that. But
7 I'd like to look into that, because it is
8 possible that a lot of the condominiums or the
9 associations, the notices are sent out to the
10 address, not specifically to the unit or to
11 residents and not specifically to the
12 individual.

13 I'd just ask that we look for a way to
14 improve that. Things do happen, and I can't
15 tell you why Mr. Adams didn't receive a notice
16 specifically, if he lives 20 feet from the
17 project or so forth, but I would ask for the
18 City and the department to actually look into
19 that and see how that can be improved going
20 forward. That would make me more comfortable.

21 MS. GARCIA: Yes, the department can look
22 into that, because the issue is, the current
23 occupant -- the recent requirement is to be
24 mailed not only to the -- but the actual
25 current occupant. We're looking at it with the

67

1 building.

2 I like very much what Sue said and how she
3 labeled it, the mobility lane. I think that's
4 really good, and it's true, and I would
5 actually encourage the City and Commission and
6 Staff to look at the entire City and do a plan
7 on a mobility lane throughout, so it's actually
8 consistent throughout projects and is not that
9 one developer comes in and puts it one way and
10 the next developer puts it another way. I
11 would actually like to see that as a standard
12 within there.

13 The next thing which I have is, EV charging
14 stations. I assume that you're going to have
15 within your parking or within your premises for
16 electric vehicles?

17 MR. PRATT: Yes. We comply with the EV
18 charging. In the Code, there's requirements
19 for the percentage --

20 CHAIRMAN AIZENSTAT: Okay. It was just not
21 talked about. I just wanted to make sure.

22 MR. PRATT: Yeah. And, then, we are also
23 providing sleeving for the future.

24 CHAIRMAN AIZENSTAT: Okay. One other
25 concern that I have is, Mr. Adams stated that

66

1 post office to see what we can do to make sure
2 it gets to that current occupant.

3 CHAIRMAN AIZENSTAT: Okay. And if that
4 could just be implemented also as a standard
5 going forward for all projects not just this.

6 MS. GARCIA: Of course.

7 CHAIRMAN AIZENSTAT: Other than that, you
8 know, I don't have an issue with the project.
9 I agree with Felix, that the developer, the
10 team, the architect, everybody listened to what
11 the community had to say, what the Board had to
12 say, and really came back with a good project.

13 MR. GARCIA-SERRA: It only took a year.

14 CHAIRMAN AIZENSTAT: That's okay.

15 And, also, the same as my other fellow
16 Board Members, I don't agree with putting the
17 one year limitation of having to rent that
18 space. You're going to do -- the developer is
19 going to do everything they can to rent that
20 space, whether it's giving months, whether it's
21 giving a lower rate, whatever they can do to
22 fill it. It's to their advantage.

23 So that's why I asked the question, what's
24 the penalty? What do you do if you can't lease
25 it, and it's not because you haven't tried? So

68

1 I would agree with what Julio said and other
2 Board Members said, to go ahead and actually
3 take that away in the motion.

4 I'm done with my comments. If there's
5 anybody that would like to make a motion?

6 MS. KAWALERSKI: Well, I have one comment
7 and maybe this is after somebody makes a
8 motion, but, you know, the streetscape plan
9 that Jennifer was talking about, I think it
10 would be very helpful, when there's a project
11 on a street where we have a streetscape plan,
12 to have that plan provided to us, to see how
13 the project fits in to what's already been
14 voted on in 2015, if it complies, if it has the
15 bike lane, if it has the whatever, because I
16 didn't know, you know, that there was such a
17 thing on Alhambra, right.

18 So whenever there's a project, if Staff
19 could provide us what it is for that street the
20 project is on.

21 MS. GARCIA: Certainly, yes, we can provide
22 that. It's kind of rare to have a streetscape
23 for three blocks, because the Committee and all
24 of that, but, yes, this is a condition, but
25 we'll provide it in the future.

69

1 I'd like to make a motion, with the
2 understanding that if a hundred percent of it
3 is not leased, that you're in penalty. It's
4 going to go with that.

