

02.11.09 Verbatim Excerpts of PZB  
Meeting Minutes

Exhibit **D**

CITY OF CORAL GABLES  
PLANNING AND ZONING BOARD MEETING  
VERBATIM TRANSCRIPT  
CORAL GABLES CITY HALL  
405 BILTMORE WAY, COMMISSION CHAMBERS  
CORAL GABLES, FLORIDA  
WEDNESDAY, FEBRUARY 11, 2009, 6:03 P.M.

Board Members Present:

Tom Korge, Chairman  
Eibi Aizenstat, Vice-Chairman  
Jack M. Coe  
Jeffrey Flanagan  
Pat Keon  
Javier Salman

City Staff:

Eric Riel, Jr., Planning Director  
Walter Carlson, Assistant Planning Director  
Lourdes Alfonsin Ruiz, Assistant City Attorney  
Jill Menendez, Administrative Assistant  
Catherine Swanson, Interim Assistant City Manager  
Edward Weller, Building & Zoning Director  
Martha Salazar-Blanco, Zoning Official  
Kevin Kinney, Parking Director

Also Participating:

Mario J. Garcia-Serra, Esq.  
On behalf of the Applicant  
John Fullerton, Architect  
Hector Hernandez, Architect  
William Schiff

CITY OF CORAL GABLES  
2009 FEB 11 PM 3:50

THEREUPON:

The following proceedings were had:

CHAIRMAN KORGE: All right, we have a quorum. Let's get rocking and rolling. We're all set, everybody. Do you want to call the roll, please?

MS. MENENDEZ: Eibi Aizenstat?

MR. AIZENSTAT: Here.

MS. MENENDEZ: Robert Behar?

Jack Coe?

MR. COE: Here.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Here.

MS. MENENDEZ: Pat Keon?

Javier Salman?

MR. SALMAN: Here.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Here.

The first item on the agenda would be approval of the minutes of the January 14th meeting.

MR. COE: So moved, Mr. Chairman.

CHAIRMAN KORGE: There's a motion.

MR. AIZENSTAT: Second.

CHAIRMAN KORGE: A second. Any changes, discussion or questions?

Hearing none, I'll call the roll.

MS. MENENDEZ: Jack Coe?

MR. COE: Here -- oh, yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Javier Salman?

MR. SALMAN: Yes.

MS. MENENDEZ: Eibi Aizenstat?

MS. AIZENSTAT: Yes.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Yes.

The second item on the agenda, Application Number 02-08-051-P, Change of Land Use and Planned Area Development Site Plan Review, for The Palace at Coral Gables, at 83 Andalusia Avenue.

MR. CARLSON: Good evening.

Yes, the first item before you this evening, public hearing item before you this evening, is The Palace at Coral Gables.

MR. COE: Excuse me, Mr. Carlson, before you --

MR. CARLSON: Yes.

MR. COE: -- give your presentation, if I may, can you clarify -- This was up before us a long time ago, and I believe this was passed a while back at the City Commission. So what exactly are we doing now that wasn't done before?

MR. RIEL: I don't believe this application was before the Board. There was some text amendments completed about a year and a half ago.

MR. COE: I believe The Palace had come up before and it passed the City Commission, if I'm not mistaken.

MR. GARCIA-SERRA: Maybe if I could help to clarify what it was.

Let me introduce myself first.

Mario Garcia-Serra, with offices at 1221 Brickell Avenue, representing the applicant, The Palace Group, on this application, and Judge, what previously came before the City Commission were the RFP, because this is in response to a request for proposals from the City,

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5

1 which The Palace Group was awarded. So  
2 that RFP award went up before the City  
3 Commission and was approved, sometime in  
4 2005. Then, after that, we entered  
5 into -- excuse me, 2006.

6 After that, we entered into lease  
7 negotiations, which took some time, and  
8 then that lease was approved by the City  
9 Commission in 2007.

10 So it's been before the City  
11 Commission twice before for approval,  
12 and that might be what you're  
13 remembering.

14 MR. COE: Okay, thank you.

15 CHAIRMAN KORGE: It's all yours.

16 MR. CARLSON: Thank you. Thank  
17 you. I have a brief PowerPoint  
18 presentation which will frame up the  
19 findings of Staff's report, which is  
20 before you, and I'll run through this  
21 and then I know the applicant has a  
22 detailed presentation of the project  
23 itself, so I will go through mine first.

24 What is before you this evening are  
25 two requests from the applicant. The

6

1 first request is a change of land use, a  
2 change land use -- it's from "Commercial  
3 Mid-Rise Intensity" to "Commercial  
4 High-Rise Intensity," and this change of  
5 land use is required to permit the  
6 proposed nine-story senior living  
7 facility.

8 The second portion of this  
9 application which is before you is the  
10 PAD site plan review, and that's for a  
11 proposed senior living facility  
12 consisting of 243 senior living units  
13 and a separate 565-space parking garage.

14 This property is located one block  
15 west of Douglas Road and consists of two  
16 separate parcels, and both parcels face  
17 onto Andalusia Avenue.

18 The majority of the property is  
19 owned by the City and is currently used  
20 for public parking. It consists of  
21 Parking Lot Number 9 and Garage Number  
22 5.

23 The former Melody Inn restaurant is  
24 also a part of the project site.

25 And the project site has 337 public

7

1 parking spaces now located on it.

2 The entire site currently has a  
3 "Commercial Mid-Rise Intensity" land use  
4 designation, which allows for a maximum  
5 eight-story development on the property.  
6 The site is zoned Commercial, which is  
7 the appropriate zoning designation for a  
8 senior living facility.

9 The project consists of two  
10 separate structures, a nine-story senior  
11 living facility and an eight-story  
12 parking garage.

13 The senior living facility is  
14 located on the north side of Andalusia  
15 Avenue, and a new parking garage is  
16 located on the south side.

17 The senior living facility contains  
18 243 senior living units and also has  
19 ground floor retail.

20 The new parking garage contains 565  
21 parking spaces, and this includes the  
22 337 public replacement spaces and 228  
23 spaces for the senior living facility.

24 That is eight more parking spaces  
25 than is required by Code for the senior

8

1 living facility.

2 The proposed project was reviewed  
3 by the Board of Architects five times  
4 and has received preliminary design  
5 approval and approval for architectural  
6 bonuses.

7 Here is the configuration of the  
8 property. The property is on both sides  
9 of Andalusia Avenue, with the senior  
10 living facility located on the north  
11 side of Andalusia and the parking garage  
12 located on the south side. It's  
13 within -- it's in close proximity to the  
14 intersection of Miracle Mile and Douglas  
15 Road.

16 Permitted building height on the  
17 property is eight stories and 97 feet.  
18 The proposed senior living facility  
19 project has a height of nine stories and  
20 101 feet. The additional height  
21 resulting from the change of land use  
22 will be one story and a total of four  
23 additional feet.

24 Any changes to the PAD site plan,  
25 including height, would require review

9

1 and approval at public hearings before  
2 both the Planning and Zoning Board,  
3 yourselves, and the City Commission.

4 The Staff found that the proposed  
5 project is consistent with the goals,  
6 objectives and policies of the City's  
7 Comprehensive Plan.

8 The project fulfills the Zoning  
9 Code's site plan review criteria and PAD  
10 objectives.

11 The proposal adds a senior housing  
12 facility to the downtown area, which has  
13 been a long-standing objective of the  
14 City.

15 And the proposed project is only  
16 four feet taller than currently allowed  
17 as-of-right on the property.

18 The proposed public realm  
19 improvements are in compliance with and  
20 in excess of the City's Master  
21 Streetscape Plan.

22 There are no variances required or  
23 requested for this project.

24 All public replacement parking  
25 spaces are being provided within this

10

1 project.

2 There are eight additional parking  
3 spaces provided above what the Code  
4 requires for the senior living facility.

5 And any changes to the PAD site  
6 plan would require review and approval  
7 at public hearings.

8 The Planning Department is  
9 recommending approval of the application  
10 with three conditions of approval. The  
11 first is conformance with the site plan,  
12 landscaping plan and all representations  
13 and exhibits prepared and submitted by  
14 the applicant.

15 The second is that no gates or  
16 other devices would be installed that  
17 would restrict vehicular access to the  
18 public replacement parking spaces in the  
19 new parking garage.

