

City of Coral Gables City Commission Meeting
Agenda Items F-3, F-4, F-5, F-8 and F-9 are related
March 10, 2020
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Jorge Fors

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Mario Garcia-Serra
Albert Cordoves
David Nussbaum

Agenda Items F-3, F-4, F-5, F-8 and F-9 are related [9:22 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (Amending Alley Vacation Ordinance) (02 12 2020 PZB recommended approval, Vote: 6-0)

An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, “Development Review”, Division 10, “Transfer of Development Rights”, Section 3-1006, “Review and approval of use of TDRs on receiver sites”, for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village - Receipt of Transfer of Development Rights) (02 12 2020 PZB recommended approval, Vote: 6-0)

An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village - Proposed Planned Area Development) (02 12 2020 PZB recommended approval with conditions, Vote: 6-0)

A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION

ON FILE) (Belmont Village ALF - Conditional Use Approval) (02 12 2020 PZB recommended approval, Vote: 6-0)

(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)

A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Coral Gables Industrial Section" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Belmont Village - Approval of Tentative Plat) (02 12 2020 PZB recommended approval, Vote: 6-0)

(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)

Mayor Valdes-Fauli: The next item concerns Items F-3, 4 and 5, and it is also a public hearing. Madam City...

City Attorney Ramos: F-3...

Mayor Valdes-Fauli: Attorney.

City Attorney Ramos: Yes, sir. F-3, 4 and 5, we're going to consolidate the public hearing. I will read the three ordinances into the record. F-8 and F-9 are not going to be voted on today. They are just related items for your information. This will be a public hearing item. And I will need the Clerk to swear everyone in when I'm done reading. F-3 is an ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and one condition of approval with respect to the previously vacated alley located at Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer

provision, severability clause, codification, and providing for an effective date. F-4 is an ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval for the use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility referred to as "Belmont Village" on a property zoned Industrial District, legally described as Lots 12 through 31, Block 3, and south 7.5 feet of Lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30-foot platted alley lying south of the north line of the south 7.5 feet of said Lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. F-5 is an ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development," for an Assisted Living Facility referred to as "Belmont Village" on the property legally described as Lots 21 (sic) through 31, Block 3, and the south 7.5 feet of Lots 11 through 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30-foot platted alley lying south of the north line of the south 7.5 feet of said Lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. Mr. Trias.

Planning and Zoning Director Trias: May I have the PowerPoint, please? Mayor, and Vice Mayor, and Commissioners, the five that have been read appear complicated, but the project is actually very straightforward. It's a mixed-use ALF infill in an area where similar development happens all around. Now, the unique aspects of this is that there was an alley that was vacated a few years ago in the middle of the block, and there is an amendment to that ordinance that needs to be made for this project. Secondly, there's a TDR, transfer of development rights, but it's very small. It's about 3,000 square feet, so it's less than the maximum, much, much less than the maximum that would be allowed. Then there's a PAD, planned area development, which allows for some flexibility with setbacks and the design aspects of the project. There's also the actual use, the

assisted living facility, which is a conditional use allowed in this zoning designation. And finally, a plat, a plat because before when the prior project was approved several years ago, it had the whole block. Now, this is half the block. And there may be another project for the other half of the block, so that's why there's a new plat. As you can see, the project, highlighted in yellow, is about half the block and the area that is developed all around. And this particular block has some older buildings in it. But as you can see, all around the other streets, there are new projects, mostly mixed use or retail, as you know. The existing designations are industrial, which in this area, as you know, allow for the mixed use overlay which are -- is being applied for. And the first request, the alley, as you can see, used to be down the middle of that block, all the way from the north to the south and it was abandoned. There are some strike-through conditions that you may have seen in the ordinance. Some of those conditions have been enhanced through the PAD conditions. So, I think at the end that the project does create a significant benefit to the public. The original abandonment had an easement, highlighted in red right here, and there's a proposed easement also right now in this project. There's a distinction. The current easement is actually a paseo that is open to the sky. The prior project, it was going through the building, so from some points of view, it's probably a better design. Then the TDR, as I said, is very minor. It's only about 3,000 square feet, which is about .04 FAR, so that's the increase in the FAR. Instead of 3.5, it's 3.54, so it's a slight increase. The PAD, as you know, has to be at least one acre and then has some other requirements such as 20 percent open space. They're enhancing the open space to 28 percent. And also, they have worked very, very hard to create a very high level of ground level with the retail, et cetera that you can see in the site plan right here. As you can see, in the blue is retail -- even the drop-off area that is shown in Salzedo towards the west of the project, has been screened with the building and designed very, very thoroughly. The architect will go into some more detail on all these issues. But as you can see, the sidewalks have been enhanced and they are the same level as the retail. And there's a great emphasis on those aspects of the project. And then, if you look at the paseo, as you can see, it's also open all the way to the open space. As I said, we anticipate another project on the other side of the paseo to complement some of this design ideas. The site plan information I think is fairly straightforward. There was some question about the setbacks in the staff -- in the Commission memo. And what happens is that through the PAD, those are

