

1 differentiate between wood trusses and metal  
2 trusses, if one chooses to install them.  
3 MR. BEHAR: You still have both options,  
4 right?  
5 MR. SOUTHERN: Right.  
6 MR. PARDO: But if you use wood, it still  
7 has to be two by six, if you use wood, and I  
8 heard, from old timers, the reason that it was  
9 put in there, it was simply really not because  
10 of structural, but really mostly because of  
11 termites and carpenter ants and things like  
12 that, that can chew right through anything.  
13 CHAIRMAN AIZENSTAT: And, also, that was  
14 the Dade Pine. That plank that was available  
15 back then was a two-by-six.  
16 MR. PARDO: Well, you could still get the  
17 two-by-six. That's not an issue.  
18 MR. BEHAR: But I think this is more really  
19 applicable to commercial projects, the fire  
20 rating and all --  
21 MR. SOUTHERN: Exactly, when it comes to  
22 the metal component, a heavy gauge, and that  
23 way we know, structurally, you know, just given  
24 our last text amendment and just where we live  
25 in South Florida, you know --

85

1 MR. PARDO: But you're still keeping the  
2 two-by-six for residential?  
3 MR. BEHAR: Available, yes.  
4 MR. SOUTHERN: Yes.  
5 CHAIRMAN AIZENSTAT: Do we have anybody in  
6 the Chambers --  
7 THE SECRETARY: No.  
8 CHAIRMAN AIZENSTAT: No? Zoom or phone?  
9 No? I'll go ahead and close it for public  
10 comment.  
11 MR. PARDO: Mr. Chairman, I'd like to make  
12 a motion to approve the Staff recommendation.  
13 MR. BEHAR: I'm going to second.  
14 CHAIRMAN AIZENSTAT: Mr. Pardo, you're on a  
15 roll. We have a first. We have a second. Any  
16 comments? No?  
17 Call the roll, please.  
18 THE SECRETARY: Alice Bravo?  
19 MS. BRAVO: Yes.  
20 THE SECRETARY: Alex Bucelo?  
21 MR. BUCELO: Yes.  
22 THE SECRETARY: Nestor Menendez?  
23 MR. MENENDEZ: Yes.  
24 THE SECRETARY: Felix Pardo?  
25 MR. PARDO: Yes.

86

1 THE SECRETARY: Robert Behar?  
2 MR. BEHAR: Yes.  
3 THE SECRETARY: Eibi Aizenstat?  
4 CHAIRMAN AIZENSTAT: Yes.  
5 Mr. Behar, you're going to recuse yourself?  
6 MR. BEHAR: I am. At this time, I will  
7 recuse myself.  
8 CHAIRMAN AIZENSTAT: Thank you.  
9 Let the record show that Mr. Behar is  
10 recusing himself. And, sir, you filed the  
11 proper --  
12 MR. BEHAR: And for the record, I submitted  
13 the conflict form today to the City.  
14 CHAIRMAN AIZENSTAT: Okay. Thank you, sir.  
15 MR. BEHAR: You're welcome. Thank you.  
16 MR. COLLER: Are we taking a break?  
17 CHAIRMAN AIZENSTAT: Would you like to take  
18 a break?  
19 MR. COLLER: I wouldn't mind a break.  
20 CHAIRMAN AIZENSTAT: Let's take a  
21 five-minute break, please. Thank you.  
22 MR. COLLER: On behalf of the court reporter.  
23 CHAIRMAN AIZENSTAT: Of course.  
24 (Short recess taken.)  
25 CHAIRMAN AIZENSTAT: Okay. If everybody is

87

1 ready, what I'd like to ask -- has everybody in  
2 Chambers -- has everybody been sworn in that's  
3 going to be speaking tonight? No? Can  
4 everybody please stand up again, just so we  
5 make sure everybody is sworn in?  
6 (Thereupon, the participants were sworn.)  
7 CHAIRMAN AIZENSTAT: Thank you.  
8 Mr. Coller.  
9 MR. COLLER: Yes. This is going to take me  
10 a while.  
11 All right. So we have a number of related  
12 items. So this is E-3, E-4, E-5, E-6 -- and  
13 E-6. So I'm going to -- my suggestion is, we  
14 read them all in, we have one public hearing,  
15 since they're all related, and then we'll vote  
16 separately on each item.  
17 So Item E-3, an Ordinance of the City  
18 Commission of Coral Gables, Florida amending  
19 the Future Land Use Map of the City of Coral  
20 Gables Comprehensive Plan pursuant to Zoning  
21 Code Article 14, "Process," Section 14-213,  
22 "Comprehensive Plan Text and Map Amendments,"  
23 and Small Scale amendment procedures (Section  
24 163.3187, Florida Statutes), from "Commercial  
25 Low Rise Intensity" and Single Family Low

88

Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.

Item E-4, an Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-use 1" and "Single Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court, Coral Gables, Florida;

89

providing for a repealer provision, severability clause and an effective date.

Item E-5, a Resolution of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Item E-6, a Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow

90

Mediterranean Architectural Bonuses; and 2) Conditional use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce," on property legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Items E-3, E-4, E-5 and E-6, public hearing.

CHAIRMAN AIZENSTAT: Thank you. Can you repeat that, please?

MR. COLLIER: Did we get that right? Really, you want me to repeat it? I need a rest now.

CHAIRMAN AIZENSTAT: Thank you very much. Thank you.

MR. NAVARRO: Give this man a break.

Good evening, Mr. Chair, Board Members. My name is Jorge Navarro, with offices at 333 Southeast 2nd Avenue. I think we're going to

91

be uploading our presentation for you here shortly. We're here to present the 760 project. I'm here this evening, with my colleague, Devon Vickers, and Guillermo Fuentes, from our design team.

If we can get the presentation working, I think one of the things that you will see is that this is a project that has been the result of over two years of closely working with area residents and planning this project in a way that we believe fits well into the context of the neighborhood. We've had the pleasure, particularly, of working with those residents that live immediately west and north of this project.

So just to orient you to where this property is at -- if we can go to the next slide -- this property is comprised of and entire block at the intersection of Ponce and Boabadilla, which I've gotten very good at saying that street name now, after many years, just north of Southwest Eighth Street. And it's currently improved today with an outdated medical office building. It has a substandard surface parking lot. And it really, today --

92

1 if you could go to next slide. What's there  
2 today really doesn't match the quality and the  
3 charm of this neighborhood. And the medical  
4 office building is currently grandfathered, in  
5 terms of parking, but, also, it doesn't have  
6 any dedicated drop off.

7 So one of the things that has happened over  
8 the years, that's been the subject of a  
9 nuisance action in the past, is that patients  
10 and visitors often load and unload directly  
11 onto the street, which has created a lot of  
12 disruption for the neighborhood. This project  
13 will address many of those long-standing  
14 issues. It's going to replace these outdated  
15 medical office uses -- if you could go to the  
16 next slide -- with a new high quality,  
17 beautifully designed mixed-use project, that  
18 really incorporates a lot of the feedback, as  
19 you'll see, that we received from neighborhoods  
20 (sic) over the last couple of years.

21 The project includes, as you can see here,  
22 a very large plaza. It's an 8,500 square foot  
23 plaza, in addition to other landscaped green  
24 spaces that I'll show you. It has ground floor  
25 residential and commercial uses. We envision

93

1 cafes and restaurants and other neighborhood  
2 friendly uses, that would provide a service to  
3 the area, and we have two levels of Class A  
4 medical office space, that will be fully  
5 parked, plenty of parking, and fully dedicated  
6 internal service and drop off lanes.

7 So this property is unique, because I think  
8 you saw, it serves as a transition between the  
9 commercial uses on Eighth Street and the  
10 single-family neighborhood to the north. And  
11 it's also unique, because it has, currently,  
12 today, two different zoning classifications.  
13 You have MX1, that comprises, you know,  
14 slightly more than half of this property, and  
15 you have existing single-family zoning, but  
16 that single-family zoning today is not used as  
17 single-family zoning. It is a current surface  
18 parking lot, which has been traditionally done  
19 to serve the medical office use that's there.