20 And finally, the installation of  
21 the traffic improvements identified in  
22 the traffic study, which would be  
23 subject to review and approval by the  
24 City's Public Works Director.

25 And that would conclude Staff's

11

1 presentation, and I believe the  
2 applicant has a detailed presentation on  
3 the project itself.

4 MR. RIEL: Do you want to show them  
5 the 3-D?

6 MR. CARLSON: Ah, yes, excuse me,  
7 I'm sorry. Let's see if I can --

8 We have a brief video here of the  
9 project itself.

10 CHAIRMAN KORGE: This is your  
11 massing study?

12 MR. RIEL: Yes. We do it for all  
13 applications.

14 MR. CARLSON: This is the massing  
15 study in the context of the surrounding  
16 development.

17 MR. AIZENSTAT: Any narration for  
18 what we're seeing or --

19 MR. COE: And The Palace is the  
20 whole green structure?

21 MR. RIEL: The Palace is the whole  
22 green, and the gray or bluish colored  
23 buildings are the existing --

24 MR. COE: Buildings.

25 MR. RIEL: -- infrastructure or

12

1 buildings, and it's up-to-date in terms  
2 of any new or previous approvals.

3 CHAIRMAN KORGE: And the red areas,  
4 are they --

5 MR. RIEL: Red is basically --  
6 that's the underlying land use, red  
7 meaning commercial, yellow meaning  
8 single-family.

9 MR. SALMAN: Those red areas are  
10 vacant or uncovered by buildings.

11 MR. CARLSON: They are uncovered by  
12 structures.

13 MR. GARCIA-SERRA: That concludes  
14 your presentation?

15 MR. CARLSON: That concludes our  
16 presentation. Thank you.

17 MR. GARCIA-SERRA: Good evening,

18 Mr. Chair and Members of the Board.

19 Mario Garcia-Serra, with offices at 1221  
20 Brickell Avenue, representing The Palace  
21 Group, which is the City's selected  
22 bidder to develop this site as a senior  
23 housing facility, and let me turn your  
24 attention to the screen over here, where  
25 we have our PowerPoint presentation, and

13

1 there you have a picture of the site,  
2 which my client has entered into a  
3 lease, a long-term lease, with the City  
4 of Coral Gables.

5 And the site is composed of the  
6 City parking lot located behind the Ross  
7 Dress for Less, this parking lot right  
8 here, and the City's parking garage on  
9 the south side of Andalusia, right here.

10 As part of this lease agreement and  
11 in order to make it a better project, my  
12 client has acquired this site, which is  
13 the location of the old Melody Inn  
14 restaurant, and as part of our lease  
15 agreement with the City, when we take  
16 possession of the property, we will also  
17 be conveying the Melody Inn site to the  
18 City. So the Melody Inn site would be  
19 conveyed to the City and become part of  
20 the project site.

21 I'm accompanied today by Jacob and  
22 Helen Shaham, the principals of The  
23 Palace Group, as well as Moshe Melnik,  
24 of The Palace Group, John Fullerton and  
25 Hector Hernandez, our project architects

14

1 from Fullerton Diaz, and Tim Plummer,  
2 our traffic engineer.

3 This project is the result of a  
4 long-time goal of the City to provide  
5 housing for its senior residents. Coral  
6 Gables, as we all know, has a large  
7 population of seniors who have been  
8 long-time residents of the City, but now  
9 that their children have moved out of  
10 their house and their need for health  
11 care and other assistance has increased  
12 with age, have found it difficult to  
13 stay residing in Coral Gables because of  
14 the lack of any housing options which  
15 cater to their needs.

16 In response to this situation, the  
17 City issued a request for proposal in  
18 2005, offering up this site on a  
19 long-term lease basis, on the condition  
20 that the public parking which is  
21 currently provided in this site be  
22 replaced.

23 So, as part of our proposal, and  
24 the architects will go into more detail,  
25 we are building a new parking garage

15

1 where the current parking garage stands,  
2 and that parking garage will have  
3 capacity to replace the 337 parking  
4 spaces that there presently are between  
5 the parking lot and the parking garage,  
6 as well as accommodate the additional  
7 spaces that are then needed for our  
8 required parking for the senior housing  
9 facility.

10 The parking garage will have a  
11 total of 337 public parking spaces and  
12 then the balance of the spaces -- the  
13 total number spaces is 560 some -- are  
14 going to be the required parking for our  
15 facility.

16 Once the RFP was awarded in 2006,  
17 to The Palace Group, we entered into  
18 negotiations with the City on the lease.  
19 That lease was finalized in 2007, and so  
20 as Judge Coe was remembering, up until  
21 now we've done the procurement and  
22 proprietary approvals. What we're doing  
23 now, essentially, are the design and  
24 land use, zoning and construction  
25 approvals, is what we're presently in

16

1 right now.

2 Before I defer to John Fullerton to  
3 give you the presentation on the plans,  
4 I want to tell you something about The  
5 Palace Group, because I sincerely think  
6 that this is the perfect match between  
7 senior housing developer and city.

8 The Shahams have been in the senior  
9 residential community business since  
10 1980, and based on personal experience,  
11 I can tell you that this is more to them  
12 than just a business, it is their  
13 calling in life, and this has been  
14 evidenced by their success that they've  
15 had.

16 At present, they operate seven  
17 retirement communities in the South  
18 Florida area, and another two are in the  
19 development stage, including this one,  
20 and they also have a retirement  
21 community in Tel Aviv, Israel.

22 All of their communities have been  
23 recognized for their high standards of  
24 living, quality of care, and excellence  
25 in management.

17

1 In short, as I said before, this is  
2 a perfect match between city and  
3 developer, and this development promises  
4 to be the flagship of The Palace  
5 communities, which are all  
6 internationally recognized for their  
7 quality.

8 Now, with that said, John, if you  
9 can just walk --

10 MR. COE: Excuse me one second,  
11 before John gives his presentation.

12 Is the applicant going to accept  
13 the conditions of approval --

14 MR. GARCIA-SERRA: Yes.

15 MR. COE: -- from Staff?

16 MR. GARCIA-SERRA: We are in  
17 agreement with all the conditions of  
18 approval proposed by Staff.

19 MR. FULLERTON: Good evening,  
20 Members of the Board. My name is John  
21 Fullerton, of Fullerton Diaz Architects,  
22 and I'm happy and privileged to be here  
23 to represent Mr. and Mrs. Shaham and The  
24 Palace Group, and I'll walk you briefly  
25 through the project, and if you have any

18

1 questions I'll be able to -- hopefully  
2 be able to answer them.

3 Obviously, you're familiar with the  
4 site at this point. I think it's been  
5 mentioned a few times. These are some  
6 panoramic shots of the streetscape that  
7 we're looking at.

8 The top panorama is actually -- the  
9 top panorama shows the street from --  
10 looking north, from west on your  
11 right -- on your left, to east on your  
12 left -- on your right.

13 This is the Melody Inn property  
14 right now and this is that parking lot,  
15 and down there -- way down there is Ross  
16 Dress For Less. The other side of the  
17 street and the Parking Garage Number 5  
18 that we're going to demolish is on the  
19 second panorama shot.

20 Do you want to go to the site plan?

21 Well, this is the zoning map, and  
22 this is where the site is, over here,  
23 the parking garage on the south side of  
24 Andalusia and the main property on the  
25 north.

19

1 This is an artist's rendering of  
2 our proposal for the Mediterranean  
3 expression of this building. This will  
4 be the main building, as we're looking  
5 north, at the south facade of the  
6 building.

7 And this is the parking structure.

8 We'll talk a little bit more about  
9 this in the plan, but on each of these  
10 structures we've arranged a ten to  
11 twelve-foot enclosed -- not enclosed,  
12 sorry, a covered loggia on the street to  
13 front the retail on the ground.

14 We have about -- almost close to  
15 4,000 square feet of retail on the  
16 parking garage side and about close to  
17 9,000 on the north side, under the main  
18 building.

19 So -- and these are some of the  
20 materials we're using. I think this  
21 might be unnecessary at this time, but  
22 we are using one of South Florida's best  
23 interior designers, as well, and he's  
24 done several projects for the Shahams in  
25 the past. His name is Jeffrey Howard,

20

1 and he does a lot of hospitality and  
2 residential type interior design.