changed and waived in order to enhance the design of the project. So, that is why there was some difference in that. But in terms of the basic numbers, as you can see, they're pretty much follow what's allowed, except for the additional 3,000 square feet for the TDRs. That's the existing conditions, as you can see, some one-story buildings and slightly larger buildings (INAUDIBLE), but that's not part of the project. And the proposed project plus maybe the other project that may happen, so you can see the overall goal of that block eventually, if it's fully developed. Right now, there's only -- we're only considering the ALF, which is in the front. That's the only project before you today. And that's the way it has been designed. That's the Salzedo and Aurora view, which shows the -- the actual -- the drop-off area is probably the -- from a pedestrian point of view, is probably the most challenging design -- part of the design. As you can see, the architect has worked very diligently to achieve some high-quality open space at the ground level that he will explain further. And that would be another image. And as you can see, the ground level is storefront and very much pedestrian-oriented, and then there's setbacks and step backs furthermore to create a very interesting design. And that is the paseo, the paseo design that is open to the sky and it has two buildings on either side. And the tentative plat is illustrated here. The DRC, Development Review Committee, looked at the project in September. The Board of Architects looked at it in October. The required neighborhood meeting happened in December; and Planning and Zoning, in February. Letters were sent to property owners within 1,000 feet, as required by Code for proper notice. And additional notice included -- well, two letters to the property owners, three times was the property posted, and four times there was a website posting, and the two-time newspaper advertisement required by law. Again, five requests, but a very straightforward project -- infill project in the industrial area. And the recommendation is to approve it with some conditions. Some of the discussions that took place in the Planning and Zoning had to do with the landscape and enhancing the landscape. I want to also emphasize that we have modified the landscape condition to make it -- to exceed the Code requirements whenever a conditional use is approved. And I believe the applicant has a presentation and I'll be available for questions.

Mayor Valdes-Fauli: Thank you very much.

City Clerk Urquia: Anybody else expecting to testify here today, please stand and raise your right hand to be sworn in. Please raise your right hand. Do you solemnly swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth?

Mario Garcia-Serra: I do.

Mayor Valdes-Fauli: Good morning, sir.

Mr. Garcia-Serra: Good morning, Mr. Mayor, members of the Commission. My name is Mario Garcia-Serra. My offices are at 600 Brickell Avenue. And I'm here today representing Belmont Village and Baptist Health of South Florida, the co-applicants on this project. I'm joined by David Nussbaum and David Letterman of Belmont Village, along with Kathleen Mormon of Baptist Health of South Florida, and our project architect, Alberto Cordoves, as well as our project traffic consultant, Juan Espinosa, with -- excuse me, Tim Plummer, David Plummer and Associates. One of the most exciting and promising aspects of this project is the high quality of the partnership between Belmont Village and Baptist Health. While new to South Florida, Belmont Village is one of the country's leading developers and operators of senior housing. Belmont Village was founded in Texas over 30 years ago by Patricia Will. And Ms. Will is still President and CEO of the company, which has now grown to over 30 communities across the country. Ms. Will and Belmont Village are true American success stories and it is a privilege to have them proposing to build a new community in Coral Gables, their first in Miami-Dade County and their second in South Florida. farther Baptist Health, whose excellent reputation as a healthcare provider is known to everyone locally, is the owner of the site and will be Belmont Village's joint venture partner for this community and will be operating the healthcare component of the community. So, what is assisted living? It is a term which is used often, but it means different things to different people. I can tell you what it means to Belmont Village and Baptist. For them, assisted living means the level of care appropriate for each resident to have an active and fulfilling of a life as possible as physically possible. For my clients, the emphasis is on the word "living" and not "assisted." The focus is on all residents living a life as close as possible as to the lives which they enjoyed before

moving in, and even better, if possible, as is the case in many cases. This area of the city has redeveloped extensively, but the needs for the senior segment of the community have not been addressed in this area and the demand is considerable. The way that we are trying to do our part to address that demand is truly a grand statement and the product of considerable effort by both the project team and City staff. These 232 units, which cover the spectrum from independent living to memory care, are within a very well-designed building, with over 15,000 square feet of retail space, great amenities for the residents on the upper floors and very generous public open areas on the ground floor, including a landscaped cross-block paseo, which, when combined with a similar space on the proposed project to the north, will provide a truly unique open space for the City. With that said, I'll ask Mr. Cordoves to now go through the project plans and walk you through the project.

Albert Cordoves: Thank you, Mario. Good morning.

Mayor Valdes-Fauli: Morning.

Mr. Cordoves: Commission, Mr. Mayor, Mr. Vice Mayor. Albert Cordoves, with Global Architects, 4210 Laguna Street, Coral Gables, Florida. We are extremely happy to be here today. And first and foremost, thank you for your time, allowing us to present our project before you today. We have been working very hard for quite some time with City staff. Special thanks to Mr. Manager. We worked very hard. Mr. Ramon Trias, on this project, and his staff, as well as the entire team, our client, Belmont and Baptist Health. From a design goal perspective, obviously, we wanted to design a beautiful project, a very good working program, but I think we had a really, really unique opportunity to have essentially half a City block with multiple frontages to our benefit. And in doing that, I think the absolute main design goal was to take that pedestrian realm -- and we worked together on it -- to the next level, to do a -- not only a project that was working from its beauty, but to integrate the open spaces with the active spaces. This project counts with approximately just 17,500 square feet of ground floor retail space, logistically placed over 80 percent of its perimeter. In addition to that, we've incorporated the absolute great component to