5 No. I'll gladly make a motion, as Staff
6 has presented, with the removal of the
7 requirement of the 75 percent requirement on
8 ground floor leasing.

9 CHAIRMAN AIZENSTAT: And may I ask, what
10 about the issue about the bulb outs on the
11 opposite side of the street, where Staff is
12 asking them to do those bulb outs?

13 MR. GARCIA-SERRA: There's one in
14 particular we feel is one too many.

15 CHAIRMAN AIZENSTAT: Chip, if your motion
16 is as --

17 MR. WITHERS: I mean, I'd say, leave it the
18 way it is. I mean, it improves the whole area.
19 But if we want to discuss it further. I mean,
20 I think it kind of makes the whole area look a
21 little bit nicer.

22 Now, if there's a credit due down the road,
23 maybe that's presented to the City, I don't
24 know, if additional work is done, but if it's
25 going to improve --

71

1 MS. KAWALERSKI: Okay. Thank you,
2 Jennifer.

3 MS. GARCIA: Of course.

4 CHAIRMAN AIZENSTAT: Thank you.

5 Is there a motion?

6 MR. WITHERS: I'll move --

7 MR. GARCIA-SERRA: Mr. Chair, there was one
8 condition that we had objections to, which
9 really hasn't been discussed.

10 CHAIRMAN AIZENSTAT: The bulb outs on the
11 other opposite side.

12 MR. GARCIA-SERRA: Correct.

13 CHAIRMAN AIZENSTAT: We'll go ahead and if
14 a Board Member -- Chip.

15 MR. WITHERS: Well, I just want to know if
16 the ink is dried on those door hangers that we
17 approved? Is that why they didn't get them?
18 No, I thought we had approved door hangers at a
19 meeting before --

20 MS. GARCIA: For the neighborhood meeting,
21 yes, but if it's a building --

22 MR. WITHERS: I'm just kidding.

23 MS. GARCIA: -- we need to have access to it.

24 MS. KAWALERSKI: We rejected it.

25 MR. WITHERS: Yeah, I know that.

70

1 CHAIRMAN AIZENSTAT: That's a good idea,
2 actually. I don't know if there's a way to do
3 that, but I would be in favor, if they have to
4 go ahead and do that, and then the property
5 that is developed, that belongs to that, if
6 there's a credit, that it be given back to the
7 other property that took care of it for them.
8 Is that an option within the Code?

9 MR. COLLIER: Well, I don't think we have a
10 process for that. I think the concern, as I
11 understand from the applicant, is that they
12 thought that it might not be physically
13 possible to provide such a bulb outs,
14 considering the nature of the street, and it
15 was one specific one. So I think it should be,
16 if permitted.

17 So if they're concerned that they may not
18 be able to do it, because of the physical
19 structure of the street -- is that what the
20 concern is?

21 MR. GARCIA-SERRA: You know, the request
22 was just made a few days ago, so we haven't
23 been able to really analyze whether, from a,
24 you know, civil perspective, we're able to do
25 it. So that would be a good enhancement of

72

1 that condition, to make sure that it's
2 something that is doable, but also your idea of
3 recovering any costs that we could from a
4 subsequent developer --

5 MR. COLLER: Well, I mean, you can
6 recommend to the Board that they consider some
7 sort of agenda item, which would permit for
8 cost -- kind of like what they do with --

9 MR. WITHERS: Sewer.

10 MR. COLLER: -- sewer. Right.

11 MR. WITHER: Yeah, the same thing with
12 sewer.

13 MR. COLLER: Yes.

14 MR. PARDO: I was going to say,
15 Mr. Chairman, I would say we're going down a
16 slippery slope. Water and Sewer is something
17 where it's already quantified, it's being
18 built, it's only a matter of when the
19 connection comes in. And by the way, you never
20 get a hundred percent back from WASA. If
21 anybody ever did, please let me know.