20 And what we are requesting today, if we go  
21 to the next slide, is to basically rearrange  
22 the zoning, the residential and commercial  
23 zoning on this property, in order to create a  
24 true residential buffer along Boabadilla and  
25 leaving the remainder as MX1, and we believe

94

1 this approach -- we've looked at multiple  
2 different options to develop this property,  
3 whether it's under its existing zoning, Live  
4 Local, and this solution, really, we think,  
5 provides the best solution, in terms of  
6 compatibility, than what could otherwise be  
7 developed under the existing zoning.

8 So let me walk you through the current  
9 version of the plan. This is a current version  
10 of the plan, that incorporates all of the  
11 changes that we have made since Summer of 2023.  
12 So, as you could see, this building has been  
13 designed, and a lot of these good ideas came  
14 from the residents, so I don't want to take  
15 those as we came up with these on our own.  
16 This is really a lot of feedback from a lot of  
17 different people that played a big role in  
18 this.

19 But we've designed the building to look  
20 like a four-story building. It's a five-story  
21 building, actually, but we've designed it so  
22 that optically and appearance-wise, it looks  
23 like a four-story building. Also,  
24 architecturally, we completely revamped and  
25 redesigned this project into a Mediterranean

95

1 style, even though we are only asking for  
2 Mediterranean 1 bonus and we're not required to  
3 do so. That was something that we worked very  
4 hard, and we went back to BOA, in order to get  
5 this new architectural design approved and the  
6 Board of Architects was very complementary of  
7 the revised design.

8 Let me walk you through how the building is  
9 laid out. It has one level of underground  
10 parking. If you go to the next slide, you  
11 could see that we have completely removed a  
12 whole level of parking. It's one of the  
13 changes that we did. And we committed to  
14 provide it underground.

15 We have, on the ground level -- and I'll  
16 walk you through this in detail -- we have  
17 active commercial space. You could see the  
18 internal loading areas, and then we also have  
19 the residential buffer, that I'll walk you  
20 through in detail, which we worked closely with  
21 the residents that are immediately across the  
22 street, on Boabadilla. That is the street  
23 that's to the top of the exhibit that you see  
24 here today.

25 Above this floor, we have two levels of

96

1 additional parking. Parking was important. We  
2 made sure to provide plenty of it. And then we  
3 only have now two levels of medical office  
4 space. We completely removed an entire level,  
5 since we originally started.

6 So -- if you could go back, Devon. Sorry,  
7 My apologies.

8 So these are the new upper levels of the  
9 building. I want to highlight some of the  
10 things that we've done. I'm going to say, to  
11 the top of the page, but that is -- there's  
12 single family directly across the street from  
13 there. There's also, to your left -- to your  
14 right, my apologies, we also have single-family  
15 and a City park. We have two homes on that  
16 side.

17 So along Boabadilla, which is to the top of  
18 this exhibit, we have incorporated over a  
19 fifty-foot setback from our property line, to  
20 the top of those residential -- to the top of  
21 those office floors. We've also incorporated  
22 an upper level terrace, right at the beginning  
23 of the Fourth Floor, which we are going to be  
24 planted with large trees, in order the create  
25 an additional green buffer. So, from the

97

1 ground, you're going to have this building set  
2 back fifty feet, and in front of that, you're  
3 going to have large trees in front of it, as an  
4 additional way to screen, create like a green  
5 screen to these office floors.

6 We did something similar on Avila. What we  
7 did is, we incorporated there a 23 to 41 foot  
8 step back. You could see the building carve  
9 out that we did, all of the way on the bottom  
10 of the page, and also towards the middle. That  
11 will additionally be planted, as well, right in  
12 front of the single-family home that's there.  
13 And that was one of the requests that we  
14 received from the resident that lives right  
15 across from this project, on that side.

16 So let me walk you through the site plan.  
17 These are the upper levels and things we've  
18 done. These are the things we've done at the  
19 ground level. Along Boabadilla, we've included  
20 the large 8,500 square foot public plaza. It's  
21 going to be a public open space, a community  
22 benefit, that the community can enjoy. And  
23 then we had lined Boabadilla with four  
24 residential townhome style units. These have  
25 been redesigned, to have large front yards.

98

1 They have individual driveways. They have  
2 private garages. And the idea was to mimic the  
3 residential character of that street, which  
4 right now, that's where you have the surface  
5 parking lot for the medical office. So we've  
6 converted that, really created a transition  
7 now, that doesn't exist today, between the  
8 commercial uses and the single-family uses.

9 Along Avila, what we did is, we previously  
10 had, as traditional mixed-use projects do, we  
11 had commercial uses, we had an access point on  
12 there, and what we've done, in working with the  
13 residents of this area, we have completely  
14 removed all active uses on this. We've stepped  
15 the building further back. And the reason we  
16 did that is to have a ten to thirteen-foot  
17 landscaped strip, that we will heavily  
18 landscape, which is what they wanted to see,  
19 and we've removed the access point from there,  
20 and as you can see now, with the yellow to  
21 orange circles, we have completely limited all  
22 of our ingress and egress into this project  
23 directly onto Ponce. There's no more access  
24 onto the residential streets. Everything will  
25 circulate through Ponce.

99

1 So I'll show you -- also, just one last  
2 item, on the corner, there's a green square.  
3 We used to have a building footprint there. We  
4 have completely carved out the building in that  
5 area. There is a very nice oak tree, that is  
6 important to the neighborhood, and we've  
7 committed to preserve it, and in order to do  
8 that, we have eliminated the building footprint  
9 that was going to impact that tree. So these  
10 are all things that we've done.

11 I'll walk you through some of the  
12 renderings showing how it looks now. Here, you  
13 could see a rendering of the public plaza,  
14 right at the corner of Ponce and Boabadilla.  
15 You could see, also, in this image, the step  
16 back, but also the residential liner that we've  
17 created. Those are one of the homes there. As  
18 we go forward, you'll get a ground level view  
19 of some of the gardens that we've created along  
20 Boabadilla.

21 If you'd go to the next slide.

22 So, here, you see the ground level  
23 streetscape improvements that we're proposing,  
24 which I'll get into, which are all of the bulb  
25 outs that we've committed to provide, but also

100

1 you see large front yards. We have pushed --  
2 since the time of BOA and the time we're before  
3 you today, we've pushed those homes further  
4 back from Boabadilla, to create additional  
5 green space.

6 And, then, the next rendering you will see,  
7 that is the carve out on the building, right at  
8 the intersection of -- sorry, let me get this  
9 right -- Ponce and Avila, thank you -- Ponce  
10 and Avila, that we've carved out. It's really  
11 reducing the building massing, too, because  
12 that building went straight up and now you have  
13 some really nice building step backs, really  
14 breaks down the massing of the building.

15 So, in terms of circulation, I think one of  
16 the important things, and we spent a long time  
17 redesigning this, if you see -- Devon, if you  
18 can go to the next slide -- we have a  
19 completely, fully internalized dedicated pick  
20 up and drop off area for all visitors to use.  
21 This is right -- conveniently located at the  
22 ground level, and people can come in -- we can  
23 stack up to five cars at a time. People will  
24 come in, be able to then enter on Ponce, and  
25 most importantly, exit back onto Ponce, or drop

101

1 off their relative, their neighbor, their  
2 friend, and then easily go back into the ramp,  
3 and enter the parking garage, either up into  
4 the upper levels or go into the basement.

5 And, lastly, this is one of the things that  
6 we really worked very hard on during the last  
7 couple of weeks, it's we have committed to  
8 complete several streetscape improvements.  
9 This is a view of Boabadilla and what it will  
10 look like. I know a lot of neighbors in the  
11 areas have been looking for streetscape  
12 improvements for many years and we are happy to  
13 provide those, and to try to, you know,  
14 beautify this street. We've also committed to  
15 provide traffic calming in the area. So we  
16 continue to look forward to work with the  
17 residents and your Staff in order to implement  
18 these. This is a view of what Boabadilla will  
19 look like upon completion of the project.