that which is the open space. Not 10, not 20, but just under 30 percent of open space package for this project. And at the heart of that is the paseo that Mario alluded to, is extending through block from Aurora Street to Salzedo Street, 240 feet in length, approximately 30 feet average width, beautiful landscaping, hardscaping, seating, lighting, all integrated as well to cover galleries adjacent to the commercial spaces that we have. With that, I'd like to just briefly touch on some of the floor plan components for the project. As you can see on the site ground floor plan that we have before us, decided to place our main entry on Salzedo Street, that being the major street fronting this. Obviously, we have Altara and we have Aurora, but there's quite a bit of back-of-house -- existing back-of-house components on the building across the street, and we decided to place the small back-of-house component also catty -- you know, opposite to that one so that we won't affect any of the other retail facilities that are surrounding the block. Main entrance with a well-integrated drop-off area that allows the turning radiuses for emergency vehicles as well. We wanted to make sure that we were on access with another interior courtyard so that when you come into the lobby, you have a beautiful presence, again, of the open space nature. The back-of-house is totally internalized. We have allowed the loading facilities to integrate the full truck length into it, an additional loading bays for the facility itself so that loading of trash is completely internalized within the facility itself. Just a few minor components that we have in this corner, again that are fronting the same back-of-house components on -- across the street are the FPL vault and things that are required for Code purposes. Starting at the second floor is where we start having the integration of the parking facility, which counts with approximately 208 parking spaces. And we start having units -- and you'll notice that we use the H-form -- and I'll get into that a little bit later -- but it allowed us to really articulate the massing from a standpoint of creating beautiful views into and within the facility itself, beautiful view corridors. So what, for example, happens at the second level is we start the conversation of covered terracing and stepping back the building and integrating these articulations and looking down into that courtyard as well. As you can see from our renderings and from our second floor, there is an integrated second level veranda that connects one side of the second floor to the other through the exterior as well. Third through fourth floor are pretty typical, almost the same exact scenario. What you do have in those floors is variations depending on the articulation that happens on the exterior as well. As you can see here, there's

terracing effect and step back effects as well. Every single floor has been created with two main accesses and you'll see starting on these floors, we have an east-west access that we carved out, fenestrations on either side so that we can integrate natural light through it from one end to the other, so it's very positive inside as well. And the use of some of the -- on this particular program, the use of the amenities has been integrated on multiple floors, not just one particular floor as well. So, we get to our fifth level, which is our main level for amenities for the facility. And it's a beautiful level and that's where we start integrating this H form that I talked just a few minutes ago, allowing for this beautiful view corridors, allowing us to have a beautiful pool deck open to the sky, and that's where we start having our great room, our bistro and our dining room. And again, integrated, as you'll see from some of the renderings, with fully exterior, interior spaces, as well, covered terraces, open terraces, open pool deck. And we start having two accesses at those levels. We start having the east-west access for natural light and also two of the north-south accesses as well. Typical levels, basically, from eighth to ninth. And these are, again -- the differences are the articulation that has been done on the exterior to produce the elevations that you see before you. The last level we have cut back to half a level, again, for programmatic requirements. As you can see, it's essentially only half a level and it integrates another rooftop terrace at that level. Elevation-wise, we integrated, although a very traditional style, we have a sort of a contemporary flare also that's been extremely well-received by staff, by the Board of Architects. And we are extremely happy with where we are today. We look for your support. We're open to any questions that you might have.

Mayor Valdes-Fauli: Are there any questions?

Vice Mayor Lago: I just wanted to see if Ramon is available, just two quick points that I wanted to have his clarity on. Great design. I really enjoy the fact that you have the paseo crossing from one street to another. I think that's a great amenity for the entire community as a whole, especially the residents that are going to be fortunate to live there. So, congratulations on that.

Mr. Cordovez: Thank you.

Vice Mayor Lago: We covered the open space. I just wanted to make sure you said 30 -- your architect said 30 percent.

Commissioner Mena: It's 28 percent.

Vice Mayor Lago: Yeah, around 30 percent.

Planning and Zoning Director Trias: There is almost 30.

Vice Mayor Lago: Almost 30.

Planning and Zoning Director Trias: So, it's 28 percent, according to my numbers.

Vice Mayor Lago: Okay, alright.

Planning and Zoning Director Trias: Twenty percent is required. They have to do more than 20 percent.

Vice Mayor Lago: So, on the last point, you mentioned about landscaping and that was a concern.

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: Can you give me a little bit more clarity on that because, as you're aware -- and so are my colleagues -- that's something that I bring up at the end of every meeting. You know, we, as a Commission, we push that the developers which are coming into the City of Coral Gables to invest their hard-earned money, we want to make sure that they do not plant toothpicks -- and I don't use that statement lightly. We want to have trees that, again, really complement the City. We're a Tree City USA over 30 years running. And I think what we need to make sure -- and I'm

more than willing to legislate it -- is ensure that we provide a caliper of tree, a quality of tree that is something that it complements the area. We want to try to limit the amount of SRI value, solar reflective index. And I think that's something that's really affecting as we become a more built-out City. We have a lot more concrete. We have a lot more asphalt. It's hotter, and I want to make sure that people have the opportunity to seek refuge. What is refuge? Under a tree, under a canopy and the ability to walk from one area of this project to another without being exposed to the brutal sunlight. So, can you give me a little bit of clarity in regard to what your concerns were about the landscaping? And I want to ensure that I put it on the record, and I get buy-in from the developer. I do this with everybody, so I'm not picking on you. Mario will tell you. You have a very well-established attorney. We want some nice trees, if possible. And I'm not talking about the palm trees. I'm talking about the actually large trees that will provide the shade that I mentioned.

Planning and Zoning Director Trias: So, condition 13 in the PAD, on page 5, is labeled as enhanced...

Vice Mayor Lago: Yes.

Planning and Zoning Director Trias: Landscape requirements. And that was the reason why we called it that. And we said provide landscape -- provided landscape shall exceed requirements provided in the Zoning Code. And then we explained those requirements and the 16 feet of the height of the trees and the 3.5-inch caliper. They have to exceed that. That is what's currently in the Code. That has to be better than that. In addition, that the three species shall be consistent with the streetscape master plan, so there has to be an effort to coordinate and so on. Typically, we've done that before, but I wanted to make it very explicit and a condition of approval so there would be no doubt.