3 These are some inspirational shots  
4 of things we took from the local  
5 surroundings, and we borrowed -- we kind  
6 of were inspired by some of the  
7 architectural elements that are  
8 contained in some of these photographs.  
9 And proportions and massing and material  
10 selections are obviously very important,  
11 and they were very important to the  
12 Architects' Board, with whom we met, I  
13 think -- well, Wally says five times; I  
14 could have sworn we were there 10 or 12,  
15 but anyway, it was a good relationship,  
16 a good growing process, bringing this  
17 project to what it is today.

18 So this is the site plan, showing  
19 the parking structure on the south side  
20 of Andalusia. North would be straight  
21 up. Andalusia is one-way, traveling  
22 east. The ground floor of the main  
23 tower or the main building is on the  
24 north side of the street and goes from  
25 the alley, which is right behind the

21

1 stores on Miracle Mile -- and this is  
2 the Ross Dress for Less space, this is  
3 the alley that leads into that and  
4 travels to the west.

5 You can see this is a loggia that  
6 we planned underneath the main entrance  
7 or the main access to the retail space,  
8 and all these spaces along here are  
9 various retail spaces that are available  
10 for lease.

11 On the west half of the building,  
12 roughly, we have a home care facility  
13 and facilities there for kitchen -- for  
14 services to the kitchen, which is on the  
15 second floor. I'll show you that in a  
16 minute.

17 The main entrance lobby is here,  
18 and we have a connection to the main --  
19 to the parking garage over here, which  
20 is a street crossing. We're hoping to  
21 do a special treatment to the pavement  
22 so that we can -- so that cars, as they  
23 pass there, will know that this is a  
24 place to slow down and watch out for  
25 pedestrians.

22

1 And then here we have a  
2 walk-through, a very generous, wide  
3 walk-through that takes people from this  
4 loggia here, under cover, to a place  
5 here where they can go across and take  
6 the paseo directly to Miracle Mile. So  
7 we're encouraging that movement between  
8 Miracle Mile and the parking structure  
9 in that way.

10 This is also -- along the alley  
11 here is another drop-off point or  
12 pick-up point for vehicles to access the  
13 main lobby of the building. This main  
14 lobby has a monumental staircase that  
15 brings you up to the common areas of the  
16 facility above. And that's also where  
17 we pick up the elevators, and any other  
18 kinds of services that we pick up have  
19 to be done downstairs at the main  
20 entrance.

21 All of the back-of-the-house  
22 facilities are back here. We have  
23 generators and transformer vaults and  
24 service back here, as well as over here.  
25 I'm hitting you, Hector, with my

23

1 pointer.

2 And we have service and other  
3 mechanical facilities there.

4 So this is the second floor. Can  
5 you zoom in on this a little bit now?

6 The second floor has all the common  
7 amenities that will be shared by the ALF  
8 tenants and the ILF group, the  
9 independent living facilities as well as  
10 the assisted living facilities.

11 The main lobby, again, leading up  
12 from the ground floor main entrance.  
13 This is the cover. It's an encroachment  
14 that we're asking for over the public  
15 right-of-way, which is the drop-off  
16 point, the front drop-off point for the  
17 hotel -- I mean, for the facility.

18 This is the concierge location, so  
19 this is kind of the main hub of the  
20 common areas. To the right side of the  
21 hub is the residential lounge. This is  
22 a large space here that's treated like  
23 the participants' living room, and they  
24 have a small bar there, maybe a piano,  
25 various places where they can go to sit

24

1 and enjoy their friends or read a book  
2 or whatever. It will all be furnished  
3 beautifully. It has -- I'm not sure if  
4 you're familiar with what they have down  
5 in Kendall, but this is just a  
6 beautiful, beautiful area, with the most  
7 wonderful amenities and interior design  
8 that you can imagine.

9 There's a small cafe on this side,  
10 which is also served by this bar area,  
11 so it's double service, on the back  
12 side.

13 Then we have outdoor seating in the  
14 terrace, a covered terrace, all the way  
15 around here, which allows the  
16 participants to go out and get fresh air  
17 under cover and enjoy the outside.

18 We have computer rooms, libraries,  
19 various other components of extra-  
20 curricular kinds of activities that  
21 people would like to have.

22 There we have the administrative  
23 facilities. We have game rooms, card  
24 rooms, arts and craft rooms, and so  
25 forth. So there's lots of activities

25

1 going on in here.

2 To the west side, we have the main  
3 dining room, which is -- serves close to  
4 300 seats, right in here, it's a private  
5 dining area, and this is a small lobby  
6 which is accessible to and used by the  
7 service people, and this is the service  
8 elevator going up to the kitchen, which  
9 serves the restaurant.

10 Outside dining or outside sitting  
11 is right here, overlooking the street.

12 Then we have this beautiful large  
13 theater, which seats about 200 seats,  
14 depending on how the seating is  
15 arranged, for movies, dramatic readings,  
16 any kinds of activities that they would  
17 all join in together for.

18 Here is the assisted living  
19 facilities for dining and activities,  
20 and they get to their floor by way of  
21 this elevator here.

22 Okay.

23 And the garage on the other side is  
24 just a very simple ramp along the alley,  
25 along the alley here, and conventional

26

1 parking.

2 This is the floor which is where  
3 the ALF will be. The residents of ALF  
4 will be on this floor. This is the  
5 third-floor space, which has the outdoor  
6 terraces and things like this around it.

7 You can see the massing of the  
8 building is articulated in such a way as  
9 to break down the feeling of the mass of  
10 the building. We have nearly 20 feet of  
11 setback on this area of the building,  
12 and this part here projects out to our  
13 property line on both ends, so we just  
14 have this very narrow element here which  
15 projects to the street, this large  
16 setback area here, and then this one  
17 also -- You'll see that the massing of  
18 the building is well broken down on both  
19 sides, and we have several different  
20 types of units for both the ALF and the  
21 ILF units.

22 This is the upper -- a typical  
23 floor above the fourth -- or the fourth  
24 and above, and this is typical ILF  
25 facilities. We have two-bedroom

27

1 apartments on the ends and then  
2 one-bedroom apartments. We have other  
3 two-bedroom apartments at various  
4 locations. So we have a wide variety of  
5 studios, one-bedrooms and two-bedrooms.

6 And again, the massing, these are  
7 the elements that project out toward the  
8 property line on both ends, and then the  
9 mass in the middle does, and then this  
10 one is the part that's set back for  
11 roughly 20 feet. This is -- the  
12 pedestal is at the property line and  
13 covers this loggia which extends the  
14 length of the building and provides  
15 cover for all of the detail and access  
16 to the main entrance of the building.

17 That's the canopy which projects  
18 over the drop-off point. It's -- it's  
19 cantilevered and held up with tension  
20 cables so that we don't have columns  
21 coming out to the street.

22 And this is the parking garage,  
23 which we had a lot of conversation at  
24 the Architects' Board about parking  
25 garages and how they become massive

28

1 elements, and we worked very hard with  
2 them and they were very helpful in  
3 delineating how this could be done in a  
4 friendly way to the street.

5 We have setback areas at both  
6 corners. We have the loggia here,  
7 again, that protects the shopper, and  
8 this projects out to the property line  
9 and then steps back slightly here and at  
10 these points here, where the elevator  
11 and stairways are. So we kind of broke  
12 up the massing.

13 As the sun passes across the facade  
14 of this building, you'll see a lot of  
15 shadows and shaded areas which kind of  
16 help define the building and the  
17 details.

18 This is just kind of a cross-  
19 section, looking west from the end of  
20 Andalusia, and this is the west -- the  
21 east elevation of the main building and  
22 the east elevation of the parking  
23 structure.

