It's a place where our children feel accepted, where our families have found hope, and where our staff, many who drive an hour or two, have dedicated their lives to helping others. For many of us, this is not simply where we work. This is our home. So even if many of us do not reside in Coral Gables, this is, again, our home.

At the end of the day, we're not asking for anything extravagant. We understand that there's conflicting opinions about this, but we ask for the opportunity to continue serving our children in this environment that really does meet their needs. On behalf of the students, families and staff, I ask for your support. Thank you for your time.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Laura Olivos.

MS. OLIVOS: Good evening, everyone. Sorry about those technical difficulties earlier.

THE SECRETARY: One moment, so you can be sworn in, please.

(The participant was sworn.)

MS. OLIVOS: So good evening, everyone. My name is Dr. Laura Olivos. I'm a child

psychologist and I'm also privileged to serve as a current Board Member for Crystal Academy.

I do not come to you to pretend I have any real expertise in zoning, planning or architectural studies. However, I am considered an expert in the field of autism and developmental disabilities.

In our clinical community, Crystal is known as a school that takes the children with the most complex and layered profiles that other schools reject. This is the only school of its kind in this community. I know it, because I live it as an aide to Coral Gables families in finding the right placements and educational environments for their children all over South Florida.

I wonder, for those that have spoken against this project, if they have ever stepped foot inside of the school, communed with the staff, children and families therein. You speak about how Crystal does not provide any substantial public benefit. Has anyone ever heard of the unparallel contributions Crystal and their families have done to create an atmosphere and culture of inclusion for our

city; how many families and children can finally feel seen, heard, as they finally matter to their city, because of the work they've pioneered. Is that not enough of a substantial benefit for you?

You talk about green spaces, but what are green spaces worth if not accessible for every child or family? Take, for example, Salvadore Park. It's an unparalleled green space for children and their families, designed to be ADA compliant and friendly, made possible because of the tireless advocacy and contributions of dedicated City Officials, but also Crystal children and their families advocating for it.

Because of Crystal and their tireless work, CF Crystal of Coral Gables is known as a beacon of what inclusion can do for a city. Research shows inclusion benefits society in so many ways, including economic growths. It cultivates empathy. It makes all of us more connected and understanding of one another. It is the ultimate example of what being a good neighbor is, whether you live in a high rise, apartment or home.

For those saying it is a school for the

wealthy, they are a school that takes Medicaid, where families use scholarship to receive quality care. It is a school that is accessible for various reasons. We are continuously at the mercy of begging for donations to stay afloat. We hold our breath every year, (unintelligible) from the heart, a heart that has room for every child and their family regardless of where they come from or how their minds work.

I also heard residents arguing that a child learns best in green spaces, especially neurodivergent ones. Valid, however, one of the biggest agents of positive change in a child's education and therapeutic process is the relationship that they have with their educators and therapists. If one does not feel safe or have predictability in their lives, they cannot learn and they cannot thrive. This is not just a theory. This is not neurology. Moving them creates unpredictability and risks regression. It risks employees and valuable trained clinicians and educators leaving this job to find something more predictable and perhaps less of a commute if moved elsewhere.

What good is a green space if a child is stripped from their usual routines, neighborhoods, and potentially the familiar faces that sit in the trenches with them day in and day out?

I cannot stand before you and argue the nuances of zoning and planning, but I can stand before you and provide a voice for the voiceless. Hear their plea. Keep them in their home. Thank you for your time.

CHAIRMAN BUCELO: No more public comment?

THE SECRETARY: No more public comment.

CHAIRMAN BUCELO: Then let's close the public comment at this time.

MR. NAVARRO: Thank you, Mr. Chair.

If the IT department could put the PowerPoint up? I'm not going to wait for it to go up. I know you've had a very lengthy public hearing.

I'd just like to take a few minutes to correct and clarify some of the statements that were made, as well as answer some of the questions that were asked.

The first question was, well, you know, what is the commitment or what is the assurity

that Crystal Academy will continue to operate here? And we've entered into a private agreement with Crystal Academy, as soon as the property was sold, to ensure that they could remain operating. Obviously, their facility is not up to the standards that it needs to provide the specialized care that they need. That building requires an infinite amount of repairs and they have been waiting five years for the facility, but -- we also have a private covenant, but we also have a covenant with the City, and that covenant provides that Crystal Academy can remain in this space, if this project moves forward, until they no longer pursue their mission.

In the event that they don't, and we anticipate that will be a very, very long time from now, and we hope they never do stop, because what they do is the truly special, but we have a provision in the covenant that says that we will work with the City to select another non-profit that does a very similar mission than Crystal Academy does. So this space is earmarked, it's reserved, for generations to come for this important need

that this community has, and this is the only institution in the City that does this.

You heard a lot about the Garden of our Lord this evening, and the garden on-site. This is an issue that we've dealt with for two years, and I want to address, this is a private garden. It's not accessible to the public. There is also mention of a pending historical study that is underway for this area, and there is. That study is looking at sites in this area that could meet historical designation criteria to make sure that a site that warrants historical designation, that this City values very much, are protected, and that is a study that we're in support of.

But I would like to tell you something that is very important that has not been mentioned. The historical significance of this site has been reviewed by your Historical Preservation Officer, your Historical Preservation Board, your City Commission. They've all considered whether this site meets the criteria for historic designation, and they've all concluded that it does not. Those determinations were subsequently upheld in court, after various

appeals by Ms. Bolton, who you heard from tonight. So we have four separate authorities that reviewed the historical eligibility of this property, the garden, and all have unanimously concluded that this property is not historic, and that a current study will not change that fact.

Also, the characterization -- one thing I'd like to mention is, the existing garden is a private green space. There are no public green spaces on this property. This project will actually increase the amount of publicly available open spaces -- publicly available open spaces -- by 9,000 square feet, and in terms of open space, this project provides thirty percent open space, where your Code requires twenty percent for a PAD, of which almost seventy percent of it is open to the sky. So this project is delivering, in fact, public open space benefits, and that is a public benefit, and it's been accepted in other PADs in the past.

It's important to clarify that, also, the PAD does not require that the landscaped space you provide is public. A PAD allows you to

provide both, private and public open spaces. So there's no requirement that this be only public in order to qualify, and that's an important distinction.