Vice Mayor Lago: Mario.

Mr. Garcia-Serra: And that condition's acceptable to us. We have our landscape architect here also if you want to go into any more detail.

Vice Mayor Lago: No, I mean, listen, it's perfectly fine. I just want you to be generous on that point. You're going to make an important statement. I know that you've been more than amicable on every single point. You've been working with staff. This is just a request that I ask you to please consider. And obviously, the architect is -- you know, has his office a stone's throw away. So, he'd be one of the people that would better benefit from this type of beautiful canopy. So, thank you.

Mayor Valdes-Fauli: It is a beautiful project, yes. Thank you.

Commissioner Mena: Can I ask -- can I ask him...

Planning and Zoning Director Trias: Yes, sir.

Commissioner Mena: When I look at this rendering right here to your right, Ramon -- a few questions. First of all, the buildings you see sort of in the neighboring area, which I think starts with Merrick Manor over on the LeJeune coming east, how tall are those buildings relative to this? I know this goes up to 120.

Planning and Zoning Director Trias: They can go to 120 and 10 stories, and that's up to you. The maximum height that is in the Code is 100 right now, but the Commission has the authority to approve a little bit more.

Commissioner Mena: Right, so my question is the neighboring buildings, do any of them go higher than 100?

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: That's immediately to the east, right.

Planning and Zoning Director Trias: Right next to it.

Commissioner Keon: The Collection.

Planning and Zoning Director Trias: I didn't work on that (INAUDIBLE) 20 years ago, but I think that that got a variance beyond the...

(COMMENTS MADE OFF THE RECORD)

Planning and Zoning Director Trias: This one matches the regulations of the -- the (INAUDIBLE) regulations...

Commissioner Mena: Right.

Planning and Zoning Director Trias: Of the district. And then Merrick Manor is (INAUDIBLE). And Merrick Manor was a settlement, so it has some...

Commissioner Mena: Yeah.

Planning and Zoning Director Trias: Additional issues, as you know.

Vice Mayor Lago: It's an outlier.

Commissioner Mena: Right.

Planning and Zoning Director Trias: Yes, but generally, what we're talking about, it's certainly not the tallest building, but it's within the average, is a reasonable (INAUDIBLE).

Commissioner Mena: If you go back to the prior rendering behind that one. So, you know, one of the questions I had was -- what stood out to me from the chart that we have in our memo that shows what's allowed and what's being requested, is that on three of the façades, if you will, the setback requirement is supposed to be 10 to 15 feet.

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: On the Salzedo and I think its Aurora sides, the east and west sides, they're down to less than two feet. So, it's basically coming out to the sidewalk. And this -- I think in this particular frontage here, my question is, it seems like a lot of that was allocated back to the paseo, is that right?

Planning and Zoning Director Trias: Not exactly. And I think that that chart probably wasn't telling the whole story. It may have been a bit confusing. What happens is that what the Code has is some setback requirements, and then says, however, those could be waived if there's some step back in the upper areas of the building. And also, if, as you said, some of the open spaces provided it. So, there's several ways to do it. So...

Commissioner Mena: Okay.

Planning and Zoning Director Trias: When we say it's 10 feet, it's 10 feet plus the explanation, which is multiple things. The simplest explanation is that the PAD allows for a better design based on the input, for example, from the staff and so on and the input from the applicant. And it allows the waive the setback. However, I mean, if you can see the corner, those are set back. So, it's not that the whole building goes all the way to the property line. And I'm sure...

Commissioner Mena: Yeah. My -- look, my concern is that on -- at least on Aurora there and even looking at -- I don't know if that's a real rendering of what the Alta project is looking like at this point in time. I know that's not...

Mr. Cordovez: This is the exact model placed into the context.

Commissioner Mena: Right, so you have, you know, basically no setback on Aurora and...

Mr. Cordovez: Correct.

Commissioner Mena: 120...

Mr. Cordovez: There is a step...

Commissioner Mena: Feet up.

Mr. Cordovez: Right. And as Ramon mentioned, what we have tried to do is...

Commissioner Mena: And that's going to continue with the Alta project? Because I'm just looking at the grade out.

Mr. Cordovez: Right. As you can see, the one proposed here is almost the same.

Commissioner Mena: Right.

Mr. Cordovez: What we were trying to do is do a total integration of not only step-backs, get away from that cookie cutter effect that all buildings need to have it at 45 feet and step back, so they all look the same. Here we went a step further. We integrated open corners, open space, as you mentioned. We do have minor reliefs over here that happen much lower. So, this portion over

here happens at the ninth level. There's a recess completely over here at the integration of the H form. We could have done a complete flat façade, which the massing really doesn't lend itself -- it just becomes huge, right? So, what we did -- if you notice, we have an H, so that created a very, you know, relief on the articulation of the overall massing itself. And that -- all those components together are what the PAD allows for, for potentially better design.

Commissioner Mena: Is the -- with respect to the green space and the 28 percent calculation, is the courtyard here on Altara -- I assume that's included in the...

Mr. Cordovez: It is. It is open.

Commissioner Mena: Okay. So, even though that's not -- is that open to the street or is it -- because it seems like there's a...

Unidentified Speaker: Do you have a floor plan?

Commissioner Mena: Is it an interior courtyard or an outward facing...

Planning and Zoning Director Trias: It has retail -- and let's look at the drawing.

Commissioner Mena: So, it's behind that wall basically.

Planning and Zoning Director Trias: Yes. All this is retail right here. So, it's behind the retail here.

Mr. Cordovez: So, this internal courtyard...

Commissioner Mena: Yes.

Mr. Cordovez: It's open to retail surrounding it as well.