24 I'm here to answer any questions.  
25 That concludes my statements.

29

1 (Ms. Keon arrived during Mr.  
2 Fullerton's presentation.)  
3 CHAIRMAN KORGE: I have one I'm  
4 really curious about. How will this  
5 public-private parking garage be  
6 managed?  
7 MR. GARCIA-SERRA: The parking  
8 garage itself is going to be split into  
9 two different sections, the public  
10 parking section, which is going to be  
11 the lower floors, with the 337 spaces  
12 which are available for public parking,  
13 and then above that are going to be the  
14 other parking which is going to be  
15 required for the -- for the senior  
16 living facility.  
17 There will be a gate in between  
18 those two sections, so that the  
19 residents have their secure access to  
20 their parking, and then the public  
21 parking will be your usual sort of  
22 public parking garage setup, with an  
23 entrance with a gate where you get a  
24 ticket, and, you know, on the way out,  
25 another gate where you have to pay

30

1 before that one is lifted up, in order  
2 to get out.  
3 But there are going to be standard  
4 City rates and hours of operation and so  
5 forth, so it will be like any other City  
6 parking garage except newer and with a  
7 component -- with a private component on  
8 the upper floors.  
9 CHAIRMAN KORGE: Pardon me?  
10 MR. GARCIA-SERRA: Except newer  
11 than the usual parking garage and with a  
12 private component on the upper levels.  
13 CHAIRMAN KORGE: Will that -- will  
14 the revenues go to the City, or are they  
15 factored into your lease and collected  
16 by you, by your client?  
17 MR. GARCIA-SERRA: You know, I  
18 think perhaps Kevin, or maybe Cathy --  
19 MS. SWANSON: Hi. I'm Cathy  
20 Swanson, I'm Development Director, and  
21 we were negotiating on behalf of the  
22 City.  
23 It all gets loaded into the total  
24 development and then the City gets a  
25 base rent and a participation rent in

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1 the project. We don't segregate the  
2 parking revenues from the rest of the  
3 revenue of the project and all of the  
4 obligations of operation have to be  
5 approved by the Parking Director. So  
6 the lighting, the method of operations,  
7 how that's served is regularly reviewed  
8 by our Parking Director.  
9 CHAIRMAN KORGE: Are the parking  
10 rates the same? Will they always be the  
11 same as the City rates?  
12 MS. SWANSON: They have the  
13 obligation to keep them equal to City  
14 rates.  
15 CHAIRMAN KORGE: Okay.  
16 MS. SWANSON: Both permit parking,  
17 because there will be permit there, as  
18 well as hourly parking.  
19 CHAIRMAN KORGE: Okay, thank you.  
20 MR. SALMAN: Through the Chair.  
21 A couple of quick questions. The  
22 Melody Inn site includes the building  
23 and the parking to the west of it --  
24 MR. GARCIA-SERRA: Right.  
25 MR. SALMAN: -- correct, up to

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1 where my shoe repair guy is, right?  
2 MR. GARCIA-SERRA: Exactly.  
3 MR. SALMAN: Okay. He's staying,  
4 right?  
5 MR. GARCIA-SERRA: He's staying,  
6 despite --  
7 MR. SALMAN: That's very important.  
8 I can't afford new shoes these days.  
9 I've got to resole the old ones.  
10 MR. GARCIA-SERRA: His commitment  
11 to his clients is exceptional --  
12 MR. SALMAN: Okay.  
13 MR. GARCIA-SERRA: -- because we  
14 approached him and we offered him a  
15 handsome amount, I would say, to acquire  
16 his site, but he still refused, and I  
17 guess part of that was his commitment to  
18 his clients.  
19 MR. SALMAN: Never mess with a  
20 mender of soles.  
21 The second question I have, and  
22 this is particular to the development of  
23 the paseo and the connection. Thank  
24 you, and thank you, Eric, from the  
25 Planning Department, for the work in



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1 developing that connection. I think the  
2 paseo can be very successful.

3 However, I see that the pavement  
4 and improvements stop at the building  
5 line. Can it continue all the way to  
6 Miracle Mile, rather than leave a gap?

7 MR. GARCIA-SERRA: Putting an  
8 improvement, you're saying, in the  
9 alley?

10 MR. SALMAN: Carry the improvement  
11 out, from the alley all the way to  
12 Miracle Mile, rather than have it end at  
13 the back of the alley buildings.

14 MR. GARCIA-SERRA: I think,  
15 design-wise -- design-wise, we don't  
16 have a problem with that, as long as  
17 Public Works is okay with it.

18 So we can, if you want, do a sort  
19 of continuous --

20 MR. SALMAN: I just don't want it  
21 to be discontinuous. That's my concern.  
22 And also, the other issue is one of  
23 signage. If you're going to be inviting  
24 these kinds of people, that you subject  
25 any kind of signage to the review of the

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1 City and the approval, but that you will  
2 provide the signage in accordance to  
3 whatever standard they set up, because  
4 the connection from Miracle Mile to that  
5 parking facility is critical to the  
6 development of both your project and  
7 Miracle Mile in the long term.

8 MR. GARCIA-SERRA: Yeah, we can  
9 comply with the signage requirements. I  
10 suppose it would be the usual paseo sort  
11 of sign that you see around Miracle  
12 Mile.

13 MR. SALMAN: More or less.

14 MR. FULLERTON: Before we jump too  
15 quickly to agree, I think -- We don't  
16 know who belongs -- who that property  
17 belongs to, and I think we'd have to  
18 just make sure that we can --

19 MR. COE: The City owns that.

20 MR. RIEL: The City does own it.  
21 The City does own it.

22 MR. SALMAN: I believe that they  
23 do. Thank you, Eric.

24 MR. GARCIA-SERRA: The alley, of  
25 course, is City property, and then also

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1 the paseo is also, interestingly enough,  
2 City property, too. I think there was a  
3 deed exchanged and conveyed to the City  
4 sometime in the seventies, giving the  
5 actual cut-out of the paseo to the --  
6 conveying that cut-out to the City.

7 MR. SALMAN: Well, those are my two  
8 comments.

9 MR. AIZENSTAT: A question for you.  
10 The reason that you're asking to go to  
11 high-rise from mid-rise is only because  
12 of the four feet?

13 MR. GARCIA-SERRA: That's exactly  
14 where I was going right now. I was  
15 going to explain my rationale for the  
16 two requests that we have, yeah. And  
17 the two requests that we have are for  
18 the Comp Plan amendments -- the first  
19 one is for the Comp Plan amendment to  
20 change it from medium-rise intensity to  
21 high-rise intensity, and if you look on  
22 the map right there, we're right now  
23 medium-intensity, which is the sort of  
24 lighter shade of red, and we're asking  
25 for high-intensity, which is the darker

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1 shade of red.

2 But the reason that we're asking  
3 for it -- it's not as dramatic a change  
4 as that would lead you to believe, and  
5 the reason we're asking for it,  
6 basically, there's a quirk in the City  
7 of Coral Gables Comprehensive Plan,  
8 which you're working on right now. The  
9 City of Coral Gables Comprehensive Plan  
10 regulates height not only by linear  
11 feet, but also by stories.

12 Under the medium-intensity  
13 designation, you would be limited to 97  
14 feet and eight stories. Now, in order  
15 to make this project economically  
16 viable, because it is a relatively small  
17 site and it's an expensive sort of  
18 project to do, we needed to put in nine  
19 stories in those 97 feet. Now, any  
20 architect will tell you, nine stories  
21 within 97 feet is -- possible. Why the  
22 Coral Gables Code regulates both by  
23 linear feet and stories, I really don't  
24 know, myself. I do know that as part of  
25 your EAR and Comprehensive Plan rewrite,

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1 you are proposing to amend the  
2 Comprehensive Plan so that it's only a  
3 linear foot limitation and not a story  
4 limitation.  
5 That's something that was  
6 contemplated at the time of the RFP and  
7 communicated to all the bidders, that  
8 the limitation by which they should  
9 govern themselves was the linear foot  
10 limitation and not the story limitation.  
11 So, basically, we're asking for  
12 this amendment to the Comprehensive Plan  
13 so as to put nine stories within that  
14 building envelope, but it's not exactly  
15 97 feet. It's actually -- if you look  
16 at our proposed plans, it's 101 feet.  
17 As we were elaborating the plans,  
18 we realized that due to the requirements  
19 of height for the first floor ground  
20 retail and the second floor assembly  
21 spaces, we were going to have to put in  
22 extra height on those floors, and so the  
23 height required for those floors because  
24 of life safety issues, you know,  
25 different ducts and so forth and those