22 But the whole point is that I think that I
23 would leave the condition as it is. The
24 applicant still has to go before the
25 Commission. They're going to get a good handle

73

1 state your name and --

2 MR. CEPERO: Absolutely. Jorge Cepero, MG
3 Developer.

4 I wanted to talk a little bit about this
5 bulb out issue, but first, please, let me show
6 some appreciation for the kind comments from
7 the Board and the Committee. It's sometimes a
8 little frustrating to be constantly having to
9 raise, but look how much we are compromising,
10 when one of the very kind comments is that --
11 and true comments is that we took notes, we
12 went back and we changed our plan drastically,
13 to address those concerns, and we've come in
14 with a totally different project and a very
15 accommodating project, that's given quite a bit
16 to the neighborhood and the City,
17 architecturally and community-wise, and you
18 also know our history as MG, as well, as one of
19 excellence, once of beauty, attention to detail
20 and going above and beyond what's called for,
21 and that goes to Art in Public Places, where
22 we're not only contributing to the fund, but we
23 have plans to do our own art and add to that,
24 and have an even more beautiful place.

25 And we do have our own plans on beautifying

75

1 whether it can or cannot be done, whether it's
2 feasible or not and let the Commission do what
3 they're going to do in their ultimate approval.

4 CHAIRMAN AIZENSTAT: So, Chip, your
5 recommendation is to go with Staff report?

6 MR. WITHERS: Yeah. Yeah.

7 MR. SALMAN: Would you accept a friendly
8 amendment?

9 MR. WITHERS: Accept, what?

10 MR. SALMAN: A friendly amendment.

11 MR. WITHER: Well, okay.

12 MR. SALMAN: To limit the pickleball play
13 to daylight hours.

14 MR. WITHERS: Sure.

15 MR. SALMAN: And included it in the condo
16 docs, so that we can control the noise in the
17 area?

18 MR. WITHERS: Yeah. I removed the
19 condition of the 75 percent leasing. I removed
20 that.

21 MR. SALMAN: But I'm asking you to add
22 in --

23 MR. WITHERS: Yeah, absolutely. I have no
24 problem with the pickleball --

25 CHAIRMAN AIZENSTAT: Okay. Just can you

74

1 the environment and we would like to get with
2 the school and help them do some landscape
3 improvements there. We're just not sure what
4 they're going to be yet and we certainly don't
5 want to make it a condition or something that
6 we have to commit right now, but that has been
7 our culture, our tradition, our history, and
8 something we want to continue doing, and we,
9 frankly, feel that we've given plenty in this
10 project and in previous projects, and what
11 we're proposing is -- has gone well far and
12 above the call of duty here.

13 So we kindly ask that, let the other guy,
14 that's going to develop that side of the
15 street, let them take care of their bulb outs.
16 There's all kinds of things on that road,
17 drainage, sewers, things that have got to be
18 looked at. We don't know what they are and
19 what we'd be committing to. So I would like to
20 respectfully request that the motion be amended
21 to simply just our own side.

22 We're already doing the bulb outs on both
23 sides of Alhambra, that are kind of on the
24 entry to the project. We'll do both sides
25 there. I think -- you know, we think it will

76

1 be very nice, but let's leave it at that.
 2 There's going to be other things that we're
 3 going to be taking care of.
 4 MR. COLLER: Excuse me, Mr. Chairman, it
 5 was pointed out to me, by Jennifer, actually
 6 there is a provision that talks about cost
 7 sharing. It's not a hundred percent clear
 8 about how that enforcement works, when
 9 somebody, ten years down the road, develops it
 10 and do you catch them at the time, but there is
 11 a provision that talks about, if a developer
 12 does an improvement, that the property owner on
 13 the opposite side gets a benefit, that they
 14 should be reimbursed for that portion.
 15 CHAIRMAN AIZENSTAT: Okay. Good. Good.
 16 MR. WITHERS: Can I ask -- and with all due
 17 respect, can I ask Staff to provide the
 18 rationale for the request, please?
 19 MS. GARCIA: So, yeah, it's a conditional
 20 use request. So conditional use is all about
 21 compatibility, right?
 22 MR. WITHER: Okay.
 23 MS. GARCIA: And also about pedestrian and
 24 vehicular, of course, circulation. Having
 25 shorter distances for crossing the street is,