20 So I want to show you how we got here,  
21 because I think it's important, and we've put a  
22 lot of work, not just our team, but the  
23 neighbors, as well. The project has  
24 significantly evolved since we first started  
25 working on this two years ago. The original

102

1 plan that we submitted to DRC in 2023, just to  
2 give you a highlight, was a seven-story  
3 building, had no residential liner, the  
4 accesses were coming off of Ponce and Avila.  
5 And if you go to site plan, you could see we  
6 had a very small plaza, and this is just kind  
7 of the original DRC plan. Since then, I think  
8 you've seen, we doubled the size of that plaza,  
9 eliminated the access. The project continued  
10 to evolve, even -- you know, that was the  
11 original elevation, which, as you can tell, the  
12 neighbors were not happy about.

13 But we went ahead and added five  
14 residential units. In continuing to work with  
15 the neighbors, we reduced those units down to  
16 four, created the additional front yards, and  
17 the building, as you can see here, these images  
18 started -- we started carving portions of the  
19 building, out of the upper levels, in order to  
20 create some better transitions. These have  
21 grown since the -- since the time that this was  
22 submitted. This was the final BOA approval,  
23 that was completed in August 2024, and since  
24 then, the most important item that remained out  
25 there was the entrance off of Avila, which we

103

1 reduced to an exit only, but we've been able to  
2 figure out a way to make this project work  
3 getting all of the traffic getting out to  
4 Ponce.

5 So, just to kind of walk you through all of  
6 the changes this project has made, as I said,  
7 this has really been a collaborative process,  
8 one that I've been very proud to be a part of.  
9 I want to personally thank, on behalf of not  
10 only myself, but our entire team, all of the  
11 neighbors, particularly Evelyn, Ana Maria,  
12 Suly, Vicky, Odalis, Mario, Steve and Frank and  
13 so many others that were part of this process,  
14 but for taking the time to meet with us, for  
15 being so involved throughout this process, and  
16 most importantly, for pushing us to refine our  
17 design, because I really believe their input  
18 made this project better.

19 I know you have your Staff coming up, but  
20 we're very happy to have a positive Staff  
21 recommendation, as well, with all of the  
22 changes that we've made, and I know there are  
23 several residents here that want to speak, and  
24 you've had a lengthy agenda. So I'll conclude  
25 my presentation, and I'll be here to answer any

104

1 questions.

2 CHAIRMAN AIZENSTAT: Thank you.

3 MR. NAVARRO: Thank you.

4 MS. GARCIA: Good evening. Jennifer  
5 Garcia, Planning & Zoning Director.

6 If I could have the PowerPoint, please.  
7 Thank you.

8 So, as we know, this is an entire block,  
9 Block 18, in the Flagler Street Section. It's  
10 bounded by Avila, Boabadilla and then Ponce de  
11 Leon kind of curves on two sides of the site.  
12 Here's an aerial looking down. You can see the  
13 surface parking lot on the west side, the  
14 current office building, the clinic building,  
15 that encroaches over the existing single-family  
16 right now zoning, and that's what's occupying  
17 the site right now.

18 Here's a view looking southeast. You can  
19 see Eighth Street in the back, with the taller  
20 buildings across each of the south side, in the  
21 North Ponce neighborhood.

22 So looking at this section of the City, the  
23 North Ponce section has gone through a lot of  
24 changes over the last 100 years. So the  
25 original 1924 plat is on the left side of the

105

1 slide. You can see the triangular, almost,  
2 Block 18, outlined in black. The earliest map  
3 that we have is the 1930 use map, and it shows  
4 it as commercial use for the entire area, which  
5 makes sense, because there are very narrow  
6 platted lots in this section of Coral Gables,  
7 which usually George Merrick would plat these  
8 to be 25 feet wide for commercial uses.

9 And, then, in 1939, I believe, in response  
10 to, you know, mid Century and post-war housing,  
11 most of the area was zoned to be single-family,  
12 to allow for smaller houses to be built there.  
13 And in 1946, a portion of that area, including  
14 this block, was changed to be commercial.

15 So the 1946 map, you can see that it's  
16 pretty much the same, this block, especially,  
17 as it is today, with the current Zoning Map.  
18 So the map on the left side is the 1946 map.  
19 You can see the Zone C2 for that section that's  
20 facing Ponce, with CF3 and a half, which is  
21 single-family, to the west side of that block.

22 So there's a lot of requests for this  
23 project, just because our Zoning Code requires  
24 a lot of requests for, more or less, a simple  
25 project, in this location. This location is

106

1 very unique, as it is near a single-family  
2 neighborhood. It's also fronting Ponce de  
3 Leon, which is one of our major corridors. So  
4 they're requesting a change of the Land Use  
5 Map, the Comprehensive Plan, a Zoning Code Map  
6 Amendment, as well as a PAD, a Planned Area  
7 Development, designation, and then the  
8 Conditional Use request.

9 So the first request is a change of land  
10 use, the Comp Plan change. So they're changing  
11 the single-family, to replace it with the  
12 Multi-Family low density, to transition from  
13 the commercial low rise intensity to the  
14 single-family, and then growing that commercial  
15 low rise intensity to the remainder of the  
16 block. The Zoning mimics the Comprehensive  
17 Plan Land Use Map, with MF3 as a transition  
18 between single-family and the commercial uses  
19 at MX1, and MX1 again for the remainder on that  
20 block.

21 So the PAD, the Planned Area Development,  
22 as you're familiar, does provide some  
23 flexibility with the Zoning Code, as long as  
24 they meet one acre to qualify, and, also, they  
25 provide some public benefit. So they're

107

1 providing a lot of streetscape improvements,  
2 that you see with the renderings, bump outs and  
3 traffic calming, especially on Boabadilla, and  
4 street improvements on Avila, intersection  
5 improvements where Avila and Boabadilla meet.  
6 Right now, it's one way -- not one way, but  
7 it's a through street, Boabadilla. It  
8 encourages a lot of speeding. So we'll be  
9 working with the County to have a three-way  
10 stop there, and improve that intersection.

11 They're also planning to have a landscaped  
12 buffer on the north side of their property,  
13 along Avila, as well as preservation of some  
14 trees and an improved intersection at Ponce,  
15 where Avila -- wait, sorry, Oviedo and the  
16 other street meet.

17 So the Conditional Use Site Plan review, so  
18 the site plan, as you saw, was that large  
19 public plaza on the south side, townhouses that  
20 are introducing a transition between the  
21 commercial uses and the single-family across  
22 the street, on Boabadilla, commercial space  
23 will be only on Ponce de Leon, facing that more  
24 commercial corridor, and that only the drop  
25 off -- sorry, the entrances and exits off of

108

1 the building will be on Ponce de Leon. All of  
2 their pick up and drop off of patrons is all  
3 internal, which is a benefit, I hear, from the  
4 neighbors, just because they have to deal with  
5 a lot of the current issues with patrons and  
6 pick up and drop offs of the current use that  
7 is there today.

8 So this is a very information heavy slide.  
9 So the existing area, the whole entire block,  
10 is a little more than two acres. The FAR they  
11 could have for MX1, as you know, is 3.5.  
12 They're at a little less for MX1, at just less  
13 than 1.5, 1.49. The building height, if they  
14 were to go for a Mediterranean Bonus 2, would  
15 be 77 feet; however, they're requesting only  
16 Mediterranean Bonus 1, and below that, at 61  
17 feet and 8 inches. Again, the stories, they  
18 could have six stories for Mediterranean Bonus  
19 Level 2, but they're only requesting to have  
20 five stories, with the Mediterranean Bonus  
21 Level 1.