Another item I want to address is the characterization of the North Ponce Overlay by Mr. Winker as a low rise area. It's factually and legally inaccurate. And I'll put up a picture here while I go through this, because I think a picture paints a thousand words. This is the context that we're talking about here. This is the context that your Board of Architects reviewed in looking at the design of this project for architectural compatibility with the neighborhood. I think you could tell in this picture that this is not a single-family neighborhood. This is not a low rise neighborhood. This is an area that is planned for mid rise residential buildings. That is what the North Ponce area was created for.

You could see here that there are already many buildings, residential, office, and mixed-use buildings, that greatly exceed the height that we are proposing. So our project

is very much in context with not only the planned framework for this area, but the existing development framework in this area.

And with that, I would like to introduce Bob Chisholm, who is our urban planner, with many years of experience, to just talk a little bit about the North Ponce area and how this project fits into its context, and then I'll say a few words and we'll conclude our rebuttal. Thank you.

CHAIRMAN BUCELO: Thank you.

MR. CHISHOLM: Good evening, Mr. Chairman and Members of the Committee. My name is Robert Chisholm, and I'm the founding and managing principal of RA Chisholm Architects, located at 782 Northwest 42nd Avenue, Suite 650.

I have been a resident of Coral Gables since 1975, and we do some projects in Coral Gables. My latest project just went into the permitting process last week, and we have another couple of projects that we're working on. So I'm involved in the area. I've known the area for many, many years, and I frequent this area constantly.

The City of Coral Gables is blessed by what they've done in the past and what they're doing in the present and what they're planning for in the future, and I think that the outcome of this process that we're going through is exemplary and everyone is to be commended, the citizens, the staff, and the professionals.

I've only been given a minute by Jorge to talk about this thing, and I hope I can do it quickly, and certainly under three minutes, Mr. Chairman, but it is -- you know, I have a Master's degree in urban planning and I have a Bachelor's degree from the University of Florida in architecture. I've been practicing since 1973 in all aspects, and I've had my company since 1978, and I continue to practice accordingly.

I was head of Historic Preservation for Miami-Dade County at one time. I organized the official office. And I was also in charge of the handicapped access program back in the '70s. So, as a planner, I was involved a lot in consensus with the -- in citizen input, and that's the role of government that we have to do, but I think the fact that -- for example,

that the Fifield team had to go through five reviews by the BOA is a compliment to both, the BOA and the team, for the commitment to make sure that this project was exemplary in every way.

And I think, from analyzing it clearly from an architectural point of view, and in terms of just about every textbook aspect of how this project has been put together, in terms of the architectural design, is exemplary. I can go into detail whenever the Committee requests, if you do so, and I just think that the neighborhood context, in terms of how this project will contribute, the public benefit is not only the Academy, in my opinion. The public benefit is the quality of providing the residential components, which are critical to the social environment of any community and any neighborhood, and the way it's been laid out, the way it's been articulated by Corwil Architects, again -- and I'm not -- I'm not a hired gun -- yes, I'm getting paid for this, of course, because my knowledge and my time is -- requires that, but when Fifield contacted me, I told them, let me think about it, let me take a

look to see if it was worth and had any merit and value, and what the City has done, what the team has done, and the citizens have every right to express their concern.

The future is always an unknown, but the example we have here in the City of Coral Gables as to what has been accomplished over the years is an example to everyone in our country, and everybody knows about the City of Coral Gables, so on and so forth.

I don't want to belabor the point, but I think there have been professionals here, who know the context, and have told you that this project will work, and it will work to the benefit of our community. Thank you very much.

CHAIRMAN BUCELO: Thank you.

MR. NAVARRO: So in terms of -- I know that there was comments about the substantial public benefit that the PAD requires. I think we've mentioned there are open space enhancements. There are significant streetscape enhancements. We created very large and well landscaped sidewalks. We've committed to installing 16 foot trees at the time of planting.

But we all know we need schools. We're

very much in need of schools, especially schools that serve children with disability, and if that's not a public benefit that provides an essential to our community, then I don't know what that is. Just to give you a monetary value of what this public investment in Crystal Academy means over the term of this 99 year lease, that would be six million dollars, which is probably the largest public benefit contribution ever made by any PAD that's been requested.

Developers usually give a park, after we've taken the density out of it. This is an actual financial contribution, that's taking a very significant spot in this building, and is being fully built out by this development and maintained that way for 99 years.

I'll close by saying that, every community makes decisions about the places that it wants to create. Coral Gables is known as the City Beautiful, and we often speak and you've heard tonight about preserving what makes the City beautiful. Well, what makes Coral Gables beautiful is not just its tree lined streets or its world class architecture or its art or its

parks or its rich history. What truly makes this community beautiful is the set of values we share as a community, and the high quality of service and excellence that Coral Gables delivers to its residents. These values are the reasons why so many people, including myself, choose to call Coral Gables home.

This project reflects those true core Coral Gables values. The City is known for some of the best educational institutions in the state and nation, and that's because Coral Gables realizes that investing in public education and private education is an important public benefit and public need that's worth investing in, and this principle should extend to every child, with no exceptions.

This project does more than just deliver new residential housing opportunities to activate an area or beautify and activate a site with a new Mediterranean project, as you've seen before. It preserves and strengthens the only school in Coral Gables that services our most vulnerable kids, a resource that's impossible to replace and impossible to duplicate, if lost.

So tonight we have the opportunity to do something truly special and truly beautiful. We have the opportunity to create a project that reflects the very best in Coral Gables, a city that values excellence, inclusion, education and service, a City that recognizes that every child matters and that every family that lives in this City deserves to have access to the resources they need.

Your Staff has done a very detailed presentation. You've heard a lot of evidence on the record this evening. Your Staff found that this application meets all of the applicable criteria of approval and warrants approval, and we ask for your approval, in accordance with the Staff recommendation.

Thank you so much for your attention nd your time this evening. Our entire team is here to answer any questions.

CHAIRMAN BUCELO: Thank you so much.

I'm going to open it to Board discussion, and I'm going to start with Ms. Bravo.

MS. BRAVO: Thank you, Mr. Chair.

CHAIRMAN BUCELO: Uh-huh.

MS. BRAVO: I've been looking at the agenda

package that included the architectural plans. Would it be possible to pull those up on the screen?

MS. SUAREZ: You don't mean the PowerPoint presentation, you mean from the --

MS. BRAVO: One of the attachments to the agenda package, the robust agenda package.