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1 sort of issues, as well as wanting to  
2 keep the height of the units at a fairly  
3 acceptable height by today's standards,  
4 we needed those four extra feet.  
5 So, basically, we're asking for the  
6 Comp Plan amendment to get the nine  
7 stories, whereas right now only eight  
8 are permitted, and to basically ask for  
9 four extra linear feet of height. 97  
10 are permitted right now, and we're  
11 looking for 101. So that's why we're  
12 asking for the Comp Plan amendment.  
13 The PAD approval is being  
14 requested, basically, for setback  
15 relief. As -- if we can go, Hector, to  
16 the site plan.  
17 As John -- and actually, let's go  
18 about one more slide. We need to show  
19 them where we have a zero-foot setback  
20 on the main building. I think  
21 that one -- that one will do it, yes.  
22 As John was mentioning in his  
23 presentation, on the main building, on  
24 the north side of Andalusia, if you look  
25 at the four corners -- if you look at

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1 the four corners of the building, here  
2 in the southwest, here in the southeast,  
3 northeast and northwest, you'll notice  
4 that a small portion of the building  
5 touches the property line on each  
6 corner.  
7 Otherwise, there is a 20-foot  
8 setback -- otherwise, there's a 20-foot  
9 setback from the property line on this  
10 portion of the building.  
11 Now, the reason for that, number  
12 one, we do have the benefit of being  
13 able to get a few more units on each  
14 floor, probably around four more units  
15 on each floor. And then it also serves  
16 the benefit, of course, of breaking up  
17 the massing of the building on the side  
18 of the building. The Board of  
19 Architects is very big on there not  
20 being just a straight plane, but some  
21 sort of break-up, and so basically  
22 that's how we provide it on the main  
23 building.  
24 Where we actually go to zero  
25 setback is in just these four relatively

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1 small areas on the main building.  
2 Now, let's talk about the parking  
3 garage, which is on the south side of  
4 Andalusia. There, we basically have a  
5 zero-foot setback all around the  
6 building. Now, this zero-foot setback  
7 has to do, a great extent, with the  
8 design of the parking garage, a fairly  
9 large parking garage on a fairly small  
10 space. We're putting almost 600 parking  
11 garage -- 600 parking spaces in this  
12 garage, and then when you kind of  
13 consider the driveway width and  
14 everything else, in order to make it  
15 feasible, we had to go to the property  
16 line on all sides.  
17 Now, this is something that's  
18 pretty common in many parking garages  
19 and is even illustrated, really, by the  
20 parking garage that exists on the site  
21 right now.  
22 Hector, if we can go to the picture  
23 showing the parking garage.  
24 The City's parking garage, which  
25 exists on the site right now, goes even

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1 beyond the property line. It goes  
2 beyond the property line and encroaches  
3 into the right-of-way, I would  
4 estimate -- what is it, about five feet,  
5 Hector, probably?

6 MR. HERNANDEZ: Five feet.

7 MR. GARCIA-SERRA: Yeah, five feet.  
8 So, when they constructed the City  
9 parking garage, they sort of had a same  
10 issue, in that in order to accommodate  
11 the parking spaces -- no, not this one,  
12 the picture of the existing parking  
13 garage. In order to accommodate the  
14 spaces and the driveway and whatever  
15 else, they had to not only go to the  
16 property line, but actually encroach  
17 into the right-of-way.

18 As you can see here -- oops, bring  
19 it back, okay -- the property line is  
20 here, here's the sidewalk, that's part  
21 of the right-of-way, and you'll see that  
22 starting with the second floor, the  
23 whole structure encroaches into the  
24 sidewalk probably about five feet, and  
25 the alley on the other side of the

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1 property.

2 What we are proposing, basically,  
3 is to come up to this line here, and we  
4 will also still provide a sort of  
5 covered walkway arcade around the  
6 building within the property line. So  
7 that sort of the effect that this gives  
8 right now, providing shade for people  
9 who are walking around the parking  
10 garage, is still there.

11 MR. AIZENSTAT: How are you going  
12 to treat the encroachment for the cover  
13 on the main building?

14 MR. GARCIA-SERRA: Okay, I think  
15 you're referring to the porte-cochere  
16 that John was referring to?

17 MR. AIZENSTAT: Yeah.

18 MR. GARCIA-SERRA: Basically, what  
19 we're doing, the driveway cuts through  
20 the sidewalk, and so we wanted to  
21 provide a porte-cochere that would  
22 essentially go into the public  
23 right-of-way --

24 MR. AIZENSTAT: The center.

25 MR. GARCIA-SERRA: -- and provide

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1 shade and so forth.

2 MR. AIZENSTAT: In the center of  
3 the building.

4 MR. GARCIA-SERRA: Correct, in the  
5 center of the building.

6 Maybe if we go to the rendering, we  
7 can --

8 MR. AIZENSTAT: Do you not have to  
9 go for any variance or anything on that?

10 MR. GARCIA-SERRA: For that, that  
11 is an encroachment into the public  
12 right-of-way, so we have to go to the  
13 City Commission for an encroachment into  
14 the right-of-way approval.

15 MR. AIZENSTAT: But only because,  
16 at the beginning of the presentation,  
17 there was no variances or anything that  
18 you were requesting.

19 MR. GARCIA-SERRA: Correct.

20 MR. AIZENSTAT: So I just want to  
21 be clear on that.

22 MR. GARCIA-SERRA: Correct. We  
23 aren't requesting any variances.

24 MR. COE: It's not a variance.

25 MR. GARCIA-SERRA: And here is the

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1 porte-cochere -- and also we'll have a  
2 sign there -- to serve as a drop-off  
3 area.

4 MR. AIZENSTAT: And then on your  
5 parking spaces that you're providing,  
6 are you doing any lifts or tandem  
7 spaces?

8 MR. GARCIA-SERRA: No, no  
9 mechanical spaces.

10 MR. AIZENSTAT: Just straight spaces.

11 MR. COE: None of those lifts.

12 MR. AIZENSTAT: Just one suggestion  
13 would be, where the Post Office is now,  
14 that's a heavily used area, in parking  
15 and so forth. People park there and go  
16 there. I would encourage both the City  
17 and the developer to find a way to make  
18 that work, back and forth, and I would  
19 also encourage not only pavers where the  
20 crossing is between the building and the  
21 parking, but today there's a lot of  
22 signal flashing that's being used on  
23 Ponce and in the Grove, when people are  
24 there, actually crossing. I actually  
25 like that system.

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1 MR. GARCIA-SERRA: For pedestrian  
2 safety.  
3 MR. AIZENSTAT: Yeah.  
4 MR. GARCIA-SERRA: So the flashing  
5 yellow lights, like we have sort of in  
6 the circle here by --  
7 MR. AIZENSTAT: Yeah, you know, and  
8 here, you might have some elderly people  
9 crossing, and that is a busy one-way  
10 street that goes through there.  
11 MR. GARCIA-SERRA: Of course,  
12 that's acceptable to us.  
13 MR. AIZENSTAT: Thank you.  
14 MR. GARCIA-SERRA: That's pretty  
15 much my presentation. You know, we have  
16 the whole team here for any questions.  
17 I'd like to reserve a little time for  
18 rebuttal, if necessary, and of course,  
19 that's -- that is The Gables Palace.  
20 CHAIRMAN KORGE: Okay, well, if  
21 there are no more questions of the  
22 applicant, we'll open it for public  
23 comment. Are there any people listed  
24 for public comment?  
25 MS. MENENDEZ: We have one speaker.

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1 MR. FLANAGAN: Actually,  
2 Mr. Chair -- I mean, I'll wait for  
3 public comment, but I have a couple  
4 questions of the applicant.  
5 CHAIRMAN KORGE: Oh, I'm sorry. I  
6 thought everybody was finished.  
7 We'll call you in just a minute,  
8 sir. He has some more questions.  
9 MR. FLANAGAN: Mr. Garcia-Serra,  
10 I'm just trying to be clear as to the  
11 reason for the land use change.  
12 MR. GARCIA-SERRA: Uh-huh.  
13 MR. FLANAGAN: It's a combination  
14 of height, stories and density? Am I  
15 understanding the density part?  
16 MR. GARCIA-SERRA: We also have --  
17 We also, as a result of the Comp Plan  
18 amendment, will have a higher permitted  
19 density, and I think the project as  
20 proposed, you probably had it during the  
21 zoning analysis, has a certain number  
22 of -- It benefits, probably about -- is  
23 it 20 some units extra, I think, from  
24 the density, from the Comp Plan  
25 amendment? Thirty, perhaps?