22 The density is relatively the same of what  
23 would be allowed by now. The single-family  
24 would only allow six units an acre. They're  
25 proposing around seven units an acre for that

109

1 MF3 portion of the site. And, then, ground  
2 floor commercial is 18,000 square feet, and the  
3 office and the clinic would be about 88,000  
4 square feet. They're providing 545 spaces, and  
5 about 23 percent of that block would be open  
6 space.

7 So part of the conditional use is also the  
8 special location. So, in our Code --  
9 typically, in our Code, if you're requesting  
10 Mediterranean bonus, you are granted it through  
11 the Board of Architects. Because they're  
12 adjacent to single-family, the Code requires  
13 that the recommendation comes from the Board of  
14 Architects, recommendation from this Board, and  
15 then final approval by the City Commission for  
16 a special location of the Mediterranean bonus.

17 So this was reviewed by Staff, the  
18 Development Review Committee, over two years  
19 ago, in 2023. The Board of Architects review  
20 was in 2024, in July and August. They've had a  
21 couple of neighborhood meetings, one last year  
22 in June, and one most recently, September 3rd.  
23 So we're here tonight at the Planning & Zoning  
24 Board, as they move forward to the City  
25 Commission for First Reading.

110

1 Letters were sent out within 1500 feet of  
2 the property or 500 feet outside of the  
3 property -- outside the City limits. And  
4 letters were mailed out three times, for the  
5 two neighborhood meetings, as well as tonight's  
6 meeting. The property was posted four times.  
7 The website was posted four times, as well, and  
8 then one newspaper advertisement.

9 And Staff has determined that this is  
10 consistent with the Comprehensive Plan's goals  
11 and objectives and policies, as far as  
12 transitions of commercial to a single-family  
13 neighborhood for this block. We recommend  
14 approval with conditions. The conditions are  
15 pretty standard, but I'll run through the  
16 highlights of them, I guess.

17 So the maximum height would not exceed five  
18 stories, at 61 feet and 8 inches. Even though  
19 the Med Bonus 1 allows them to go a little  
20 higher, we're capping them at 61 feet, as, you  
21 know, preferred by the residents. There would  
22 only be four townhouse units facing Boabadilla.  
23 The plaza would be publicly accessible, located  
24 on Ponce and Boabadilla. Intersection  
25 improvements would be required at Avila and

111

1 Ponce, and at the Ponce de Leon Boulevard and  
2 Oviedo and Veragua, pedestrian crossings across  
3 Ponce de Leon, speed table or a speed cushion  
4 on Boabadilla, and then streetscape  
5 beautification on those adjacent streets, on  
6 Avila and on Boabadilla.

7 Thank you.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Jennifer, just a question I had for you.

10 MS. GARCIA: Yes.

11 CHAIRMAN AIZENSTAT: Can you go back to  
12 your conditional -- your approval with  
13 conditions?

14 MS. GARCIA: Yes. If I could have the last  
15 slide -- the second to last slide. Thank you.

16 CHAIRMAN AIZENSTAT: When you look at the  
17 intersection improvements --

18 MS. GARCIA: Uh-huh.

19 CHAIRMAN AIZENSTAT: -- Ponce de Leon  
20 Boulevard, Oviedo and Veragua, what are you  
21 talking about, because I didn't see that on the  
22 applicant's --

23 MS. GARCIA: Yeah. So that would be  
24 studied further with Staff and the traffic  
25 engineer to see what's the best way to address

112

1 that. There are some ideas. We just need to  
2 test them and make sure that they will work, of  
3 course, in working with the County.

4 CHAIRMAN AIZENSTAT: Are you talking about  
5 bulb outs or -- what are you talking about  
6 doing there?

7 MS. GARCIA: So, Boabadilla and Avila, yes.  
8 So it would be a three-way stop. Right now  
9 it's a -- there's no stop on Boabadilla. So  
10 it's a very wide street, so it encourages a lot  
11 speeding. So at Avila and Boabadilla, the  
12 improvement would be a three-way stop, to stop  
13 traffic from going straight forward, as well as  
14 bump outs at the corner, to make it more --

15 CHAIRMAN AIZENSTAT: Does it make sense to  
16 do bump outs at that point?

17 MS. GARCIA: At the "T" intersection?

18 CHAIRMAN AIZENSTAT: Yes.

19 MS. GARCIA: Usually, if you want  
20 to have -- to give -- not visibility, but to  
21 kind of signal to drivers that there is an  
22 intersection, that they should slow down and  
23 see the stop sign, usually, if you have those  
24 trees and the visibility is a little bit  
25 narrow, it signals the drivers to watch for

113

1 signs and watch for pedestrians crossing the  
2 crosswalk there. Of course, if there's  
3 driveway interruptions and we can't make it  
4 work, then that wouldn't be required. We're  
5 not going to get rid of someone's driveway.

6 CHAIRMAN AIZENSTAT: Okay. Only because I  
7 see that's a conditional -- a condition of  
8 approval that you've put in there. What if it  
9 doesn't work out?

10 MS. GARCIA: If it doesn't work out,  
11 working with our (Unintelligible) team here at  
12 the Staff level, then we would probably have to  
13 not do that, because the County won't let us,  
14 right. It's all kind of related to the County.  
15 They control the rights-of-way of our streets  
16 and street markings and those movements.

17 CHAIRMAN AIZENSTAT: Thank you.

18 Nestor.

19 MR. MENENDEZ: I just have one question --  
20 sorry.

21 CHAIRMAN AIZENSTAT: Actually, if I may,  
22 before we do that, let's get some speakers up.

23 MR. MENENDEZ: Okay.

24 CHAIRMAN AIZENSTAT: And then we'll start.  
25 Jill, how many speakers do we have in

114

1 Chambers?

2 THE SECRETARY: Four.

3 CHAIRMAN AIZENSTAT: Four? Go ahead and  
4 call them, please.

5 THE SECRETARY: Evelyn Diaz.

6 MS. DIAZ: Good evening. My name is Evelyn  
7 Diaz. I live at 36 Montilla Avenue.

8 I'm in support of the project. The only  
9 thing that concerns me is the traffic flow on  
10 Ponce. I believe we should have some sort of  
11 traffic circle on Oviedo, and I think that's  
12 about it, mostly the traffic.

13 Oh, the other thing, very important, right  
14 now, the patients and employees of the 747  
15 Ponce building are parking at the 760 parking  
16 site. I'm wondering what's going to happen,  
17 once they start their construction. Where are  
18 those 70, 80 cars going to park right now?  
19 That's about it. Thank you.

20 CHAIRMAN AIZENSTAT: Thank you.

21 THE SECRETARY: Odalis.

22 MS. BALBI: Hello. My name is Odalis  
23 Balbi, and I reside at 610 Boabadilla, and  
24 right -- directly in front of the building.  
25 Both, my husband and I, are very pleased with

115

1 the project, and we thank Mr. Behar for working  
2 with us to accommodate our wants and our needs,  
3 and we really cannot wait until this project is  
4 completed and we see the beautiful results that  
5 are being presented to us.

6 Thank you.

7 CHAIRMAN AIZENSTAT: Thank you.

8 MR. MENENDEZ: Thank you.

9 THE SECRETARY: Mario Paula.

10 MR. PAULA: Good evening. My name is Mario  
11 Paula. I live at 610 Boabadilla. We've been  
12 having input on this project now for two or  
13 three years now, and we have finally been able  
14 to agree on a project that is pleasant for  
15 everyone involved.

16 With relation to the bump outs, I think  
17 that is an important part of the project,  
18 because, as you know, Boabadilla is a very wide  
19 street. I don't see any traffic calming with a  
20 three-way stop. It's a very wide street, very  
21 long. It's a quarter mile strip, and a lot of  
22 people run down there. A lot of people race  
23 down there, and there was a couple of Ferraris  
24 running down there the other day. So I think  
25 the bump outs is a highlight.