MR. BEHAR: It is the applicant's --

MS. BRAVO: Yeah, Attachment A, applicant's submittal.

Sorry to put the technical on the spot like this.

There you go. That's it. Could you flip to Page 30 in that PDF?

Actually, it's going to be hard to scroll down --

CHAIRMAN BUCELO: Page 30.

MS. GARCIA: This is Page 30.

MS. BRAVO: If you were to --

MR. BEHAR: Of the ground floor plan?

MS. BRAVO: Yeah, but if you want to stop on 24, that's okay.

MR. BEHAR: I think she's looking for the ground floor plan.

MR. CORDOVES: It's probably A-30.

MS. BRAVO: Actually, Page 24, if you want to stop there first. I can ask a few questions about that. If you got there, that -- sorry to put everybody on the spot.

Could you just walk us through -- (A) Does this reflect the most current design, the one that went through various iterations with the Board of Architects? This is the current iteration?

MR. CORDOVES: The previous iterations, what changed?

MS. BRAVO: No. I want to know --

MR. CORDOVES: A little bit more about this one?

MS. BRAVO: -- is this the most current approved version after going through all of the --

MR. CORDOVES: It is. This is the most current -- yes, correct.

MS. BRAVO: All right. SO could you walk us through the design?

MR. CORDOVES: Absolutely. So as I mentioned before, the primary goal was to provide active spaces throughout -- almost throughout the entire perimeter of a small city

block. As you can see there, we have the liner units in blue. We have the main entrance to the project, down an axis with what we consider the main focal point, which is that artery. That's the corner of East Ponce and Antilla. And then we circle back all around. On Galiano, we have the school, and we have a park, on the very northeast corner, and then, obviously, we have the internalized courtyard.

But one of the things we did, also, we wanted to make sure that the complete circulation of this, the pedestrian, was unique in every sense. Notice that in the front setbacks on East Ponce and on Antilla, we provided more than the required setback, just to increase the landscaping somewhat, and feel more of a beautiful pedestrian realm. Today, the sidewalks that are currently there don't have that. You have the actual existing property abutting right to the inside portion of the sidewalk. These are wider. We wanted to bring more larger trees into the site, as well, and ultimately, also, we created the centralized paseo. We didn't have to do that, but we wanted to make sure that that courtyard,

which is also set aside for public use, had a very direct connection from the south and from the north extending to it, with a really nice beautiful wide paseo.

The last thing we did is, also, we wanted to make sure that the vehicles and the entrance and the drop-off areas to the school were totally internalized. We created a second lane. It's a one way lane direction from south to north, but we created a second lane, to be able to have the pass through of vehicular cars coming into an internalized entrance to the parking garage, which works in the clockwise direction, not affecting the drop-off areas, as well. And, ultimately, we internalized the loading facilities, which have direct access to one of the elevators, of course, for move ins and move outs.

So, again, all in favor of creating a beautiful pedestrian realm, with minimizing the curb cuts and enhancing the pedestrian quality and the connectivity.

MS. BRAVO: Okay. And, then, on the north side of Phoenetia, that's where you have the Woman's Club?

MR. CORDOVES: On the north side is where we have it, across the street.

And we look at the elevations of that. Even though we have a small amount of back of house area there, that are required by Code, like the FP&L vault and some of those items, we dress it up in a way that they look in complete harmony with the building, its residential appearance throughout.

MS. BRAVO: And does that street also have the increased setbacks?

MR. CORDOVES: Everything has, yes, correct.

CHAIRMAN BUCELO: Okay.

MR. CORDOVES: Including the park, which really anchors our corner really beautiful, which it does not provide -- it provides a relief of the massing in the corner.

MS. BRAVO: And that park is completely open to the public?

MR. CORDOVES: It is open to the public, after hours. After the school closes, it is open to the public.

MS. BRAVO: So is it fenced in?

MR. CORDOVES: It's dual use, right.

MS. BRAVO: All right. Could you -- you're

on 30. Could you go back to 24?

MS. GARCIA: What sheet?

MS. BRAVO: Page 24 of the PDF. Yeah, you're very close.

All right. I found this view interesting, in terms of putting things into context. On the lower left-hand corner, that's the Douglas Entrance property.

MR. CORDOVES: Correct.

MS. BRAVO: How tall are those buildings? Do we know the height of those buildings. How many floors?

MR. CORDOVES: The height of those buildings is probably -- including the ones across Ponce are 16 stories, 14 stories, 10 stories, higher than us for sure.

MS. BRAVO: Okay.

MR. CORDOVES: Yeah. The entire Overlay, if we look at the map, also, as well, it is essentially allowing the height that we have, and even a few more feet than we have proposed here.

MS. BRAVO: And, then, on Ponce, we can see that there's two tall buildings. There's the glass one, the one behind it, and, then, after

that, there's like two smaller properties. I think one of them is a motel.

MR. CORDOVES: Correct.

MS. BRAVO: But those are allowed to be -- and maybe this is a question for the Director. Those two properties south of the tall buildings on Ponce, the zoning there would allow those to be the same height?

MR. BEHAR: No. That could go up to 190 feet.

MS. BRAVO: Thank you --

MS. GARCIA: Yes. All of the properties you see around Ponce de Leon are zoned MX3. They're allowed to be 150 or 190.5 with Mediterranean bonus.

MS. BRAVO: Right. So like that first glass one that we see, is that representative of what's allowed there?

MS. GARCIA: That's probably 150, because it's not Mediterranean.

MS. BRAVO: And we're allowed to go up how high?

MS. GARCIA: To 190 with Mediterranean bonus.

MS. BRAVO: All right. And, then, there's

the subject property, and then you can see, I guess, other buildings here that have been approved. You know, so I think this gives some context that what you're proposing here is not out of scale with what's already --

MR. CORDOVES: We created that slide for that same reason, because it's very telling. If we look at one specific little property here and there, yeah, they're scattered, smaller, but the entire area is destined for that. It was zoned for that, and it starts being exactly what we're looking at. It's right in context with a lot of the buildings that are there, which are even taller than us.

MS. BRAVO: And I imagine -- when I look at this, and there's that motel property south of the two tall buildings on Ponce, I imagine it's only a matter of time before --

MR. CORDOVES: It probably is.

CHAIRMAN BUCELO: I think it's on the market.