Commissioner Mena: Right.

Mr. Cordovez: And that's a passage. It's open also to these components of commercial retail spaces as well. Yes, it's a whole flow of what we wanted to achieve is the complete integration of open spaces to active spaces throughout the entire...

Planning and Zoning Director Trias: And it's very transparent at the ground level, which is one of the ideas of the Design District, trying to have all the store front...

Commissioner Mena: Look, let me be clear. I think that's a beautiful design, and I'm sure if you're shopping in those stores and you're in there, it's a lovely experience. But I'm just asking -- it seems like a lot of the green space is internal to the project; it's not outward facing. If you're walking by the project, it's not an open space. It's an open space if you go inside to the courtyard.

Planning and Zoning Director Trias: Some of it is. That is correct. Some of the open space is (INAUDIBLE).

Commissioner Mena: And then, my other question was, what -- are you -- what percentage of the paseo are we counting as open space? You take half of that, I guess?

Mr. Cordovez: The paseo is completely open.

Commissioner Mena: No, no, no, but as far as your calculation of open space, I assume that half corresponds to you and half corresponds to the other building or no?

Mr. Cordovez: No, no. This paseo is entirely on our property.

Commissioner Mena: Okay.

Planning and Zoning Director Trias: The calculation -- yes. The calculations are separate. The architect is providing his portion. Then the next project will provide whatever...

Commissioner Mena: I feel like you just said two different things, so I want to make sure I'm clear.

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: Is the entire paseo being included as part of the green space for this project?

Mr. Cordovez: Yes.

Commissioner Mena: Okay, so when the other project comes, that paseo will not count towards their green space.

Planning and Zoning Director Trias: Right, right, correct, correct.

Commissioner Mena: Okay.

Vice Mayor Lago: So what options -- Commissioner, since you made -- you brought up a very good point about the entrance, the front portion of the project, in regards to the fact that it is being counted as open space, but not -- again, it's not as friendly as it could be.

Mayor Valdes-Fauli: Yeah, but remember that this is in the middle of the industrial area and around it are, you know, industrial and it's fully -- I mean, this is not in a residential area and not in a commercial area. It is, I think, a great improvement, and it brings life to this part of the city, which doesn't have any life.

Commissioner Mena: Which is great. I think everybody's in favor of that.

Vice Mayor Lago: I'm just thinking about what options do we have as an architect who's done many projects here in the City and has a good handle of what the Code is. What could we do to maybe enhance the fact that people -- would be more of an inviting situation for people to walk in and enjoy that open space?

Mr. Cordovez: I think one of the things we want to do is, if you notice the open corners open to the public, a complete paseo open to the public, the frontage open to the public, the covered walkway open to the public as part of the open space. The only closed courtyard is this one, and it's still open as well. It's just that it became -- you know, we wanted to make sure that we had complete linear frontage of active spaces, but there is an opportunity to integrate the retail into the courtyard as well.

Mr. Garcia-Serra: Commissioners, in particular...

City Attorney Ramos: Ramon, I have a question. I'm sorry, Mario.

Mr. Garcia-Serra: Sure.

City Attorney Ramos: The paseo is the same thing as the easement?

Planning and Zoning Director Trias: Close, yes.

City Attorney Ramos: So, the question is, if it's the easement, then how does it contribute to open space? That's the question that I have.

Mr. Garcia-Serra: Well, the -- let's call it the cross-block passage, alright? The open air part of it, the vast majority of the open air part of it is part of this project, the Belmont Village project. The other project, which will come at a later time, has a covered arcade, which will also be -- grant public access and permit the public to go through there. But at this point in time, what's proposed on this plan is all open air. The paseo is being counted towards open space, and it's all part of the Belmont Village project.

Planning and Zoning Director Trias: And the reason is that it's private property, so it's part of the project.

City Attorney Ramos: Right, but we vacated an alley and in exchange asked for an easement. Is that accurate?

Commissioner Mena: Right.

Planning and Zoning Director Trias: Yes.

City Attorney Ramos: So, if it's in our easement...

Commissioner Mena: So, is the...

Planning and Zoning Director Trias: Those were the conditions.

City Attorney Ramos: That they have to give anyway, and it's being counted toward open space, that's what I'm confused by.

Mr. Garcia-Serra: Well, it's part of our project site, though.

Planning and Zoning Director Trias: Right.

Mr. Garcia-Serra: Right. You know, it's...

City Attorney Ramos: But it has to be open anyway.

Mr. Garcia-Serra: Part of our ownership. We're granting public access over it, similarly to how we grant public access over plazas in other situations or...

Planning and Zoning Director Trias: The prior project, if you remember, the easement went through the building, so it wasn't open to the sky. So, that's one of the reasons...

City Attorney Ramos: So, we did not require for the easement to be open?

Planning and Zoning Director Trias: Right. At the -- in the first project, yes.

City Attorney Ramos: And now that they're opening it, we're allowing it to be counted toward open space. Okay, I just wanted the record to be clear on that.

Commissioner Mena: The -- Mario, the -- you just told me that -- if you look at the rendering behind Ramon...

Mr. Garcia-Serra: Right.

Commissioner Mena: This is the -- I'm not sure what you just -- the name you just gave it, but what we were calling the paseo before that, you just told me that the future development project to the north will have a separate covered terrace, I think you said?

Mr. Garcia-Serra: Correct, an arcade, that you can more or less see here.

Vice Mayor Lago: So, that's...

Mr. Garcia-Serra: And it comes across at the bottom.

Vice Mayor Lago: So, that's considering both.

Commissioner Mena: Okay.

Planning and Zoning Director Trias: There's a setback...