116

1 Thank you.  
 2 CHAIRMAN AIZENSTAT: Thank you, sir.  
 3 THE SECRETARY: Stevan Espinosa.  
 4 MR. ESPINOSA: Hello. My name is Stevan  
 5 Espinosa. I'm also a neighbor. I'm across the  
 6 street at 64 Boabadilla Street, an owner.  
 7 And I want to confirm that they've really  
 8 met with all of these neighbors and really  
 9 talked to us and got our input, you know,  
 10 worked with us, and we're totally in support of  
 11 all of the changes they've made, and we're very  
 12 happy for this building to go up, and I just  
 13 want to real quickly say I do support the  
 14 project.  
 15 CHAIRMAN AIZENSTAT: Thank you, sir.  
 16 THE SECRETARY: No more speakers.  
 17 CHAIRMAN AIZENSTAT: How about on Zoom?  
 18 THE SECRETARY: No.  
 19 CHAIRMAN AIZENSTAT: The phone platform?  
 20 THE SECRETARY: No.  
 21 CHAIRMAN AIZENSTAT: I'll go ahead and  
 22 close it for public comment.  
 23 Nestor.  
 24 MR. COLLER: With the exception of  
 25 rebuttal.

117

1 CHAIRMAN AIZENSTAT: I'm sorry?  
 2 MR. BUCELO: With the exception of  
 3 rebuttal.  
 4 CHAIRMAN AIZENSTAT: Sorry about that.  
 5 Jorge, did you have a rebuttal --  
 6 MR. BUCELO: I think we have a speaker.  
 7 CHAIRMAN AIZENSTAT: Oh, I'm sorry.  
 8 Were you sworn in madam?  
 9 MS. DUENAS: Yeah, I live in 820 Salzedo.  
 10 CHAIRMAN AIZENSTAT: Were you sworn in?  
 11 Were you sworn in?  
 12 MS. DUENAS: Yes.  
 13 CHAIRMAN AIZENSTAT: If you could just --  
 14 (Thereupon, the participant was sworn.)  
 15 CHAIRMAN AIZENSTAT: Thank you. If you'd  
 16 please speak into the microphone.  
 17 MS. DUENAS: Yeah. I am concerned about  
 18 the traffic, because I think it's --  
 19 CHAIRMAN AIZENSTAT: Can you speak into the  
 20 microphone better, please? Thank you.  
 21 MS. DUENAS: I am concerned about the  
 22 traffic, because --  
 23 CHAIRMAN AIZENSTAT: Can I ask you to state  
 24 your name and address, for the record, please?  
 25 MS. DUENAS: My name is Maria M. Duenas,

118

1 and I live at 820 Salzedo Street, Apartment  
 2 205.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MS. DUENAS: But -- the building look so  
 5 nice and everything is so pretty, but they're  
 6 making the picture look nice. One thing, when  
 7 it's done, it's going to be different, because  
 8 we have to be concerned with the traffick and  
 9 everything. Eighth Street is not as easy to  
 10 walk over there, and a lot of people --  
 11 sometimes -- because I live close to there,  
 12 they take the lights. You have to be careful  
 13 with everything, you know.

14 You have to think of all of these  
 15 appliances that are going on in the building.  
 16 The building look nice and everything, but you  
 17 have to be concerned about the people who are  
 18 going to live over there. It's a medical  
 19 building over there, and every -- what's going  
 20 to happen with everybody over there? They're  
 21 going to disappear? No, we have to think about  
 22 all of -- everything in life, you have to have  
 23 second thought, you know, and one thing is  
 24 right and one thing is not right. You have to  
 25 think of all of the twists that happen when

119

1 you're making a big building, making -- like  
 2 they're making over here in Coral Gables, when  
 3 it used to be a parking space, the Mercedes.

4 You see a building (unintelligible). You  
 5 have to see the people, the traffic there, the  
 6 trash, the garbage, everything. No. We're  
 7 going to look like tiny. No. We're -- I'm not  
 8 approving any building anymore, because  
 9 everything is concerned -- you have to think --  
 10 we're getting -- the City don't get big, it  
 11 gets small. So many buildings, so many  
 12 people -- and the more they make it, the more  
 13 they're coming. It does not make any sense, no  
 14 make any sense.

15 You have to think about how all applies  
 16 around, only a few things come through and  
 17 people did not -- in the end, it's going to be  
 18 another concern. That's my problem. Thank  
 19 you.

20 CHAIRMAN AIZENSTAT: Thank you, ma'am.  
 21 Thank you for coming.

22 Sir, do you have rebuttal you'd like to  
 23 make?

24 MR. NAVARRO: No. Just with regards to  
 25 traffic, I know -- and I appreciate her coming

120

1 out. I know traffic has been a major concern.  
2 We have heard from many of the immediate  
3 residents that live directly across from this  
4 project. We have worked and committed to  
5 mitigate traffic, regardless of what would be  
6 required. We went over and above and have  
7 already committed to make several improvements.  
8 I know she lives on the other side of Eighth  
9 Street. We don't anticipate cut through  
10 traffic or anything going on through that  
11 street.

12 You know, we're here to answer any  
13 questions that the Board has, and we hope that  
14 we can get your approval. I think you've seen,  
15 from what you heard tonight, how much we worked  
16 on this project.

17 CHAIRMAN AIZENSTAT: Thank you.

18 And you're good with the conditions -- all  
19 of the conditions?

20 MR. NAVARRO: We're good with the  
21 conditions. I know we're continuing to work on  
22 several traffic calming measures, and that will  
23 probably continue to evolve by the time we get  
24 -- between First Reading at the City  
25 Commission, but we're in support of all of the

121

1 conditions.

2 CHAIRMAN AIZENSTAT: Okay. Thank you.

3 THE SECRETARY: Excuse me, Mr. Chair, there  
4 is someone that has just indicated is on the  
5 phone. I'm going to try to input them and see  
6 if they want to speak.

7 CHAIRMAN AIZENSTAT: Please. Thank you.

8 MS. LOPEZ: Good evening.

9 CHAIRMAN AIZENSTAT: Good evening. If you  
10 could state your name and address, please.

11 MS. LOPEZ: By all means. My name is Ana  
12 Lopez. I reside in 112 Boabadilla Street.

13 I'm also speaking for two other owners that  
14 are out of the country. One is Vicky Buzo,  
15 from 117 Boabadilla Street, and the other one  
16 is Frank Lopez, from 104 Boabadilla Street.

17 I'd like to thank Mr. Navarro and  
18 Ms. Garcia for the presentation. Mr. Navarro,  
19 I applaud you, that you have been able to  
20 identify the building as in need of repair and  
21 not the neighborhood. Thank you so much. And  
22 Ms. Garcia, you've been very thorough in  
23 getting all of this up and running for  
24 everybody.

25 The amazing part of all of this is that

122

1 your first application that came through with  
2 Mr. Jimenez to do a change -- rezoning, and it  
3 happens that the commercial property that now  
4 we are mentioning, was also rezoned, because it  
5 used to be an Adventist Church and headquarters  
6 many years ago, and it was rezoned, and when it  
7 was bought, the reason why it was a parking lot  
8 was because we requested at that time, in 2018,  
9 not to have the parking -- not to have the  
10 single-family residential zoning changed. So  
11 we were promised that it would not change, if  
12 we allowed the parking.

13 I am pleased and so are many of our  
14 residents, as they have expressed, with the  
15 change that has taken place since we started  
16 all of this, but, still, I have some questions  
17 that I really don't understand. We asked that  
18 there would be a step back -- well, we didn't  
19 want the single-family residential lots to  
20 change. We wanted them to build homes, just  
21 like the ones right across the street from  
22 them, and they say that that couldn't happen.  
23 So we said, okay, the townhouses, well, okay,  
24 we'll accept them, but we asked for them to  
25 have setbacks of like -- to mimic the ones

123

1 right across the street at 25 feet.