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1 MR. FLANAGAN: As I understand,  
2 right now you're allowed 120 per acre,  
3 and by going to the next highest or the  
4 next category, you get 180 per acre, but  
5 you actually --  
6 MR. GARCIA-SERRA: But we don't max  
7 out that 180.  
8 MR. FLANAGAN: You don't max it  
9 out. You end up at 252, total.  
10 MR. GARCIA-SERRA: Okay, but 243 is  
11 permitted right now, so it looks like  
12 we're getting how many extra?  
13 MR. FLANAGAN: I got 193 -- I  
14 think -- According to the report I have,  
15 193 is permitted now, and I'm not  
16 questioning -- I don't have an issue  
17 with the density, because of it being an  
18 ALF. I have no problem with that. I  
19 just -- When I was trying to analyze  
20 this earlier, the four feet kind of hit  
21 me. I said, you know, out of so many  
22 stories, you know, can we find a way to  
23 not go that extra four feet, especially  
24 when I look at the second floor, which  
25 appears to be about 17 feet in height

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1 and -- I mean, maybe Mr. Fullerton could  
2 tell us if this is the absolute minimum  
3 we can go and there is absolutely no  
4 additional factor where we can shave off  
5 some inches or a foot on each floor or  
6 something of that nature.  
7 But in my thought process, that  
8 becomes a little more irrelevant if it  
9 is also truly a factor of number of  
10 stories, and then obviously with the  
11 density, if the density is the issue.  
12 MR. FULLERTON: Well, in a project  
13 of this status and this type, I think  
14 the minimum standard ceiling height for  
15 these units needs to be where we planned  
16 it, at nine feet. That's kind of a  
17 minimum standard these days among most  
18 of these residential units, residential  
19 types of units in condominiums and  
20 apartments and everything today.  
21 The other part of it is the height  
22 required to get trucks underneath the  
23 building and so forth. We have a  
24 16-foot floor -- I mean, sidewalk to  
25 floor height, but there's a structure

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1 below that which needs to be exceeded,  
2 at least 14 feet. So we're kind of  
3 stuck there, and then we have a big  
4 requirement -- well, a requirement for  
5 height on the common areas, which  
6 there's a lot of air conditioning, a lot  
7 of services in the ceiling, and they're  
8 large spaces, which then also requires  
9 some fairly good-sized spaces, so we  
10 think we've pared it down. We tried to  
11 get it as close to 97 feet as we  
12 possibly could, and I thought we'd kind  
13 of lucked out by only exceeding it about  
14 four feet.

15 MR. FLANAGAN: Good. Thank you.

16 CHAIRMAN KORGE: Well, in that  
17 regard, it seems to me that the four  
18 feet isn't the issue, but going to the  
19 next highest density, I mean, the  
20 highest -- from mid-rise to high-rise,  
21 which would allow future development at  
22 that site to be -- How high would it be,  
23 a high-rise?

24 MR. RIEL: In terms of height?

25 CHAIRMAN KORGE: Maximum that would

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1 be --

2 MR. RIEL: Sixteen stories, 190  
3 feet.

4 CHAIRMAN KORGE: Yeah.

5 MR. RIEL: But again, the approval  
6 is tied to the site plan.

7 CHAIRMAN KORGE: Oh, I understand  
8 that, and therefore, if it's built at  
9 all, it will be at that height and it  
10 will be there for a generation, so --  
11 and the only reason why I don't -- I'm  
12 not overly concerned about it is that  
13 the City owns the land, and  
14 consequently, when the lease ends, the  
15 City controls that height, even though  
16 it would be permitted at a much higher  
17 level, but otherwise I think that would  
18 be a real problem. The extra four feet  
19 doesn't seem to be --

20 MR. RIEL: And it's my guess that  
21 if the project doesn't go forward, which  
22 we hope doesn't happen, obviously, the  
23 City would go back and, you know,  
24 probably revert the property back to the  
25 mid-rise land use.

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1 CHAIRMAN KORGE: Right, well, is  
2 the change in land use conditioned on  
3 approval of the entire project or --

4 MR. RIEL: Yes.

5 CHAIRMAN KORGE: -- does that occur  
6 automatically, regardless?

7 MR. RIEL: Yes.

8 CHAIRMAN KORGE: Yes, it --

9 MR. RIEL: It occurs with it, yes.  
10 That's part of it.

11 CHAIRMAN KORGE: Only with it?

12 MR. RIEL: Yes.

13 CHAIRMAN KORGE: So, if for  
14 whatever reason, this project isn't  
15 built, it will automatically revert?

16 MR. RIEL: I wouldn't say it would  
17 automatically revert. We would probably  
18 process an application to revert it back  
19 to it. There's no reverter clause, as I  
20 understand it.

21 CHAIRMAN KORGE: But here's the  
22 reason I'm asking, is, we've got -- all  
23 but one parcel belongs to the City. The  
24 Melody Inn site belongs to the  
25 applicant. Assuming, for the sake of

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1 argument, that at the end of all this,  
2 the project doesn't work and the  
3 applicant is unable to build it. We can  
4 change the height on -- back to mid-rise  
5 on the City's property --

6 MR. RIEL: Correct.

7 CHAIRMAN KORGE: -- but we -- are  
8 we going to have difficulty with the  
9 Melody Inn site?

10 MR. SALMAN: It's conveyed to the  
11 City.

12 MR. COE: The Melody Inn site is  
13 too small to build any structure.

14 MR. RIEL: Yeah. You need at least  
15 20,000 square feet --

16 CHAIRMAN KORGE: So it won't  
17 matter?

18 MR. RIEL: -- to build the site.

19 MR. COE: You're not going to build  
20 much of anything on that.

21 MR. FULLERTON: And 200 feet  
22 frontage.

23 MR. RIEL: Right. You need 200  
24 feet frontage and 20,000 square feet.

25 CHAIRMAN KORGE: All right, good

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1 enough. Thank you. I'm sorry for  
2 taking so long with that.  
3 Well, it's open for the public  
4 comment now. Would you come forward,  
5 please? State your name and address for  
6 the record, and you'll be sworn in.  
7 MR. SCHIFF: My name is William  
8 Schiff. I live at 236 Candia Avenue,  
9 and I am a member of the Senior Citizens  
10 Advisory Board.  
11 CHAIRMAN KORGE: Thank you.  
12 MR. SCHIFF: As such, I --  
13 CHAIRMAN KORGE: You need to be  
14 sworn in first.  
15 MR. SCHIFF: I can't hear you.  
16 THE COURT REPORTER: Will you raise  
17 your right hand?  
18 MS. KEON: You need to be sworn in.  
19 (Thereupon, Mr. Schiff was duly  
20 sworn by the court reporter.)  
21 MR. COE: Sir, could you speak into  
22 the microphone? I don't know if it's  
23 on.  
24 MR. SCHIFF: All right. It's right  
25 here. Okay? I've been -- My assignment

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1 through the Board was to track the --  
2 everything from the RFP up to today. So  
3 I've been following what's been going  
4 on. I have no other interest in it  
5 except that I'm a Board member. But  
6 I've been impressed with several things.  
7 First of all is the professionalism  
8 of this group from The Palace, and the  
9 fact that they're trying to do  
10 everything right, and knowing what they  
11 have done in other areas, you know that  
12 you're going to get a first-class  
13 operation, and that's very important,  
14 since we live in the City of Coral  
15 Gables.  
16 Another thing to consider is that  
17 we in the City now have an aging  
18 population. The Baby Boomers are upon  
19 us. And since I'm way past that age, I  
20 don't have to worry about it. But this  
21 should be a total success for the City  
22 if carried out, and the way it has been  
23 modified several times -- I've seen --  
24 This is, I think, the fourth drawing  
25 that I have seen and the changes that

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1 Mr. Fullerton and his company have made  
2 to satisfy various needs with the City,  
3 and I am totally impressed by what's  
4 going on and I would like you to  
5 consider that as part of your reasoning  
6 to go ahead and pass their request,  
7 because it's going to be a wonderful  
8 thing for City of Coral Gables.  
9 Thank you.  
10 CHAIRMAN KORGE: Thank you, sir.  
11 Anybody else? Anybody else from  
12 the public who wishes to speak at this  
13 time?  
14 No? Then we'll close the public  
15 portion of the meeting and open it for  
16 either a motion or discussion.  
17 MR. COE: I have a question,  
18 Mr. Chairman. Perhaps the Assistant  
19 City Attorney can answer it.  
20 Do we need to make two motions? Is  
21 there an LPA aspect to this?  
22 MR. RIEL: Yes.  
23 MS. ALFONSIN RUIZ: Yes.  
24 MR. RIEL: It's Staff's preference  
25 that you do.