MR. CORDOVES: Very valuable property.

MS. BRAVO: Okay. I think this is an interesting area, especially when you look at the context of Douglas Entrance, and the volume

of office space that's there, you know, in terms of reducing traffic, having habitable spaces that compliment those office uses. That seems to me like smart planning for this area.

So I have a question to our Staff. You know, there were different issues raised during the public comment period. Did you hear anything that wasn't addressed or reviewed by Staff in providing the recommendation?

MS. GARCIA: Well, I heard concerns about traffic and we have a traffic study. We have the consultant here, as well. I heard concerns about the historic and we went through the historic process and beyond. Other concerns I heard about was the City Plan, which wouldn't be applicable here, because that's really dealing with the right-of-way and changes to the right-of-way, and those are the ways we amend them, as well.

Our Historic Officer on the City did not deem this change to be a change to the City Plan, so we didn't go through that process. And I'm trying to get -- and a concern, but, again, this has been through a long lengthy review process with City Staff, with the

Boards, with the City Commission.

MS. BRAVO: Is this a typical time line for a project in the City of Coral Gables?

MS. GARCIA: This is pretty expanded.

MS. BRAVO: Okay. So in order to summarize what you said, is it safe to say that, then, the comments you've heard here were vetted and considered, the issues that were made in the comments?

MS. GARCIA: Yes.

MS. BRAVO: Okay. All right.

Well, you mentioned somebody's here that prepared the traffic study.

MS. GARCIA: Yes. We have the consultant -- we have City Staff here from Public Works, who reviewed the traffic study --

MS. BRAVO: Okay.

MS. GARCIA: -- if you have questions for them.

MS. BRAVO: Just in terms of your review and the capacity of the network, we're close to 8th Street, we're close to Le Jeune. I like to talk about transportation.

MS. MENENDEZ: Well, hi. My name is Cherie Menendez. I'm a Transportation Engineer for the City.

So we did review, in 2022 -- October 2022, a traffic impact study for this development. They took into consideration the Ponce Phase 3 median project along Ponce de Leon Boulevard. That was something that was taken into consideration.

Also, there were two FDOT projects along Southwest 8th Street. One was a resurfacing project, and that's already been completed, and then the other one was lighting. The study showed that it wasn't going to have an negative impact to the neighborhood, and, basically, it was approved at the end of October 2022. A technical memorandum was sent out, and that was already reviewed.

Most recently, we looked at Ponce 8 and --

MR. HART: Yes. So the Ponce 8 project did not trigger enough trips to require a traffic study, based on the existing land use, versus the future land use. There was a net gain of 26 trips in the peak hours.

MS. MENENDEZ: And, also, recently, and due to the changes that were in the site plan, we also reviewed for the Crystal Phoenetia development, their revised trip generation

letter, to see if it would negatively impact the neighborhood, and, also, if they would need to update their traffic impact study.

After review, it actually created less trips, because they removed the office space from the site plan, and we looked at our IT engineering manuals to verify that, so we didn't have them revise their traffic impact study. So they were good to go from there, as well.

MS. BRAVO: Okay. Thank you.

MS. MENENDEZ: Thank you.

THE REPORTER: Sir, could you say your name?

MR. HART: Charles Hart.

MR. ALVAREZ: Through the Chair, can I ask them one question?

CHAIRMAN BUCELO: Yes, sir.

MR. ALVAREZ: I'm sorry, one question.

I'm on -- the map is off -- Almeria and Ponce, and one block south of there, it looks like they're doing the center lane and they're redoing the sidewalks. It looks like it's going to go down to one lane.

MS. MENENDEZ: Which one, I'm sorry?

MR. ALVAREZ: Ponce --

CHAIRMAN BUCELO: On Ponce. Like by 999 Ponce.
MR. ALVAREZ: Yeah.
CHAIRMAN BUCELO: Right off of 8th Street.
MS. MENENDEZ: South of 8th Street?
MR. BEHAR: From 8th Street to --
MS. MENENDEZ: Menores to 8th.
MR. BEHAR: Correct.
MS. MENENDEZ: Okay.
MR. BEHAR: The center median is being done today.
MS. MENENDEZ: Yes. Yes. That's the Ponce 8 Street Project.
CHAIRMAN BUCELO: Is that going to be one lane or two lanes?
MR. BEHAR: No, it is two lanes.
MR. HART: It's two lanes that shrink down to one --
MR. ALVAREZ: It looks like it goes into the one lane. There's no way you can fix two lanes there.
MR. BEHAR: No. No. It is a two-lane. What they're doing is, for the work now, they're putting the barriers -- the temporary barrier, but it will be a two lane.

MR. ALVAREZ: No, it's not a temporary barrier. They're doing like the curb --
MR. BEHAR: Because those cars are going to become parallel parking. Instead of angle parking they're going to become parallel.
MR. PARDO: It will be less parking.
MR. BEHAR: Yeah, parallel parking instead of, you know, angle backing, which is dangerous backing up onto Ponce de Leon, but it's going to be a two-lane with parallel parking. That I know, because I'm doing a project -- I finished a project across the street, so I had to adhere to those plans.
MR. ALVAREZ: I'm eager to see how they're going to put two lanes there, because that curb comes like straight out.
MR. BEHAR: What I don't like is that every other street, they limited the left turn.
CHAIRMAN BUCELO: They limited the left turn.
(Simultaneous speaking.)
MS. SUAREZ: So just a reminder, the court reporter can only take down, you know, one person speaking.
MR. BEHAR: Sorry. Sorry.