Commissioner Mena: But it's within the envelope of their building is what you're saying.

Mr. Garcia-Serra: Correct.

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: Right.

Planning and Zoning Director Trias: There's a setback...

Unidentified Speaker: (INAUDIBLE) they have their own covered terrace (INAUDIBLE).

Commissioner Mena: Right.

(COMMENTS MADE OFF THE RECORD)

Planning and Zoning Director Trias: But let me be more accurate. There's about five feet or so that is a setback, that is in the other building. And then there's an arcade. That's the proposed design at this point of the building to the north.

Vice Mayor Lago: And the minimum for the Code will be five feet?

City Manager Iglesias: No. They must have a certain amount for a fire setback.

Vice Mayor Lago: Yeah.

City Manager Iglesias: So, the other building has to have that for a fire setback, or they can't have any windows on that side.

Mayor Valdes-Fauli: Let me...

City Manager Iglesias: So, they must have that setback from a Code perspective.

Planning and Zoning Director Trias: But that project is not before you yet, so it may change.

Mayor Valdes-Fauli: Are there any -- wait.

Commissioner Keon: I have a question about...

Mayor Valdes-Fauli: Commissioner Keon...

Commissioner Keon: You know...

Mayor Valdes-Fauli: And then Commissioner Fors.

Commissioner Keon: Thank you.

Commissioner Mena: I may have some more questions still as well.

Commissioner Keon: Oh, well, why don't you finish?

Commissioner Mena: Okay, sure. This -- look, let me just be -- you know, I'm trying to explain what my concern is, is we want to have X amount of green space, and I appreciate that you all have gone over that. It just seems like between the courtyard and even this paseo, which is beautiful, they almost have the feel of sort of internal amenities to the -- to Belmont Village and the future development project, as opposed to outward-facing green space that's accessible to the public who happens to be walking by. That's...

David Nussbaum: If I may respond. David Nussbaum, with Belmont Village, 7660 Woodway Drive, Houston, Texas. We've tried to provide both internal and external open spaces. And one of the reasons that we like the internal open space, the nature of our residents being seniors, security is very important. So, having that as a somewhat secure area helps us be comfortable that our seniors are going to be safe there and they can go out there and really enjoy it. At the same time, we've provided the paseo, which we think is really going to be a very nice space for people to walk, particularly compared to having something covered. So, we've really tried to provide a little bit of both, and I just wanted to bring up that security is something that's important consideration for us and our use.

Commissioner Mena: Understood.

Mr. Garcia-Serra: One more item, Commissioner. On the internal courtyard -- since we do have the commercial retail space fronting it -- a possibility there, if everything comes together as we hope, would potentially be some sort of restaurant that could then have outdoor dining back there and sort of would be an almost seamless operation walking in the front door or walking out the back into the dining area, which is open air, which would still give it a more public sort of use and application.

Commissioner Fors: And...

Commissioner Mena: Is this -- sorry, were you going to say something?

Commissioner Fors: Just on that same point...

Commissioner Mena: No, go ahead.

Commissioner Fors: How is it going to work when you have 30 Coral Gables High kids hanging out in the internal courtyard with the ALF seniors after school gets out? Are they going to be asked to leave? Because I think that defeats the purpose of open space.

Mayor Valdes-Fauli: That doesn't happen.

Commissioner Keon: It doesn't.

Mayor Valdes-Fauli: It doesn't happen. That was exact -- that question came up with Merrick Park and they don't go there, especially not if it's an adult living facility.

Commissioner Mena: But I still think it's a fair question as far as whether it's a Gables High kid or not. Is it...?

Mayor Valdes-Fauli: It doesn't happen.

Commissioner Mena: Private space or is it open public space?

Mr. Nussbaum: The courtyard area?

Commissioner Mena: Yeah.

Mr. Nussbaum: Yeah, well, it's secured off from the street so that...

Commissioner Mena: Right.

Mr. Nussbaum: You can't walk into it from the street.

Ms. Méndez: Are there hours of operation, if you will?

Mr. Nussbaum: We don't anticipate that there'll be hours of operation. We do plan to have public events inside the community in the town hall areas. We're going to have community meetings and things like that. Those will be able to use those courtyards. We're inviting people from outside the community to use those facilities, so there will be times where the public uses those, but they'll be more controlled, again, getting back to the secure nature of our use.

Commissioner Mena: Is this getting a full Mediterranean bonus, a level...

Mr. Garcia-Serra: In the mixed-use district, we're required to do Mediterranean design architecture, so we're not necessarily getting a bonus, but we are required to do the Mediterranean style design.

Vice Mayor Lago: With TDRs.

Commissioner Mena: Right.

Commissioner Keon: Okay.

Commissioner Mena: Alright. I think that's it for now.

Mayor Valdes-Fauli: Commissioner Keon.

Commissioner Keon: Did you say that there will be retail that line the courtyard? Is that what you said?

Mr. Garcia-Serra: Yes, there is. Albert, maybe if you could point that out over there.

Commissioner Keon: That line the courtyard. So, how do you access that retail if the courtyard is not accessible to the public?

Mr. Garcia-Serra: That retail space is accessible from the street.

Commissioner Mena: There's a walkway.

Commissioner Keon: There's a walkway that goes in? Oh, so you can go that way to go in. Alright, do we lose -- is there any on-street parking we've lost as result of this?

Mr. Garcia-Serra: On-street parking, the Parking Department is estimating there will be a loss of 14 spaces, on-street...

Commissioner Keon: Okay.

Mr. Garcia-Serra: Which -- oh, excuse me, 14 in total for the block, 7 for each project. So, seven for this one.