2 We had a meeting with Mr. Iglesias, the  
3 City Manager, and we were able to come up with  
4 23 feet, but they were going to eliminate some  
5 of the 533 parking spaces that are available.  
6 They were going to limit it, to give those  
7 townhomes more space. Well, we were unable to  
8 get the 23 feet. We were able to get from five  
9 to 15. Thank you, Mr. Navarro, and thank you,  
10 the team, for that, as well, but still it's not  
11 mimicking what the neighborhood is all around.  
12 It's houses. We are a single-family  
13 residential neighborhood. 99 percent of  
14 everything around us is that.

15 The size and the density of the building,  
16 we also requested that -- we know that if  
17 they're single-family -- adjacent to  
18 single-family, they should not be more than 45  
19 feet high. Well, they went up to 77 and now  
20 they're down to 61. That's an improvement,  
21 but, again, it's not really meeting the Code  
22 that is required.

23 So, to put this all in a nutshell, we need  
24 traffic calming studies done, because at this  
25 moment, we are in dire need of blowing what's

124

1 happening around us, and we also need to have  
2 capital improvements around us, as they were  
3 promised to us. I'm sure that it will come  
4 through, but nothing has been put on the table  
5 as we speak.

6 I am happy to support the improvements that  
7 have been done for the past two years, but I  
8 think that a little more can be done to satisfy  
9 the requirements of a residential neighborhood.

10 We have two medical buildings already, 747  
11 and 717, right across the street from 760, and  
12 right behind that, we have the UM Jackson  
13 Urgent Care. We really are not in need, our  
14 neighborhood, of a luxury medical building.  
15 What we have now is not right for what our  
16 neighborhood is. Again, we're not dilapidated.  
17 The building is. And we need improvement to  
18 get something nicer, as it was mentioned by the  
19 residents that are across the street, that are  
20 tired of seeing this, I agree, but, again, I  
21 feel that we should try to mimic more of what  
22 the rules are, according to the City, and  
23 according to where you are setting yourself up,  
24 in a residential single-family homes.

25 Thank you very much for your time, and I

125

1 wish you the best.

2 CHAIRMAN AIZENSTAT: Thank you.

3 Would you like to go ahead --

4 MR. NAVARRO: I don't have the exact  
5 number, and I wish I did, but we did -- prior  
6 to coming to the Planning & Zoning Board, we  
7 had further moved the residential townhomes,  
8 and one of the things that we've been working  
9 with -- and trust me, it's been a long  
10 discussion, was, we had five homes that were  
11 grouped together along Boabadilla, and the  
12 residents right across the street wanted to try  
13 to mimic more of a, you know, residential home  
14 feel. It's hard to do that when you're right  
15 next to MX1. You know, when you're  
16 single-family, next to MX1, I know we were  
17 discussing that earlier, when you're directly  
18 adjacent, there's no alley, there's not street.

19 So we have created a home that looks and  
20 feels like a single-family home, but it's  
21 attached. It's a townhome. And one of the  
22 things we did was, we incorporated these  
23 private garages. So the setback, actually,  
24 from our property line, varies between 15 to  
25 25, but I'm not sure of that number. If you

126

1 see the exhibit, the front of the townhomes at  
2 15, but we have carved out portions of that  
3 townhome to create a private driveway. So  
4 there's actually a variation in the step back,  
5 and we worked as hard as we could to get as  
6 much setback from Boabadilla as we could for  
7 those homes.

8 CHAIRMAN AIZENSTAT: Thank you.

9 At this time, I'll go ahead and close it  
10 for public comment.

11 Nestor, would you start us off?

12 MR. MENENDEZ: Sure.

13 I just have one question for Staff on the  
14 traffic calming. I saw that one of the  
15 conditions was speed tables. Was that  
16 something that was requested by the residents  
17 or was that something that Staff felt was  
18 necessary to add on Boabadilla?

19 MS. GARCIA: I think that's both. I think  
20 it's an approved speed cushion and speed table  
21 on Boabadilla, on that 700 Block of Boabadilla  
22 -- I'm assuming that got out to the residents,  
23 and they were requesting it, but I have Melissa  
24 here to confirm all of that for me. Thank you.

25 MS. DE ZAYAS: Melissa de Zayas, Public

127

1 Works Assistant Director for Transportation.

2 So all of the speed --

3 CHAIRMAN AIZENSTAT: If you could speak  
4 into the microphone. Thank you.

5 MS. DE ZAYAS: Sorry.

6 So the speed tables that were mentioned are  
7 already approved. They were requested by the  
8 residents, because the traffic calming elements  
9 that we have in the City so far, they're all  
10 resident driven. We receive a request. We  
11 test to see if they would qualify, and if they  
12 do, we move forward with installing traffic  
13 calming.

14 MR. MENENDEZ: And that's in addition to  
15 the bump outs?

16 MS. DE ZAYAS: Yes.

17 MR. MENENDEZ: Okay. Okay. And just to  
18 follow up, the request for the speed tables was  
19 made prior to the project?

20 MS. DE ZAYAS: Yes.

21 MR. MENENDEZ: Okay. So they were going  
22 there regardless; is that fair to say?

23 MS. DE ZAYAS: Yes. Yes.

24 MR. MENENDEZ: Okay.

25 MR. COLLIER: Mr. Chairman, I just want to

128

1 make sure that the court reporter got her name  
2 and position.

3 THE REPORTER: Melissa De Zayas, Assistant  
4 Public Works Director.

5 MR. COLLIER: Okay. It got garbled a little  
6 bit.

7 CHAIRMAN AIZENSTAT: Thank you.

8 MR. MENENDEZ: Aside from that, it sounds  
9 like the residents are -- there's been a lot of  
10 back and forth and they've had a lot of input.  
11 Apparently it's been, you know, going on for  
12 two years, so hats off for working with the  
13 residents and trying to really listen to them  
14 and take their concerns into account.

15 CHAIRMAN AIZENSTAT: Thank you.

16 Felix.

17 MR. PARDO: This area, historically, the  
18 residents that live there have always,  
19 unfortunately, considered themselves the  
20 red-headed stepchild. The amount of speed, cut  
21 through, and also the existing buildings that  
22 have been there since the '70s, that take up  
23 all of the parking with their employees and  
24 also the people that get dropped off, it's a  
25 nightmare off Tamiami Trail and Ponce.

129

1 Years ago, I was fortunate enough that we  
2 were able to make improvements and dedicated  
3 the Rotary Park there, which is the only park  
4 that they have, and it is used by all of the  
5 young families that live there. This is a very  
6 super stable single-family area, and it's a  
7 great area.

8 Unfortunately, people that come off  
9 Douglas, cut through every day, in the morning  
10 or in the afternoon. There's not enough police  
11 enforcement in any, way, shape or form. You  
12 start ticketing people every single day in the  
13 afternoon and in the evening, with enough  
14 police officers, you start to make an impact.  
15 When you don't, having speed tables -- speed  
16 tables do work. People slow down or they're  
17 basically are going to have to be realigning  
18 their expensive cars.

19 I would like to know, Mr. Navarro, if you  
20 can, can you tell us if there's been a certain  
21 amount of money set aside for these traffic  
22 calming ideas that Staff is going to be coming  
23 up with, because they're usually not cheap?

24 MR. NAVARRO: So we have not priced it out  
25 yet, but I can tell you how we got to the

130

1 commitments that we made. We had very, very,  
2 very many meetings, and in all of these  
3 meetings, one of the main issues was always  
4 traffic calming on Boabadilla, and we  
5 committed, as part of our project, that we  
6 would install the traffic calming. We have not  
7 priced that out, but that's our commitment to  
8 the neighbors and it's one of the conditions of  
9 approval.

10 We understood that, and we know it's  
11 important to the neighborhood. Actually, I  
12 think you mentioned this, that neighborhood has  
13 been pushing this for many, many years.

14 MR. PARDO: Yes.

15 MR. NAVARRO: And we've committed to help  
16 them do so.

17 Another item that came up was, obviously,  
18 we did a lot, on our side of Boabadilla, in  
19 terms of landscape treatments. And in order to  
20 kind of keep a very similar design, as you go  
21 through Boabadilla, we committed, in working  
22 with the homeowners that live right there, to  
23 do bump outs in front of their homes and  
24 install additional street trees.