MR. ALVAREZ: So that was my only question, how it was going to affect, because I thought it was going to go down to one lane.
MR. BEHAR: No. I assure you, it's going to be two lines with a parallel parking, and we are going to lose some parking spaces.
MR. ALVAREZ: All right. I'm sorry, go ahead.
MR. PARDO: Mr. Chairman -- I'm sorry.
MS. BRAVO: No, go ahead.
MR. PARDO; Well, whenever you're done, I'd like to ask them a question, so they don't have to sit down and come back up.
MS. BRAVO: I don't have any other questions. I think, you know, the Ponce corridor has a jagged edge. In terms of modifying the zoning to capture this property, I think this is smart development and I'll be in support of it.
CHAIRMAN BUCELO: You had a question for them or can I move on to other Board Members?
MR. PARDO: Yes.
CHAIRMAN BUCELO: Okay. Go for it, please.
MR. PARDO: Okay. Thank you.
So I read the Kimley-Horn traffic analysis,

and it's almost like building a ship in the bottle. It doesn't take anything else into account. The, quote/unquote, improvements that are being built now on Ponce, every time you have a limited access highway, if you will, you have less of an ability of people using more of those arteries and they've used less arteries.
Today, in my single-family home on Cadima, it took me ten minutes to be able to back out of my driveway onto the street, because everybody on Google is getting all of the traffic to go down Cadima, because if they go down University, they have a traffic light on Le Jeune, and they're being rerouted that way. So our traffic has increased maybe 400 percent in the last three months, and that's with school being out.
What is the level of -- the FDOT level of service on the Trail right now?
MS. MENENDEZ: On 8th Street?
MR. PARDO: Yes.
MS. MENENDEZ: If it's -- well, I'll have to triple check. I know the level of service on Le Jeune is F. It's probably close to F or near F, on 8th Street.

MR. PARDO: Yeah. I think you're right. Le Jeune is F.

MS. MENENDEZ: Yes.

MR. PARDO: 8th Street is F, and I would not be surprised if Douglas is close to that.

So when you have a glass of water, and it's filled all of the way to the top, you just have to add one drop for it to spill, and I think that Kimley-Horn being a very large firm, with a very large traffic component to their firm, when they give the analysis, it's almost like everything around it is not being taken into account.

So when people drive, and you see backups at any time of day, adding one parking trip -- or one traffic trip, rather, becomes a problem, and every time that I hear that because -- it doesn't warrant a traffic study, because the site does not project enough trips, you're using it in a vacuum, and it's being -- it's a disservice to the citizens of Coral Gables, that have to then not only accept the fact of that particular project, and all of the other projects when you add them, but also the cross traffic that goes through our City every single

day east to west and west to east.

I mean, I think that it is wrong for this to be glossed over this way. We have an enormous traffic problem. We have a trip problem. And it's not being resolved by adding medians on the north-south corridor of Ponce that way.

MS. MENENDEZ: Well, the Ponce 8th Street project was -- the design was ongoing prior to the traffic impact study in October 2022. The reason why you see median closures is typically because there's a high number of crashes. So those east-west movements -- and I've seen it myself, because I drive down every day, down Ponce, a lot of people throw their car across, and sometimes there are severe accidents. So that's why those median enclosures took place.

MR. PARDO: I know. I know, and it's the same thing as Le Jeune.

MS. MENENDEZ: Yes.

MR. PARDO: And it becomes a problem. I mean, we're in the police station, right, and it becomes an enforcement issue, when it comes to speed. So you can't even assume 30 miles an hour, 25 miles an hour, when people are flying

through at 50 miles an hour. That's part of the crashes that you do get. But what I'm saying is, right now, it's becoming a funnel effect on not just one street, but many of the streets.

MR. BEHAR: To extend this --

MR. PARDO: And, then, when you take out all of the parking that we're going to lose, then that becomes a problem.

MR. BEHAR: Mr. Pardo, one second. We need to extend before the nine o'clock, to ensure we could continue.

MR. SANABRIA: Mr. Chair --

CHAIRMAN BUCELO: Give me one second, Gonzalo.

MR. BEHAR: Can we make a motion?

CHAIRMAN BUCELO: A motion for thirty minutes?

MR. BEHAR: Motion to extend to 9:30.

CHAIRMAN BUCELO: 9:30.

MR. ALVAREZ: Second.

CHAIRMAN BUCELO: You moved it. Second. All in favor?

(Board Members voted aye.)

CHAIRMAN BUCELO: Okay.

MR. BEHAR: Sorry. Go back.

MR. PARDO: No. No. Robert, I don't have any objection.

MR. ALVAREZ: What does F mean?

MR. SANABRIA: If you allow me, Mr. Chairman.

CHAIRMAN BUCELO: Let them finish and I'll call you --

MR. SANABRIA: Can I please have --

CHAIRMAN BUCELO: Not right now. Gonzalo, one second.

MR. PARDO: The levels can be explained by our Vice Chair, you know, because FDOT has a rating. You get an A, you get a B, you get a C. F is the worst, when it comes to traffic volume. That means that the road cannot take the amount of volume there.

So we're surrounded by F, but then the part that's not in there is all of our little side streets, if you will, all of our little residential streets, which are -- it becomes a tsunami when it is early morning or late afternoon, going to work, picking up kids, coming back at the end of the day.

So what happens is that our little

collector streets, residential streets, are flooded with that. The worse part now is that, because now, the City, is putting in this median, putting in parallel parking, as we did many years ago on Miracle Mile, we're going to lose a certain percentage of that parking. So your business on Ponce and everybody else's, they're going to have to now bleed parking into these residential areas. So there will be less parking, which is created by many things, but based on some of the decisions that have been made of the improvements that are being built now.

MS. MENENDEZ: And I just wanted to add, for the traffic impact study, the original one did consider the Ponce Phase 3 project in its analysis. And, then the reason -- well, the revised trip generation letter was compared to that study.

MR. HART: Right, and that had fewer trips than the original request.

MS. MENENDEZ: So we're just using an analysis that was already done, and then using a trip generation letter that it showed less trips, to determine whether or not, you know,

any changes had to be done or if a revised. Traffic impact study needed to be done, but it wasn't that we did not consider the Ponce Phase 3 median.

MR. PARDO: No, and listen, I don't mean to pounce.

MS. MENENDEZ: No. No. I understand. I just wanted to make sure it was corrected on the record.

MR. PARDO: I'm just saying that we have a very serious problem. And, then, when we look at projects in a vacuum, it just makes everything else worse. It's the same thing as looking at the site plan and you're not seeing, you know, what the driveways and the uses are across the street.

MS. MENENDEZ: Well, we do take that into account, and we also have to submit -- any time we do any closures or anything, we have to submit our plans to Miami-Dade County for them to look at it, as well, for them to take it as a whole, because it's a whole network. Like it's our City, we want to make sure we don't negatively impact our City, but all of the roads in Miami-Dade County are in network, so

we're not in a vacuum.

MR. SANABRIA: Mr. Chairman, I would like to have a moment to speak, please.

CHAIRMAN BUCELO: Yeah. I'll call the next Board Member. Let Felix finish one second.