77

1 obviously, a safety for pedestrians.
 2 MR. WITHER: Okay.
 3 MS. GARCIA: As far as the compatibility,
 4 there are lot of buildings that kind of are
 5 injected into a neighborhood, without
 6 improvements across the street, and it becomes
 7 this kind of oddball in the neighborhood. We
 8 need to be able to improve the other side of
 9 the street, where needed, for help with
 10 pedestrian circulation, help the building
 11 become more compatible with this neighborhood.
 12 MR. WITHERS: I'm just curious, what is the
 13 cost of this?
 14 MR. GARCIA-SERRA: We don't know.
 15 MR. WITHER: There you go. You don't know.
 16 I mean, is it a thousand, is it a hundred
 17 thousand, is it ten thousand? What is the cost
 18 of it? I mean, if this is an undue burden,
 19 I'll certainly listen to it, but if it's a
 20 couple of thousand bucks, for safety and
 21 comparability, I don't think it's too much of a
 22 hassle.
 23 CHAIRMAN AIZENSTAT: Chip, from what I
 24 think I was listening to, behind what he was
 25 saying or what I interpreted is, there's a lot

78

1 of unknowns that can happen once you get into
 2 this, and it can result in an undue burden to
 3 the developer, and I think that's why he's
 4 raised the concern.
 5 MR. WITHERS: Yeah, and I think we have
 6 plenty of time between now and the Commission
 7 to determine what that undue -- I mean, that's
 8 just my feeling. I don't know how the rest of
 9 the panel feels.
 10 CHAIRMAN AIZENSTAT: Understood.
 11 MR. CEPERO: If there's pipes in the
 12 ground, you can't we put in a tree there. So
 13 you'd be putting in a planter that has nothing
 14 in it. We just don't know what's there. We
 15 don't know what overhead lines there may be.
 16 We don't know how this is going to affect
 17 parking, if it's going to take out too much
 18 parking and then folks complain. There's all
 19 kinds of things. We really haven't been given
 20 an opportunity --
 21 MR. WITHERS: I understand.
 22 MR. PARDO: Mr. Chairman.
 23 CHAIRMAN AIZENSTAT: Yes, sir.
 24 MR. PARDO: This is not the first time this
 25 has happened. You know, I saw a similar thing

79

1 with the Publix project, where, at the last
 2 minute, Staff conditioned something and they
 3 were very hesitant, and the reason they were
 4 hesitant is exactly the reason this applicant
 5 is hesitant, because there could be a lot of
 6 unknowns where something that may look like
 7 it's a few thousand dollars could become, you
 8 know, a few hundred thousand dollars.
 9 MR. WITHERS: Correct.
 10 MR. PARDO: And I feel comfortable for them
 11 going to the Commission, having enough time to
 12 be able to look at this condition, but I've got
 13 to tell you, in all fairness, you know, to
 14 applicants, when you come up with a condition
 15 at the last minute like this, because I would
 16 imagine this application has been worked on
 17 here for quite some time, I think it's -- you
 18 know, and I'm not reprimanding Staff, but I'm
 19 saying, you know, put yourself in somebody
 20 else's shoes.
 21 You know, we're just about ready to walk
 22 out of the door and now, all of a sudden, you
 23 know, we've got to dress for snow. I don't
 24 think that's quite right.
 25 MR. WITHERS: So let me just add some

80

1 verbiage to that. Without any undue hardship
2 to the developer.
3 CHAIRMAN AIZENSTAT: So state your motion,
4 then, again, please.
5 MR. WITHERS: Approve Staff's
6 recommendation, with the exception of the 75
7 percent lease, pickleball hours are dusk to
8 dawn or whenever --
9 CHAIRMAN AIZENSTAT: Within the condo docs.
10 MR. WITHERS: -- and that there is a
11 condition that there is no undue hardship
12 placed on the developer for the build out of
13 the bump outs across the street.
14 CHAIRMAN AIZENSTAT: Okay. So we have that
15 motion. Is there a second?
16 MR. PARDO: Second.
17 CHAIRMAN AIZENSTAT: We have a second by
18 Felix.
19 Any discussion?
20 MR. GARCIA-SERRA: There was one more that
21 you didn't mention, the White Way lights.
22 MR. WITHERS: The what?
23 MR. GARCIA-SERRA: The White Way light.
24 CHAIRMAN AIZENSTAT: Right, that they will
25 preserve the white lights.