Commissioner Keon: Okay, seven for this one, seven for the next.

Mr. Garcia-Serra: Correct.

Commissioner Keon: Is the entire parcel is owned by Baptist, is that right?

Mr. Garcia-Serra: Correct.

Commissioner Keon: The entire parcel is owned by Baptist. So, is -- are they coordinating with the same group of people to build or to work on...

Mr. Garcia-Serra: Yes.

Commissioner Keon: On the other part of the parcel too. So, will the paseo be finished when this project gets its TCO or CO, even if there is building going on in the other one? Or will you wait until both buildings are complete before you finish the paseo?

Mr. Garcia-Serra: Part of the proffer terms of the easement is that the easement will be completed as provided for in each project. So, in other words, the paseo that you're seeing right now has to be done prior to the TCO of this project.

Commissioner Keon: Of this project.

Mr. Garcia-Serra: Correct.

Commissioner Keon: Even though there'll be construction five feet from the edge of your...

Mr. Garcia-Serra: Yes.

Commissioner Keon: Of that project.

Commissioner Mena: When do we -- when will we see that second project? Sorry, just to dovetail off what she's asking.

Mr. Garcia-Serra: It's in the pipeline now.

Commissioner Keon: It's in the pipeline, okay.

Mr. Garcia-Serra: It's expected to go to Planning and Zoning Board in April, so here...

Commissioner Keon: Okay.

Commissioner Mena: (INAUDIBLE) planning on coordinating at all like the...

Mr. Garcia-Serra: Indeed.

Commissioner Mena: Timing of the development, I assume?

Commissioner Keon: I would sort of hope so.

Commissioner Mena: Okay.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: With your -- with regard to your employee parking, I mean, one of the issues that we've experienced here in the City is with the Riviera Health Center or Spa -- I'm not sure what the exact name of it is -- that's along Sunset that's in the City. They made no provision for employee parking in there, and as a result, they park all over the swales and the streets in the adjoining...

Commissioner Mena: Can I...

Commissioner Keon: High Pines area.

Commissioner Mena: Can I address that?

Commissioner Keon: Yes.

Commissioner Mena: I hear that all the time.

Commissioner Keon: They do.

Commissioner Mena: I'm the second closest house to that building.

Commissioner Keon: Well, they don't -- they've moved it...

Commissioner Mena: I've never seen employees parking in the swales on my street.

Commissioner Keon: They don't -- they're not parking...

Commissioner Mena: Because I do hear that all the time.

Commissioner Keon: In the City of Coral Gables anymore? They're not parking in the City of Coral Gables...

Commissioner Mena: Where are they parking?

Commissioner Keon: Because the police are -- they're parking in High Pines. Now...

Commissioner Mena: That's outside.

Commissioner Keon: We shouldn't -- you know, that -- you know, because it's not our city and it's like -- we know that it is an issue because they don't provide for it. They also have permits to park in the parking lot that we are now going to use as a firehouse, so that's going to eliminate that parking. And they were parking all along Sunset in the swales all along there. So, I think there has been some -- they've made some provision at Sunset Place for them to park in different -- I want to know how you're going to park your employees.

Mr. Garcia-Serra: Well, we have more parking than is required and we've committed that the employees will be parking on site. And David, maybe if you could just elaborate...

Commissioner Keon: Wait. But is it -- is your program and your, you know, fees for on-site parking to your employees easily and readily affordable to the help that you have that's going to be there?

Mr. Nussbaum: I'm sorry. Can you repeat the question?

Commissioner Keon: Are the fees for your employee parking...

Mr. Nussbaum: No fees for employee parking.

Commissioner Keon: There's free employee parking?

Mr. Nussbaum: Yes.

Commissioner Fors: And it's going to be reserved?

Mr. Nussbaum: We don't reserve it.

Commissioner Keon: No, but it's available.

Mr. Nussbaum: We've got 208 spaces.

Commissioner Keon: As long as...

Mr. Nussbaum: The Code requirement is 177, so we're over 31 spaces in addition to the requirement.

Commissioner Keon: Okay. No, I don't have any problem with your parking, as long as I know your parking is free to...

Mr. Nussbaum: Yes.

Commissioner Keon: Your employees.

Mr. Nussbaum: Yes.

Commissioner Keon: It looks like on your drawing the paseo is about 19 feet. Is that about what it is?

Mr. Garcia-Serra: That sounds right, yeah.

Commissioner Keon: You know what I can't find on...

Mr. Cordovez: It ranges anywhere from 19 feet to 28 feet.

Commissioner Keon: I'm sorry. The paseo is...

Mr. Cordovez: Yeah.

Commissioner Keon: It looks like it's like 18.11 or something.

Mr. Garcia-Serra: 19 at its narrowest, apparently; and at its widest, 28, I think you said, Albert?

Mr. Cordovez: Correct.

Commissioner Keon: Oh, really?

Mr. Cordovez: That is correct.

Commissioner Keon: So, it widens out as it goes through.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: How wide are the sidewalks surrounding it?

Mr. Cordovez: Eight feet.

Commissioner Keon: They're all eight-foot sidewalks.

Mr. Cordovez: (INAUDIBLE) sidewalk is eight feet, correct.

Commissioner Keon: Okay. That's fine.

Mayor Valdes-Fauli: Can I...

Commissioner Keon: And all of the green spaces that you see are bump-outs where there is landscaping and grass?

Mr. Cordovez: Correct.

Commissioner Fors: Mayor, I just have one follow-up question.

Mayor Valdes-Fauli: Yeah, go ahead.