25 So, on our end, it was a commitment that

131

1 we made with the neighbors, and our project,  
2 you know, as has been proposed, includes those  
3 commitments. Whether they're required by a  
4 traffic study or not, we're going to provide  
5 them.

6 MR. PARDO: No, I think it's not going to  
7 be required by a traffic study. Right, it  
8 won't trigger it, but that's why I'm saying,  
9 you know, I'm surprised that you're before the  
10 Planning Board and you haven't been discussing  
11 money yet with the City as far as the  
12 commitment.

13 MR. NAVARRO: Yeah. I mean, we are going  
14 to pay for that as part of our offsite  
15 improvements for the project. So when we go in  
16 to do our civil permitting, as part of permit  
17 design, those drawings that are going to be  
18 reviewed by the City and the County will  
19 include the bulb outs and the traffic calming.  
20 It's almost considered part of our project,  
21 that we've taken the entire width of that  
22 Boabadilla frontage.

23 MR. PARDO: The only thing I'd like you to  
24 also consider, you know, and Staff is here, the  
25 Assistant Director is here -- look, traffic

132

circles are great, up to a certain point, but the amount of confusion by drivers that aren't used to traffic circles -- this is not Ireland here. They're not used to traffic circles. It becomes very dangerous, including for pedestrians, and I know for a fact that there have been pedestrians hit, you know, by cars on Ponce, where people speed recklessly through there, and that's why I said that additional police enforcement in that area is extremely important.

So that is the main concern right now. You did not create that. It exists there. It's been there for years. I met with neighbors a long time ago, with Assistant City Managers, to actually discuss specifically these types of issues that exist there, and it's really a shame, especially because of -- you know, the neighborhood has become younger and younger, and those kids need to have safety there, and you can't have safety when people are recklessly driving down streets.

Now, the other thing is that, I know for a fact that this project has gone through a complete metamorphoses and the developer should

133

be very proud of that. You've basically taken a page out of what Allen Morris did, which was, listen carefully and do a quality job, listening carefully to what the neighbors are asking for.

The use of the liners, the residential liners, on Boabadilla, is the right use there. It wouldn't have been the right use anywhere else. It helps cover the parking component, and at the same time, it mirrors the image on the other side of the single-family homes. That's very well done.

The second thing is that, height was reduced substantially. The use, when this was the -- I think it was the Seventh-day Adventist, that was, I think, at one time, "S," as in Special Use. So that's been changed over time.

There is going to be an issue with the 747 building, because they don't have enough parking, when they built that, back in the early '70s. The other thing is that, you're not adding more residential. Why is that important? It's because the use of the offices is normally 9:00 to 5:00 kind of thing, where

134

during the evening, it slows down, plus the fact that they should not be impacting on the park, for example, Rotary Park, with the residents that are there. In other words, more residents, you need more park space. The only thing that may happen is, people going and trying to have a nice lunch at the Rotary Park.

The other thing is that, you also went ahead and saved that particular tree, which is consistent with the other trees that are full grown in that area.

Also, by placing the parking underground, you've maintained the height of the building, where it's realistic, plus the fact that the amount of parking that you created for the use is also a realistic one. The only areas that are going to tax or create a burden on the parking, are the existing uses that have been there since the '70s.

I would hope that you could make a better, solid commitment to trying to put in -- it doesn't have to be those fancy, you know, \$80,000, you know, stone or brick or whatever, just the temporary ones are enough, to catch people's attention to slow down, and if you can

135

somehow look, not just at Boabadilla, but also the other streets that have this constant traffic issue, it's important.

And finally, most people in this City don't know that, in this area, there are historic residences on certain streets that have been preserved by those neighbors and that's part of the fabric of this City.

So, Mr. Chairman, these are all of my comments. At the time that you would set a motion, I'd like to be able to make a motion.

CHAIRMAN AIZENSTAT: Yes, sir.

Alex.

MR. BUCELO: I'll be brief.

This is probably the first project that I've been a part of, sitting on this Board, that you have almost unanimous support. I mean, to see the transformation from the first project to now is incredible. I hope to see that moving forward in other projects.

My question revolves around traffic. One of the residents, I think it was Speaker 3, and pardon me, I didn't write your name, mentioned about parking issues with the other building.

Is there any like record evidence of them

136

1 using that parking? Currently, now, is there a  
2 rental agreement?

3 MR. NAVARRO: I don't know what is going on  
4 with the current building, but we keep in  
5 contact very frequently, Evelyn and I. You  
6 know you've worked hard on a project when you  
7 know every neighbor by the first name.

8 MR. BUCELO: I tell you, this is the first  
9 one.

10 MR. NAVARRO: Yeah. So I will find out  
11 what is going on there. I know that, the issue  
12 with this building, in its current formation,  
13 and the one across, is that they're your older  
14 version of medical office, which has very  
15 little parking, and the buildings are designed  
16 to have many doctors in them. So it's not a  
17 good mix. I believe that they're probably in  
18 the same situation as us, grandfathered.

19 I don't know what is going on, if it's  
20 overflow parking that they're using, but,  
21 obviously, when we're under construction, you  
22 know, that use will go away and we're going to  
23 have a fully functional building, that will be  
24 self contained. They may need to find some  
25 overflow parking in some other adjacent lot

137

1 next door, if they are having parking issues.

2 MR. BUCELO: And my last question is, the  
3 speed table or the speed cushions, is that  
4 dependent on County approval? No, right?  
5 That's not --

6 MR. NAVARRO: So I think the way that it  
7 works, and I know we have our traffic engineer,  
8 I think it's an issue of, the neighbors have to  
9 sign and agree to it, and I don't see an issue  
10 with the Boabadilla neighbors signing that. I  
11 think they just have to choose where it goes,  
12 you know.

13 MR. MENENDEZ: Can I jump in here for a  
14 second?

15 MR. BUCELO: I'll just end, I commend you  
16 on the work you've done with the residents. So  
17 thank you.

18 MR. MENENDEZ: I just want to piggy back on  
19 one thing.

20 I echo those concerns about the parking.  
21 Is that by any chance -- is there like -- is  
22 that permit parking there on the street, the  
23 residential? Okay. So the residents are  
24 protected --

25 MR. NAVARRO: Yeah, they are --

138

1 CHAIRMAN AIZENSTAT: Guys, we can't. We've  
2 closed the public comment.

3 Mr. Navarro.

4 MR. NAVARRO: We've all, I think, applicant  
5 and neighborhood, committed to working with  
6 your great traffic and parking department, to  
7 make sure that that's properly labeled and  
8 everything, resident parking only. We have --  
9 all of the townhomes have their own individual  
10 parking garage, and they have parking in front,  
11 in their driveway, but also we made parking in  
12 the rear available to them, as well, so that  
13 there is no use of those spaces, and we, you  
14 know, want to work with them to make sure it's  
15 labeled as such.

16 MR. MENENDEZ: Thank you.

17 CHAIRMAN AIZENSTAT: Alice.

18 MS. BRAVO: One of the good things of going  
19 at the end is that all of my questions have  
20 been addressed. I was going to ask that, about  
21 the parking. And I do want to commend the  
22 team, because, you know, I think it's an  
23 improvement for the residents around the  
24 facility, in terms of not only aesthetics, but  
25 the compatible use across the street, whether

139

1 it's the landscaping or the townhouses.

2 So I think -- again, I want to commend the  
3 team. A big investment of time, but also an  
4 investment into the project, in terms of  
5 pushing the parking underground and trying to  
6 be as compatible as possible with the  
7 neighborhood. So I have no further questions.

8 CHAIRMAN AIZENSTAT: Thanks.

9 This is, actually, to me, a really thought  
10 out project. I do commend the team, as Alice  
11 has said, especially working through all of the  
12 steps that you have gone through to reduce it.  
13 Sort of like what Allen Morris did, that was  
14 pointed out by my fellow Board Member. You  
15 listened to the neighbors. It's actually  
16 really nice to have all of the neighbors come  
17 and support the project, which is very unusual  
18 as of late.