81

1 MR. PRATT: That's assuming they're there.
2 I'm not even certain --
3 MR. PARDO: I thought it was part of it
4 all.
5 MR. WITHERS: Wasn't that part of it, also?
6 No? You have the right to remove those lights?
7 MR. GARCIA-SERRA: Well, I think, if
8 they're there, you want us to keep them and
9 we're okay with that, but I don't think it made
10 it into the motion.
11 MR. PRATT: Actually, I'm fairly certain
12 that they're not there, that the standards or
13 the --
14 MR. PARDO: Friendly amendment.
15 MS. GARCIA: To clarify, it's not the White
16 Way light. It's the silver.
17 MR. WITHERS: Silver pole lights.
18 MS. GARCIA: Yes.
19 MR. WITHERS: I thought that was part of
20 the deal. Yeah, because you said you wanted to
21 retain them, right?
22 CHAIRMAN AIZENSTAT: If they are there,
23 they will be retained and put back.
24 MR. PARDO: Right, replace it in this
25 particular area.

82

1 MS. KAWALERSKI: And what about green paint
2 on the mobility lane?
3 CHAIRMAN AIZENSTAT: That should be -- it
4 goes back to, there should be a standard within
5 the City, not just --
6 MS. KAWALERSKI: Right. Well, that's
7 becoming the standard in the County. If you
8 look at Crandon Boulevard, for example, there's
9 green bike lanes. If you look at the City of
10 Miami, green bike lanes. Miami Beach, green
11 bike lanes. It's a visual safety factor that
12 has become standardized across the County. We
13 should start doing it. This is a perfect
14 project to do it on.
15 MR. WITHERS: But, I think, if that was on
16 the street, I think it's -- but this has a
17 green buffer, it has a sidewalk and cars. I
18 don't know how a green --
19 MS. KAWALERSKI: It's just further
20 identification. It's not going to cost you a
21 lot of money.
22 CHAIRMAN AIZENSTAT: Well, we have a
23 motion. We have a second. If somebody would
24 like green painted there, unless that is
25 modified, we're going to go with what we have

83

1 right now as a motion and a second.
2 MS. KAWALERSKI: So it's my friendly
3 amendment.
4 MR. WITHERS: I'd rather vote on my motion
5 and she can bring it up afterwards.
6 CHAIRMAN AIZENSTAT: Okay.
7 MR. PARDO: Because I think your motion
8 should be a separate discussion, because, for
9 example, we've already had several projects
10 recently, including Publix. Are they painting
11 it green? You know, be consistent.
12 MS. KAWALERSKI: I ask that they be painted
13 green.
14 MR. COLLER: Procedurally, there's a little
15 bit of a glitch. So, at this point, there's a
16 motion and there's a second, but now there's a
17 second to amend --
18 CHAIRMAN AIZENSTAT: But they don't want to
19 amend. They want to continue the way it is.
20 MR. COLLER: But if the movant and the
21 second do not see it as a friendly amendment --
22 CHAIRMAN AIZENSTAT: We can still take the --
23 MR. WITHERS: I did not accept it as a
24 friendly amendment. I'd rather have it as an
25 additional discussion item.