Commissioner Fors: My original question -- although Commissioner Keon covered most of it -- I'm not sure if I heard about it with respect to this project, I don't think it was, but is it a understood concept that assisted living facilities require less parking than say traditional residential parking?

Mr. Garcia-Serra: Indeed. Both...

Commissioner Fors: A residential building.

Mr. Garcia-Serra: Both typically by Code, as well as, if you ask any traffic consultant, the intensity of parking use of an assisted living facility is very low, especially compared to standard residential.

Commissioner Fors: Right. I'm not referring to Code. I'm talking about just...

Mr. Garcia-Serra: In general.

Commissioner Fors: In real life. Alright, so -- and we have 116 of the 232 -- or the 208; 116 spaces, just half a space per unit of the ALF. So, I'm assuming -- or is it safe to assume that the majority of that parking or at least close to 50 percent of it will be vehicles for employees then?

Mr. Nussbaum: That's right. Most of our residents don't have cars, especially in a location like this, where everything is so walkable. There's also great public transportation to the site. We've got four major bus lines, and Metrorail, all really convenient.

Commissioner Keon: The trolley.

Mr. Nussbaum: So, we're very comfortable with the parking based on what we're looking at this site and the experience we have in our other 30 communities across the country.

Commissioner Keon: Yeah.

Commissioner Fors: Thank you.

Mayor Valdes-Fauli: Could we...

Commissioner Keon: Most of the parking is by...

Mayor Valdes-Fauli: Are there any members...

Commissioner Keon: Employees or caregivers.

Mayor Valdes-Fauli: Of the public that wish -- any members of the public that wish to speak?

Commissioner Keon: I have one more question.

Mayor Valdes-Fauli: Please.

Commissioner Keon: I also saw in here where you have proffered \$100,000 for improvements in the area.

Mr. Garcia-Serra: Correct.

Commissioner Keon: I'd like you -- I'd like someone to define for me what "the area" is, maybe the Manager. In the development agreement, what is the area mean?

City Manager Iglesias: I'm sorry, I'm sorry.

Commissioner Keon: There's \$100,000 contribution by the developer...

Planning and Zoning Director Trias: The intent was...

Commissioner Keon: To the...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: That says to the public -- for public realm improvements in the area. What's the area?

Planning and Zoning Director Trias: The intent was to have the blocks immediately adjacent to it and include crosswalks or any kind of enhancements that could be predicted. However, we don't have a master plan, so that's why the condition was left a little vague, yeah.

Commissioner Keon: All I'm asking is that the area be defined as the industrial district.

Planning and Zoning Director Trias: Very good.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: Can -- I'd like -- to the City Attorney, in the development agreement, I'd like it...

City Attorney Ramos: There's no development agreement, but we'll add it as a condition, Commissioner.

Commissioner Keon: When you do it, will you...

Mr. Garcia-Serra: I agree.

Commissioner Keon: That's okay?

Mr. Garcia-Serra: That is...

Commissioner Keon: That it be in that area.

Mr. Garcia-Serra: Perfectly acceptable.

Commissioner Keon: Because sometimes they get spent elsewhere when we go looking for money. I want to know that they're going to -- that if you're going to charge them a fee, it's in the industrial area where they are building.

Mr. Garcia-Serra: That was our expectation and the condition's acceptable to us.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Thank you very much.

Commissioner Keon: I'd like it in writing.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Are there any -- again, I repeat. Any members of the public that wish to speak?

Commissioner Mena: I don't think there were.

Mayor Valdes-Fauli: No members of the public...

Commissioner Mena: The...

Mayor Valdes-Fauli: Wish to speak.

Commissioner Keon: It's a beautiful project.

Commissioner Mena: The \$100,000 that she just described, that can't be used on the paseo, right?

Planning and Zoning Director Trias: No, no.

Mr. Garcia-Serra: Off-site.

Commissioner Keon: No. It's in addition to.

Mr. Garcia-Serra: It has to be off-site.

Planning and Zoning Director Trias: It's in addition. In addition to what's shown in the site plan.

Commissioner Keon: Right. It's in the -- here.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: I mean, it's in the...

Commissioner Mena: That's fine.

Commissioner Keon: Other item.

Mayor Valdes-Fauli: Do I hear a motion?

City Attorney Ramos: There's three different ordinances.

Commissioner Keon: Okay.

City Attorney Ramos: The first one, F-3, is the substitute public access easement and new conditions of approval.

Mayor Valdes-Fauli: And Commissioner Keon...

Commissioner Keon: I'll move it.

Mayor Valdes-Fauli: Has moved. Second?

Vice Mayor Lago: Second.

Commissioner Keon: Second.

Mayor Valdes-Fauli: Will you call the roll, please?

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: F-4.

City Attorney Ramos: F-4 is the ordinance granting the TDRs for the project.

Commissioner Keon: I'll move it.

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Call the roll, please.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

City Attorney Ramos: And F-5 is the ordinance approving the planned area development.

Commissioner Keon: I'll move it.

Vice Mayor Lago: So moved -- second.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much, Mr. Mayor and Commissioners.

Mayor Valdes-Fauli: Nice presentation.

Mr. Garcia-Serra: Have a good day.

Mayor Valdes-Fauli: And I'm very, very happy that we're having ALFs in Coral Gables.

Mr. Garcia-Serra: Thank you.

Mayor Valdes-Fauli: Thank you.

Mr. Garcia-Serra: We'll be back on second reading.

Commissioner Mena: Are we doing F-8 and F-9 now as well, Mayor?

Mayor Valdes-Fauli: No.

City Attorney Ramos: No.

Commissioner Keon: No.

City Attorney Ramos: Those are not for a vote today, at the next meeting.

Commissioner Mena: Okay.