19 I like very much the design. I think the  
20 design is very good. I like the step backs. I  
21 like very much the way the residential has been  
22 done to mimic the other side and the cut outs.  
23 I think there's a lot of thought process that  
24 has gone into this project, not only from the  
25 developer, but from the architects, to the

140

1 draftsmen, to the attorney. You've really  
2 worked this thing through.  
3 MR. NAVARRO: Thank you. And I just want  
4 to mention that, a lot of this design was  
5 really responding to a lot of feedback. I  
6 mean, the neighbors did a great job of, first  
7 of all, telling us what they didn't like, but  
8 also giving us very creative feedback, that a  
9 lot of things that we did -- I know our  
10 architectural team worked very hard to try to  
11 get those concepts and turn them into a vision,  
12 but, really, I've got to commend the  
13 neighborhood for (A) Continuing, you know, to  
14 work with us throughout this process, and it's  
15 really a compromise.  
16 I know there's a lot of things, like  
17 underground parking, that we didn't want to do,  
18 and I'm sure there's some things that we're  
19 doing that they don't like, but this has really  
20 been kind of something that I feel is going to  
21 really improve what's there today on that  
22 property and be something really nice for the  
23 area.  
24 CHAIRMAN AIZENSTAT: It just seems like the  
25 developer actually put a lot of thought in

141

1 putting this team together. That's nice to  
2 see. It really is.  
3 MR. NAVARRO: Yeah.  
4 CHAIRMAN AIZENSTAT: Felix, would you --  
5 MR. PARDO: I know Mr. Navarro is probably  
6 not going to sleep tonight, but I'm going to  
7 make a motion to approve the application, based  
8 on Staff's recommendation, and I would hope  
9 that Staff actually tries to make sure that the  
10 traffic mitigation is considered, in a monetary  
11 way, to be able to make sure that it gets  
12 funded, to provide relief for the neighbors.  
13 That's my motion, sir.  
14 MR. COLLIER: Mr. Chairman, we have to do  
15 this piece by piece. So the first item --  
16 let's see if we can do this in ten minutes.  
17 Item E-3 is the Comprehensive Plan approval.  
18 That would be the first item. So we need a  
19 motion on E-3.  
20 MR. PARDO: Ditto.  
21 MR. COLLIER: In accordance with the  
22 Department's recommendations.  
23 MR. PARDO: Yes.  
24 CHAIRMAN AIZENSTAT: Felix made that  
25 motion. Is there a second?

142

1 MS. BRAVO: I second.  
2 CHAIRMAN AIZENSTAT: Alice second.  
3 MR. COLLIER: So we need to call the roll on  
4 this.  
5 CHAIRMAN AIZENSTAT: Any discussion? No?  
6 Call the roll, please.  
7 THE SECRETARY: Alex Bucelo?  
8 MR. BUCELO: Yes.  
9 THE SECRETARY: Nestor Menendez?  
10 MR. MENENDEZ: Yes.  
11 THE SECRETARY: Felix Pardo?  
12 MR. PARDO: Yes.  
13 THE SECRETARY: Alice Bravo?  
14 MS. BRAVO: Yes.  
15 THE SECRETARY: Eibi Aizenstat?  
16 CHAIRMAN AIZENSTAT: Yes.  
17 MR. COLLIER: So the next item is the zone  
18 change, which is item E-4. We need a motion  
19 and second on that, in accordance with  
20 Department's recommendation.  
21 CHAIRMAN AIZENSTAT: Felix.  
22 MR. PARDO: I'll move that, based on  
23 Staff's recommendation.  
24 CHAIRMAN AIZENSTAT: Is there a second?  
25 MR. BUCELO: Second.

143

1 CHAIRMAN AIZENSTAT: Alex seconded.  
2 Any discussion? No?  
3 Call the roll, please.  
4 THE SECRETARY: Nestor Menendez?  
5 MR. MENENDEZ: Yes.  
6 THE SECRETARY: Felix Pardo?  
7 MR. PARDO: Yes.  
8 THE SECRETARY: Alice Bravo?  
9 MS. BRAVO: Yes.  
10 THE SECRETARY: Alex Bucelo?  
11 MR. BUCELO: Yes.  
12 THE SECRETARY: Eibi Aizenstat?  
13 CHAIRMAN AIZENSTAT: Yes.  
14 MR. COLLIER: E-5 is the approval of the  
15 PAD, in accordance with the Department's  
16 recommendation. We need a motion and a second  
17 on that.  
18 CHAIRMAN AIZENSTAT: Felix.  
19 MR. PARDO: I move with Staff  
20 recommendation.  
21 CHAIRMAN AIZENSTAT: Felix makes a motion.  
22 Is there a second?  
23 MR. MENENDEZ: I'll second it.  
24 CHAIRMAN AIZENSTAT: Nestor seconds.  
25 Any discussion? No?

144

1 Call the roll, please.  
 2 THE SECRETARY: Felix Pardo?  
 3 MR. PARDO: Yes.  
 4 THE SECRETARY: Alice Bravo?  
 5 MS. BRAVO: Yes.  
 6 THE SECRETARY: Alex Bucelo?  
 7 MR. BUCELO: Yes.  
 8 THE SECRETARY: Nestor Menendez?  
 9 MR. MENENDEZ: Yes.  
 10 THE SECRETARY: Eibi Aizenstat?  
 11 CHAIRMAN AIZENSTAT: Yes.  
 12 MR. COLLER: E-6 is really -- we combined  
 13 in this one item all of the conditional uses,  
 14 including the site plan and other items. I  
 15 think there are four -- let's see, conditional  
 16 use approval, two -- did I get that right? Are  
 17 there two in here?  
 18 CHAIRMAN AIZENSTAT: That is correct.  
 19 MR. COLLER: Right. So we need a motion  
 20 and a second on that.  
 21 MR. PARDO: I recommend that we approve the  
 22 combined motion, based on Staff recommendation.  
 23 CHAIRMAN AIZENSTAT: We have a motion. Is  
 24 there a second?  
 25 MS. BRAVO: I'll second.

145

1 CHAIRMAN AIZENSTAT: Alice seconds.  
 2 Any discussion? No?  
 3 Call the roll, please.  
 4 THE SECRETARY: Alice Bravo?  
 5 MS. BRAVO: Yes.  
 6 THE SECRETARY: Alex Bucelo?  
 7 MR. BUCELO: Yes.  
 8 THE SECRETARY: Nestor Menendez?  
 9 MR. MENENDEZ: Yes.  
 10 THE SECRETARY: Felix Pardo?  
 11 MR. PARDO: Yes.  
 12 THE SECRETARY: Eibi Aizenstat?  
 13 CHAIRMAN AIZENSTAT: Yes.  
 14 MR. NAVARRO: Thank you all so much. I  
 15 appreciate it.  
 16 CHAIRMAN AIZENSTAT: Thank you very much.  
 17 There are no other items or discussion  
 18 items; is that correct, Jill?  
 19 THE SECRETARY: That's correct.  
 20 CHAIRMAN AIZENSTAT: Is there a motion to  
 21 adjourn?  
 22 MR. MENENDEZ: I'll move.  
 23 MR. BUCELO: Second.  
 24 CHAIRMAN AIZENSTAT: We have a move by  
 25 Nestor, second by Alex. Everybody in favor

146

1 say, aye.  
 2 (All Board Members voted aye.)  
 3 CHAIRMAN AIZENSTAT: Thank you very much  
 4 for coming and being here.  
 5 (Thereupon, the meeting was adjourned at  
 6 8:50 p.m.)  
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147

# C E R T I F I C A T E

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 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
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9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15

16 DATED this 30th day of September, 2025.  
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20 -----NIEVES SANCHEZ-----  
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148