MR. PARDO: And I'm sorry, I think this is so important for every project that we're looking at, but it becomes very complex -- and by the way, the next natural outlet going north-south is this street right here, Salzedo, and that is, right now -- except for a couple of exceptions, that is a very residential street, with parallel parking, right now. People fly through there, where they have built at least from here to 8th Street, at least eight to ten speed humps to try to slow people down. So it is becoming more and more of a problem, and I think that, really, Staff should do a more holistic job in presenting the information, you know, to this Board for our decision.

Thank you.

CHAIRMAN BUCELO: Thank you.

Gonzalo.

MR. SANABRIA: Thank you, Mr. Chairman.

You can sit down now please.

MS. MENENDEZ: All right. Thank you.

MR. SANABRIA: Thank you.

Mr. Chairman, we have heard endlessly, repetitively pulling at the heartstrings of Crystal Academy as if it was the most important thing that we are looking at today. The truth is, the fact is, reality is, the project we're talking about is 226,000 plus square feet. The promise to Crystal Academy is less than two percent of that total build out, 5,000 feet, and minimal contribution, versus what the impact of that building is. So let's be totally clear about this, a very small contribution.

I know it was mentioned numerous times and the applicant has competent staff at all levels, and I admire that, but let's be frank and let's be real, this is a massive development, and I would just like to have Bonnie come up for a second and just give me a history, again, of the Garden of our Lord, for the benefit of the information we can use.

Bonnie, if you would -- are you in the area here still? Come on up.

CHAIRMAN BUCELO: Before she comes, City, can we have --

MS. SUAREZ: You mean, the process that involved the request for historic designation?

MR. SANABRIA: The historic of the Garden of our Lord.

MS. SUAREZ: Yeah.

MS. BOLTON: The Garden of Our Lord --

CHAIRMAN BUCELO: One second before you begin.

MS. SUAREZ: That's not before the Board today. What's before the Board today is the applicant's application for the proposed development.

MR. SANABRIA: I hear you.

MS. BOLTON; They could also switch out the green space that they have on the northeast corner of the property with the garden and I would stop fighting, but, yes, I'm very happy to talk about the Garden of Our Lord.

MR. SANABRIA: Just tell us what year it started and the tradition, please.

MS. BOLTON: It was built in 1951.

MR. SANABRIA: 1951.

MS. BOLTON; By Robert Fitch Smith, a

renowned South Florida architect, who many of his projects have been designated historic. It's a cemetery. It's one of the first three Biblical gardens in America. Some of the trees and bushes that grow there at this minute came as seeds from Guissemini. That's the garden where Jesus was the night before his crucifixion. It's also a war memorial, medical memorial, and community memorial.

MR. BEHAR: Mr. Chairman and City Attorney --

CHAIRMAN BUCELO: Yes.

MR. BEHAR: -- why are we -- this is not part of this application.

MS. SUAREZ: I don't believe this is relevant.

MR. BEHAR: I don't think it's applicable here.

CHAIRMAN BUCELO: I happen to agree, as well.

Gonzalo, if you could wrap up your comments and Ms. Bonnie --

MR. SANABRIA: I appreciate Bonnie's comments, thank you, Mr. Chairman.

CHAIRMAN BUCELO: Thank you.

MR. SANABRIA: So the balance sheet here is

that we have a project coming, a square block, 1.4 acre, and also caveat input, the Century Group, are very, very savvy investors and developers from years back. They did not buy this property on the blind. I'm sure they did their due diligence and knew exactly that they were buying, and the development that they could do in place. However, something happened, and now they're seeking a small scale amendment, a radical change from the current zoning, and the thing that everybody here on this Board and my colleagues and everybody is listening to this is, this is not a Crystal Academy application. This is a developer's application. Crystal Academy's footprint on this is two percent of the build-out.

So, with that said, I'd also like to say a few other things here. The normal setback under the current zoning for a building on this property varies from 25 feet to 15. The proposed project's setback is eight inches, nine inches, basically zero setback. So this open space dialog that we have been listening to is an internal patio area for the development. It is really in congress with

what we have been hearing.

So I hope my colleagues understand that what we're doing with here is a major impacting development in a very cherished, open green space area. Thank you, Mr. Chairman.

CHAIRMAN BUCELO: Thank you.

Shane, any comments?

MR. MCGLASHEN: I just have a few quick questions maybe for Staff possible or the applicant may be best suited for the question.

I know earlier we looked at Page 24 of the applicant's package and that was an image of the subject property, and I just want to make sure I have this right, as the predicate to my next question, but it looks like we have digitally filled in the construction for the subject property, as well as a few other properties that have been approved, right?

MR. NAVARRO: Correct.

MR. MCGLASHEN: Okay. So I've seen in the papers and in conversation that this is called a transitional property, and that it's an inappropriate transition. And my question is, what -- maybe this is simplistic question, but what makes it transitional? When I go to the

property, for example, and I saw it yesterday, to me, it looked like it fit appropriately in the Conservation District. So what makes this a transitional property as opposed to other properties on that area that's within that Conservation District? And I think the second part to that question is, what stops the precedent from all of these properties being upzoned?

MR. NAVARRO: So I'll take the question. We obviously have your Planning and Zoning Director, who also did their own independent analysis of this request, but just taking a step back, I know we're all looking at this property like it's like a Special Use district, right, and I'll get to your question, I promise, but I think this context is important.

When the North Ponce area was studied, it created two areas. It created the North Ponce Mixed-Use District, which allows, as your Planning and Zoning Director said, between 150 and 190 feet in height, and then it created the residential infill district, which is known as the North Ponce Conservation District, which allows 100 feet in height and 100 units.

There were properties that were not studied at that time, because they had existing schools and churches. If you look at the North Ponce Corridor Plan today, the only properties that aren't MF2 or MX in the entire area are the religious and schools, and that's because, from a planning perspective, you leave those institutions in place, because they are existing educational uses.

What makes this property a transitional property is that East Ponce Boulevard currently has three properties, on the west side, one of them already approved for, I believe, 165 feet, which is Regency on the Park, and it has 190 feet directly across the street. East Ponce is the corridor that basically is the main arterial corridor in that area, other than Ponce. It connects Ponce directly to Douglas Entrance, which is one of the largest retail and office destinations outside of probably Downtown and Merrick Park in this area.