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1 MR. COE: I will move the change of  
2 land use as recommended by the -- by  
3 Staff, and including the conditions of  
4 approval which the applicant has stated  
5 it will accept.  
6 CHAIRMAN KORGE: Is there a second  
7 for the motion?  
8 MR. AIZENSTAT: Can we --  
9 MR. SALMAN: I would ask for a  
10 friendly amendment before I second.  
11 MR. COE: I have no problem with  
12 that. Assuming that the representation  
13 that it's all City-owned property is  
14 accurate, then there's no problem.  
15 MR. SALMAN: Okay. So, as long as  
16 the extension of the paseo improvements  
17 extend to Miracle Mile, we have Eibi's  
18 crosswalk --  
19 MR. COE: If it runs into non-City-  
20 owned property, some other private  
21 property owner, obviously that's not  
22 going to work.  
23 MR. SALMAN: Okay.  
24 MR. COE: Okay? Subject to that, I  
25 have no problem.

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1 MR. SALMAN: Then I'll second it.  
 2 CHAIRMAN KORGE: Okay, a motion and  
 3 second. Is there any discussion on the  
 4 motion?  
 5 MS. KEON: I have one question. Is  
 6 the only way that you can allow for that  
 7 additional height by a land use change?  
 8 There's not another means of doing that?  
 9 You can't provide a variance? You can't  
 10 do anything else? You have to  
 11 provide -- you have to go to high-  
 12 density?  
 13 MR. RIEL: It's the only way you  
 14 can do it, yes.  
 15 MS. KEON: It's the only way that  
 16 you can do it?  
 17 MR. RIEL: Yes.  
 18 MR. COE: You can't have a variance  
 19 on a Planned --  
 20 MS. KEON: If The Palace or if this  
 21 provider were to sell its interest -- Is  
 22 this -- Is it transferable? Can they  
 23 sell -- if The Palace maybe sells their  
 24 whole structure to some other operator,  
 25 is that also -- Is this assignable?

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1 MR. RIEL: From the regulatory  
 2 standpoint, yes, it is. Obviously,  
 3 whoever takes the approval would have to  
 4 take the conditions that relate to the  
 5 property, from the ownership side --  
 6 CHAIRMAN KORGE: Well, that depends  
 7 on what the City's bargain with the  
 8 applicant --  
 9 MR. RIEL: That's what I say, there  
 10 are two things, regulatory versus the  
 11 ownership.  
 12 MS. SWANSON: We have several pages  
 13 that anticipate, with a 99-year lease,  
 14 if they were to sell their interest, the  
 15 process that it would have to go  
 16 through, including full City approval,  
 17 City Commission approval for it. We  
 18 have to approve the operator, because  
 19 that's such a critical part of that. We  
 20 have to approve their financial  
 21 strength, how they're going to manage  
 22 the property, and so the City has the  
 23 right not to accept a group that they  
 24 wanted to sell to.  
 25 CHAIRMAN KORGE: Any more

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1 discussion or questions?  
 2 Hearing none, let's call the vote,  
 3 please.  
 4 MS. MENENDEZ: Jeff Flanagan?  
 5 MR. FLANAGAN: Yes.  
 6 MS. MENENDEZ: Pat Keon?  
 7 MS. KEON: Yes.  
 8 MS. MENENDEZ: Javier Salman?  
 9 MR. SALMAN: Yes.  
 10 MS. MENENDEZ: Eibi Aizenstat?  
 11 MR. AIZENSTAT: Yes.  
 12 MS. MENENDEZ: Jack Coe?  
 13 MR. COE: Yes.  
 14 MS. MENENDEZ: Tom Korge?  
 15 CHAIRMAN KORGE: Yes.  
 16 Now, a motion, I guess, is in order  
 17 for the second part of this, which is  
 18 the --  
 19 MR. COE: Planned Area Development,  
 20 the site plan review.  
 21 CHAIRMAN KORGE: The Planned Area  
 22 Development.  
 23 MR. COE: I move the City's  
 24 recommendation on that, as well,  
 25 Mr. Chairman, and I don't think there's

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1 any -- and any conditions that apply to  
 2 the PAD.  
 3 CHAIRMAN KORGE: Is that right,  
 4 there are no conditions?  
 5 MR. RIEL: Well, there's two  
 6 conditions, which the applicant has  
 7 agreed to.  
 8 MR. COE: Right.  
 9 CHAIRMAN KORGE: Okay, subject to  
 10 those conditions.  
 11 MR. COE: Correct.  
 12 CHAIRMAN KORGE: Is there a second  
 13 for this portion?  
 14 MR. SALMAN: Second.  
 15 CHAIRMAN KORGE: A second. Any  
 16 discussion or questions?  
 17 Hearing none, let's call the vote.  
 18 MR. RIEL: And I assume that second  
 19 includes the amendment?  
 20 MR. SALMAN: Including the  
 21 amendment.  
 22 MR. RIEL: I want to make sure to  
 23 clarify it for the record.  
 24 CHAIRMAN KORGE: Call the vote,  
 25 please.

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1 MS. MENENDEZ: Pat Keon?  
 2 MS. KEON: Yes.  
 3 MS. MENENDEZ: Javier Salman?  
 4 MR. SALMAN: Yes.  
 5 MS. MENENDEZ: Eibi Aizenstat?  
 6 MR. AIZENSTAT: Yes.  
 7 MS. MENENDEZ: Jack Coe?  
 8 MR. COE: Yes.  
 9 MS. MENENDEZ: Jeff Planagan?  
 10 MR. FLANAGAN: Yes.  
 11 MS. MENENDEZ: Tom Korge?  
 12 CHAIRMAN KORGE: Yes.  
 13 MR. RIEL: And this will go to the  
 14 Commission on March 10th.  
 15 CHAIRMAN KORGE: Thank you very  
 16 much.  
 17 MR. GARCIA-SERRA: Thank you very  
 18 much, and have a good night.  
 19 MR. SALMAN: John, you did a great  
 20 job. It's a beautiful building.  
 21 MR. FULLERTON: Thank you very  
 22 much. Thank you.  
 23 MR. COE: Another good job, John.  
 24 CHAIRMAN KORGE: All right. One  
 25 more item on the agenda, and that is a

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1 Zoning Code Text Amendment, Article 5,  
 2 "Signs," regarding political signs; is  
 3 that correct?  
 4 MR. RIEL: That's correct. Let me  
 5 just make some introductory comments,  
 6 and I'll turn it over to the City  
 7 Attorney's Office and Building and  
 8 Zoning, Martha Salazar-Blanco, the  
 9 Zoning Official.  
 10 On December 20th, this was  
 11 presented to the Board. It went to the  
 12 Commission on first reading. Since the  
 13 time it went to the Commission, various  
 14 changes were -- additional changes were  
 15 identified, which in the opinion of the  
 16 City Staff necessitated coming back to  
 17 the Planning and Zoning Board.  
 18 When the Board did review it, you  
 19 did recommend unanimous approval, and  
 20 I'll turn it over to the City Attorney's  
 21 Office and, as I said, Martha Salazar-  
 22 Blanco to provide you some overview of  
 23 the changes.  
 24 Staff recommends approval of the  
 25 changes as noted.