84

1 MR. COLLER: Okay.
 2 MR. WITHER: Not that we're not friendly.
 3 MR. PARDO: We've already done -- sorry.
 4 We've already done the lights.
 5 MR. COLLER: But, see, by making the
 6 motion, you're essentially sending it on.
 7 CHAIRMAN AIZENSTAT: Correct.
 8 MR. COLLER: So how do we hold this up?
 9 Okay, we'll do it that way.
 10 MR. WITHERS: It's a recommendation.
 11 CHAIRMAN AIZENSTAT: So we have a motion.
 12 We have a second. No other comments? Call the
 13 roll, please?
 14 THE SECRETARY: Sue Kawalerski?
 15 MS. KAWALERSKI: Yes.
 16 THE SECRETARY: Felix Pardo?
 17 MR. PARDO: Yes.
 18 THE SECRETARY: Javier Salman?
 19 MR. SALMAN: Yes.
 20 THE SECRETARY: Chip Withers?
 21 MR. WITHERS: Yeah.
 22 THE SECRETARY: Julio Grabiell?
 23 MR. GRABIEL: Yes.
 24 THE SECRETARY: Eibi Aizenstat?
 25 CHAIRMAN AIZENSTAT: Yes.

85

1 And we do a recommendation to the Board,
 2 separate from this item, at this time --
 3 MR. COLLER: You might want to make the
 4 recommendation that the Public Works Department
 5 should review the color of bike lanes and that
 6 they should be green.
 7 (Simultaneous speaking.)
 8 MS. KAWALERSKI: I make a motion for the
 9 Public works --
 10 CHAIRMAN AIZENSTAT: A recommendation.
 11 MS. KAWALERSKI: -- a recommendation that
 12 the Public Works Department paints all bike
 13 lanes, mobility lines, anything for
 14 micromobility, green, for safety purposes.
 15 CHAIRMAN AIZENSTAT: And can I ask for them
 16 to study mobility lane standards throughout the
 17 entire City for future projects?
 18 MS. KAWALERSKI: Yes, and to study -- well,
 19 I mean, we already have a bike lane plan, but
 20 it would be amending the bike -- Jennifer, we
 21 have a bike lane plan, right?
 22 MS. GARCIA: Yes.
 23 MS. KAWALERSKI: Okay. So it would be
 24 amending the bike lane plan that's already --
 25 that was already passed, to require that --

86

1 yeah, the bike lane plan.
 2 MS. GARCIA: I don't think the Master Bike
 3 Plan has paint colors.
 4 MS. KAWALERSKI: That's what I'm saying.
 5 So we would have to amend that plan, right?
 6 MR. PARDO: I think we want to use,
 7 proposed bike lanes, because there are a
 8 million miles of existing bike lanes that you
 9 have to --
 10 MS. KAWALERSKI: Well, we'll do it
 11 proposed, but, I mean, the whole bike lane plan
 12 is all a proposal. We don't have any bike
 13 lanes in Coral Gables.
 14 MS. GARCIA: I think we should be
 15 developing a standard for Public Works to have
 16 whenever something is being proposed.
 17 CHAIRMAN AIZENSTAT: To have a uniform
 18 standard and possibly change the language from
 19 bike lane to mobility lane, as a recommendation
 20 from this Board, if that would be possible --
 21 if that would be possible.
 22 MS. GARCIA: Okay.
 23 CHAIRMAN AIZENSTAT: If not, then it's not.
 24 MS. KAWALERSKI: I mean, it should be,
 25 because we have to accomodate all forms of

87

1 transportation at this point. We don't just
 2 have bikes that are using these lanes anymore.
 3 MR. COLLER: So we need a motion and a
 4 second.
 5 MR. GARCIA-SERRA: We just want to say
 6 thank you.
 7 CHAIRMAN AIZENSTAT: I'll go ahead and
 8 second the motion --
 9 MR. COLLER: That's going to --
 10 CHAIRMAN AIZENSTAT: I'll second the
 11 recommendation from Sue. And we just take a
 12 yea or ney?
 13 MR. COLLER: You can do it as a voice vote.
 14 CHAIRMAN AIZENSTAT: So a voice vote.
 15 Everybody that's in favor of the recommendation
 16 by Sue say aye.
 17 (All Board Members voted aye.)
 18 CHAIRMAN AIZENSTAT: Anybody against? No?
 19 Okay. Thank you.
 20 Let's just give it a second to clear out.
 21 Thank you. Hold on second, please.
 22 I think Robert has arrived.
 23 MR. WITHERS: Oh, well, we thought you were
 24 sick from the COVID cough --
 25 CHAIRMAN AIZENSTAT: Welcome, Robert. Let

88