So it is a main roadway, and you have -- right now you have, directly to the north of this property, the North Ponce -- the MXD already extends. So what makes this a

transitional site is that this is not half a block or a portion of a block. It is an entire block that basically sits between 190 feet in height and 100 feet in height, and what this projects tries to do is to keep the mid rise, keep it at 100 feet, but creates a mixed-use project that transitions from this very high intense, the most -- actually, the most intense zoning and land use that you have in this City, to a mid rise residential. It's creating a buffer between these two areas, and that's why this is a transitional site.

I don't think there's another site in this whole area that sits between these two that's an entire City block and that sits on a main arterial roadway.

MR. MCGLASHEN: And is that last part essentially the distinguishing factor for other properties on that same area from all being upzoned?

MR. NAVARRO: Correct. Yeah. And I think what would be interesting is if we can take a time machine and go back in time, how the North Ponce Charrette would have treated that particular property, because it was not

studied. It was just left as, it's a school, it's a church, we're going to leave it just as institutional.

MR. PARDO: Mr. Chairman --

CHAIRMAN BUCELO: Yes.

MR. PARDO: -- if I may. I'm probably the last living member of the North Ponce Apartment District, not -- it wasn't a Charrette. It was a Committee. I sat on it. And what you just said is not correct.

What you are referencing is something that happened many years after, and we did an analysis of every historic building that was in that area, and as many studies, it was shelved, but was it studied, yes. Was there an intent, yes. And I speak from a historical standpoint, because I was there, and what was just said now is not correct.

MR. BEHAR: But Felix, I wasn't involved, as you were maybe, but I was involved in the sense that in 2015, the City took it upon it to change that area and allow -- can you pull up the Zoning Map, because maybe what you did was twenty years before that, but that evolved to something else. So it would have to be put in

the past, and the present, today, look at the Zoning Map to see what is allowed, because you're allowed 100 feet in that area.

MR. PARDO: That's because it became an urban infill.

MR. BEHAR: But that was passed through Commission. It went through the approval.

MR. PARDO: I understand that.

MR. BEHAR: It went through approval, so that's what we're looking at today.

MR. PARDO: I understand that, but this was -- what I'm saying is that it was not done in a haphazard way.

MR. BEHAR: No, but what was done, that is in place today, was done correctly, and it was -- looked at every property. What Mr. Navarro stated is correct, that institutional properties were not taken into consideration, which they should have been done, as well, because unfortunately, a lot of those institutions, churches, are going away.

MR. PARDO: Every single one of them was zoned S, as in special.

MR. BEHAR: As in special, because there was that Special zoning for that.

MR. PARDO: That's correct.

MR. BEHAR: Not anticipating that in the future, they could become something else.

MR. NAVARRO: Through the Chair, if I can finish answering the question.

CHAIRMAN BUCELO: Yes.

MR. NAVARRO: So an interesting case, which is actually directly to our north, at the time of the 2015, 2016 Charrette, which I was a part of, there is a site just north of this. You can't see it on this map, but you could see it on the map that we had that shows the land use, the East Ponce corridor was being studied, and they just decided to say there was a site they wanted to include, but they didn't include. They wanted to see the project that was going to go in there, and that's Regency on the Park. That site was recently included in the North Ponce Mixed-Use District expanded, understanding the character of East Ponce Boulevard today.

Another important point is that site was not always religious. In 1971, this site was rezoned to religious to permit the church, but in George Merrick's plan, and in the old Zoning

Code, where we have the height maps that show what this property was designated for, and we have the Planning and Zoning Director here, who can confirm this, this block is actually a transitional block, because half of the block in the height map that was created for this district allowed 150 feet in height, and that was the western portion of the block. The eastern portion of this block was sixty feet. That's how this area, way back when, because we started talking about North Ponce or North Ponce Charrettes or anything, that's how this area was planned for.

This site actually has a site specific zoning in place today that allows 150 feet in height and allows for residential. Obviously, there's been a change in policy with the creation of the North Ponce District, but those site specific standards date all of the way back to when George Merrick planned this town.

So this is a transitional block today, it was a transitional block back then, and the reason is, because it is a block that sits between your most intense commercial areas, on a commercial corridor, that is used to get, you

know, to 8th Street and to Douglas Entrance, and that sits between mid rise residential.

MR. MCGLASHEN: Two last very quick questions. What happens to the property if this doesn't pass? I just want to know what happens to the property and what happens to Crystal Academy.

MR. NAVARRO: So the way that this deal came about was, in 2021, when this property was purchased from the church, this deal has to make a certain amount of financial sense, in order to say we are going to give free space for 99 years, that could have been four live/work units valued at six million bucks. There has to be something.

So if this project does not move forward, unfortunately our agreement with Crystal is no longer effective, and I know Mr. Sanabria mentioned it, this property was owned by Century. It was sold. And no one needs to honor this commitment, but Fifield has come in and said, we are going to honor it. They've been to that school. They know what this school means. And I think anybody that has been in that school understands how important

it is. They made the commitment and decided to keep it. But, unfortunately, if this project doesn't move forward, Crystal's future is not bright.

MR. MCGLASHEN: So then who would own the property, though, just so I'm clear?

MR. NAVARRO: So there would probably have to be a change in the plan, and that change would be to not have Crystal as part of this project, and, you know, I don't think anybody really wants to see that. But what could happen? It remains undeveloped, you know, gets sold again, new proposal comes in.

Either way, I think we could all agree, whether you're in favor or against this project, that if this property did not have a school or a church in 2016 when the Charrette was created, at a minimum, bare minimum, this property would be MF2. What would that allow? 100 units an acre and 100 feet in height.

What does this project propose instead? 93 feet in height, that transitions to 83 feet in height, and 125 units an acres, plus the preservation of Crystal Academy for 99 years, in a brand new facility, with new classrooms,

new art rooms, new therapeutic rooms, and a brand new outdoor recreational area. So we can't say, oh, we're going from Special Use to MX2.

If the whole area of North Ponce was planned for 100 units an acre, 100 feet in height, that's where we start.

MR. MCGLASHEN: Okay. And just a last question, why does the building have to be nine feet as opposed to eight --

CHAIRMAN BUCELO: Floors.

MR. MCGLASHEN: Nine stories.

MR. NAVARRO: Stories.

MR. ALVAREZ: Right. I heard, feet.

CHAIRMAN BUCELO: I heard nine feet, as well.