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1 MS. ALFONSIN RUIZ: The reason why  
 2 it's mainly before you again is that  
 3 there were no restrictions for signage,  
 4 political signage, in commercial or  
 5 industrial areas. We have added  
 6 restrictions by stating that there's  
 7 only one sign allowed per issue or per  
 8 candidate. The size of the signage is  
 9 also another restriction.  
 10 The other issue that we addressed  
 11 was, there was no identifying factor for  
 12 the construction material and the  
 13 maintenance of the signs while they are  
 14 up, both in commercial, residential and  
 15 at campaign headquarters. We've added  
 16 that language.  
 17 And we've also added language as to  
 18 prohibitions on signs, illuminated  
 19 signs, neon signs, balloons, banners,  
 20 things of that nature. And, as Judge  
 21 Coe indicated, blimps over property.  
 22 CHAIRMAN KORGE: No American flags,  
 23 huh?  
 24 MS. ALFONSIN RUIZ: No flags. No  
 25 flags announcing a candidate or an

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1 issue. An American flag would be a  
 2 separate matter.  
 3 MR. SALMAN: Issue.  
 4 MS. ALFONSIN RUIZ: That's a  
 5 separate matter.  
 6 The political signs definition was  
 7 also rearranged, to make it meet what  
 8 the requirements are.  
 9 MR. SALMAN: And those requirements  
 10 include those of the State and other  
 11 regulating agencies?  
 12 MS. ALFONSIN RUIZ: Absolutely.  
 13 MR. SALMAN: Okay. That was my  
 14 comment.  
 15 MR. WELLER: Do I need to be sworn  
 16 in? Do I need to be sworn in?  
 17 CHAIRMAN KORGE: Wait, wait, wait,  
 18 wait. We're not -- we're not ready --  
 19 We're not ready for public comment.  
 20 Was there any additional  
 21 presentation on this you wanted to make  
 22 or --  
 23 MR. RIEL: I don't know --  
 24 MS. ALFONSIN RUIZ: Well,  
 25 that's --



**February 11, 2009 UPDATED**  
**City of Coral Gables - Planning Department**  
**Letters Received from Property Owners**  
**Application No. 02-08-051-P (Change of Land Use and PAD Site Plan Review)**

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	01 14 09	Benita Giller Property Address: 87-93 Miracle Mile 215 Andalusia Coral Gables, FL		X	I approve this application. It should bring business to the whole area.
2.	01 14 09	John W. Cooney 10 Aragon Avenue 1002 Coral Gables, FL	X		View, light, property value
3.	01 14 09	Kenneth Cooney 10 Aragon Avenue 1419 Coral Gables, FL	X		View, light, property value
4.	01 20 09	Yolanda Mandiola 100 Andalusia Avenue #603 Coral Gables, FL 33134	X		More density plus will block our view.
5.	01 20 09	Agustin Ugarte 100 Andalusia Avenue #503 Coral Gables, FL 33134	X		More density and block our view for 100 Andalusia.
6.	01 20 09	Magaly Malave 100 Andalusia Avenue #402 Mailing address: 3205 Huntington Weston, FL 33332	X		- More traffic!! We do not need this. - Our property value will get <u>even lower</u> .
7.	01 21 09	Juan Carlos Piderit and Zulay Hernandez Mailing address: 13 Gornwood Irvine, CA 92612	X		1) The change in zoning will bring more demographic density, with the following consequences: A) Lack of utilities availability, B) congested traffic, C) decreasing of quality in public service (such as Police – Firemen, etc.) The result of all above will impact t negatively the value of our properties in Coral Gables. Properties owned: 55 Merrick Way #621, Coral Gables, FL 33134 888 Douglas Road #917, Coral Gables, FL 33134
8.	01 23 09	Armando de la Vega 100 Andalusia Avenue #801 (PH-1) Coral Gables, FL 33134	X		Coral Gables needs more restaurants, stores etc. NOT this type of ugly building and business.

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	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
9.	01 23 09	Dorren & Michael Kelly P.O. Box 413 Norfolk, CT 06058 (owners of Apt. # 711 100 Andalusia Avenue Coral Gables, FL 33134)	X		View obstruction Property values
10.	01 27 09	Benigno Pazos 55 Merrick Way #642 Coral Gables, FL 33134		X	No comment.
11.	02 11 09	Sandra K. & Joseph F. Cummings, Jr. 100 Andalusia Avenue, # 305 Coral Gables, FL 33134		X	

# **The Palace at Coral Gables**

Change of Land Use and Planned  
Area Development (PAD) Site  
Plan Review

02.11.09 PZB Meeting

1

## **Request**

- The applicant is making 2 requests, as follows:
  - Change of land use from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity”, which is required to permit a proposed 9 story senior living facility (max. 8 stories currently permitted).
  - PAD site plan review of proposed senior living facility consisting of 243 senior living units and a separate 565 space parking garage.

02.11.09 PZB Meeting

2

## Background

- The property is one block west of Douglas Road and consists of two separate parcels that face onto Andalusia Avenue.
- The majority of the property is owned by the City and is currently used for public parking (Lot No. 9 and Garage No. 5).
- The former “Melody Inn” restaurant is a part of the project site.
- 337 public parking spaces are now located on the property.

02.11.09 PZB Meeting

3

## Background

- The entire site currently has a “Commercial Use, Mid-Rise Intensity” land use designation, which allows for 8 story development.
- The site is zoned “C”, Commercial, which is the appropriate designation for a senior living facility.

02.11.09 PZB Meeting

4

## **Proposed project**

- Project consists of two separate structures - 9 story senior living facility and 8 story parking garage.
- Senior living facility is located on the north side of Andalusia Avenue, and a new parking garage is located on the south side.
- Senior living facility contains 243 senior living units and ground floor retail.
- New parking garage contains 565 parking spaces, including 337 public replacement spaces and 228 spaces for the senior living facility.

02.11.09 PZB Meeting

5

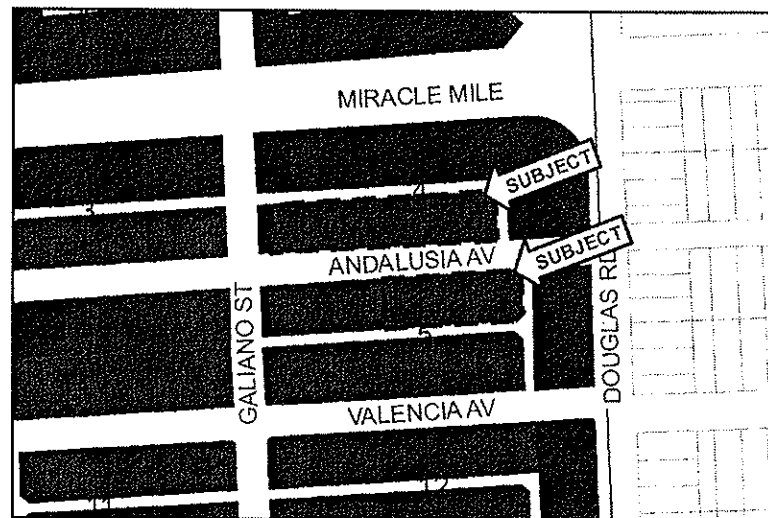
## **Proposed project**

- Eight (8) more parking spaces are provided than required by Code for the senior living facility.
- Proposed project was reviewed by the Board of Architects 5 times, and has received preliminary design approval and approval for architectural bonuses.

02.11.09 PZB Meeting

6

## Property configuration



02.11.09 PZB Meeting

7

## Project height

- Permitted building height (existing land use designation): 8 stories / 97'-0"
- Proposed building height (proposed PAD site plan): 9 stories / 101'-0"
- Additional height resulting from change of land use: 1 story / 4'-0" (senior living facility building only)
- Any changes to the PAD site plan, including height, would require review and approval at public hearings before the Planning and Zoning Board and City Commission.

02.11.09 PZB Meeting

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## Findings of fact

- The proposed project is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
- The project fulfills the Zoning Code's site plan review criteria and PAD objectives.
- The proposal adds a senior housing facility to the downtown area, which has been a long standing objective of the City.
- The proposed project is only 4 feet taller than currently allowed "as-of-right".

02.11.09 PZB Meeting

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## Findings of fact

- Proposed public realm improvements are in compliance with, and in excess of the City's Master Streetscape plan.
- No variances are required or requested.
- All 337 public replacement parking spaces are being provided.
- 8 additional parking spaces are provided above Code requirement for the senior living facility.
- Any changes to the PAD site plan would require review and approval at public hearings.

02.11.09 PZB Meeting

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## **Staff recommendation**

- The Planning Department recommends approval of the change of land use and PAD site plan with the following conditions:
  - Conformance with the site plan, landscaping plan and all representations and exhibits prepared and submitted by the applicant.
  - No gates or other devices that would restrict vehicular access to the 337 public replacement parking spaces in the new garage.

02.11.09 PZB Meeting

11

## **Conditions**

- Installation of traffic improvements identified by the traffic study, subject to review and approval by the City's Public Works Director.

02.11.09 PZB Meeting

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