MR. MCGLASHEN: I said, feet? Wow.

MR. NAVARRO: The request for the PAD, and I know you've had a long night, I'm going to try to say this quickly just to address it, it is nine stories, but it is within an eight-story building envelope, and I know we have some very -- you know, very knowledgeable architects on this Board, but what we have done is, we have taken nine stories, and put it into

an eight-story envelope. That is what the PAD designation that we're requesting for this property allows us to do.

You're allowed eight stories within 97 feet in height. We are asking for nine stories within 93 feet in height, and what that allows us to do is, the massing, it allows us to reduce it, and it allows us to create these wide sidewalks that we've worked with City Staff on for quite some time.

MR. MCGLASHEN: Okay. Well, I want to thank all of the residents for being here tonight. Thank you so much. I want to thank the applicant. They made an amazing presentation.

I think this is tough decision, one way or the other. I want to hear the rest of my colleagues talk about it before I make a decision, but I can see both sides. But thank you all very much.

MR. NAVARRO; No, and thank you so much.

CHAIRMAN BUCELO: Felix, do you want --

MR. BEHAR: Age before beauty. You said you were historic.

MR. PARDO: Okay.

CHAIRMAN BUCELO: Public comment is closed.

MR. ALVAREZ: Only surviving person.

MR. PARDO: It is better distinguished than extinguished.

So the point is that we're talking about this proposed zoning like if that's what's existing on the site, because it's not, and Mr. Sanabria made excellent points. It becomes a point of what becomes realistic for the redevelopment of this property.

There are points of contention. One of the areas there, it was said that if it would just be flipped to another corner, this open space, which is inside of a building, that would work better.

The four things tonight is that we're taking, again, now not just zoning, but we're taking about the Master Plan and throwing it out of the window. The Master Plan has limits, and the limits that the Master Plan has goes back mathematically to what the levels of service allows for those particular uses.

When you look at that as a small scale amendment, it's because we're in an urban area, and that's why it's called the small scale

amendment, based on just the area, the size, but it is a huge impact.

The second thing is that zoning, again, is going from Special Use to something other. This is not MX2. Right now, it's "S," and everything you get one foot above "S" is more than what you're allowed today.

The third point is that the funny part about it is, just from a point -- historical point of reference, the reason the PAD was created was because of the Douglas Center. The Douglas Center, which was a historic building, was going to be torn down, and a group of architects purchased it, and they made it their home for many, many years, and then they developed the rest of it, to be able to compensate for the make-up of what was there. So the Planned Area Development was designed, the PAD, as a tool to be able to have a special significant neighborhood public benefit, and in that case, was saving a historic building. There is no special neighborhood public benefit here.

Finally, the mixed-use site plan review, going beyond the limits where now we could have

an 18-inch setback, compared to whatever the minimum setbacks are today. I think that we have reached a point in this City that, at the end of the day, we've gone from what I consider urban planning, to hostile development, and I think we've reached that point in many parts of the City, and for me, as an architect, it depends on development. There are certain limits. I think that this project could be reduced in height, in volume, size, and still keep Crystal Academy there as a tenant, but I think that being an economist, Mr. Sanabria said it right the first time, that particular use is two percent of the total square footage of this project, and that's not even considering a 300 and some odd square feet or 300 and some odd parking spaces there, in an area where none of those right-of-ways are going to grow, and you have incredible examples when you go down south of Segovia, where new developments are popping up, and the streets are becoming not wider, they're becoming narrower.

What use are wide sidewalks when you can't get people in cars, because that's the way we

travel here, from Point A to Point B? That's all I have to say.

MR. BEHAR: Mr. Chair, before you go --

CHAIRMAN BUCELO: Thank you.

MR. BEHAR: This is too important. I know I said I had a hard stop at 9:30. I think we should extend it a little bit more, because I think we're getting to the end.

CHAIRMAN BUCELO: I'm in favor of that.

MR. BEHAR: I want to be part of the vote. So I'll make another motion to extend another thirty minutes.

MR. PARDO: Sure.

MR. BEHAR: Okay.

MR. PARDO: So moved.

CHAIRMAN BUCELO: All in favor.

(All Board Members voted aye.)

MR. ALVAREZ: Can we take a two-minute bathroom break?

CHAIRMAN BUCELO: Half a minute.

MR. ALVAREZ: Half a minute. All right, so off the record?

CHAIRMAN BUCELO: Off the record, yeah.

(Short recess taken.)

CHAIRMAN BUCELO: All right. Back on.

Iggy -- Ignacio, sorry.

MR. ALVAREZ: Mr. Chair, I have a couple of questions.

First of all, Gonzalo was talking about eight inches. Wasn't the recommendation of the Gables that that was going to change? I read that based on the recommendations that you wanted more --

MS. GARCIA: Yes, we do. So currently they have an arcade, and the arcade I believe is eight inches from the sidewalk in certain locations, and that's where the eight inches is coming from. Staff is recommending to remove the arcade and have a front yard of ten feet, that's consistent with the Conservation Overlay District. So you have a frontage that's consistent with the area around it, and that would be increased, obviously, to a more landscaped area as part of the condition of --

MR. ALVAREZ: So that would be our recommendation if we do pass this, that we incorporate your recommendations, as well?

MS. GARCIA: That's for the Board, but, yes, Staff is recommending that we do remove those arcades, so that we have a front yard

or --
MR. ALVAREZ: Okay. This burial site keeps on coming up. Is this a cemetery or --
CHAIRMAN BUCELO: There's no public comments. Public comments are closed.
MR. NAVARRO: Unfortunately, I know very much of this. No, I just want to answer the question. No, this site was alleged to be a cemetery four years ago. The State of Florida came and certified it is not a cemetery.
MS. BOLTON: It is definitely --
CHAIRMAN BUCELO: Ma'am, please. Thank you.
MR. ALVAREZ: I know Robert said, we can't ask this question today, but what's going to happen with these trees and with this garden? You're talking about trees that were a hundred years old and gardens. What's going to happen with all of that?
MR. NAVARRO: So I'd be happy to answer that. So the City arborist, Deena Bell, has been out to the property. It is well-documented, there is -- from five years ago, when the Garden of Our Lord designation process began, there are no historical,

Biblical trees in that garden today, and five years ago, there were none. There is a large specimen oak on the property, and we have Michael McCoy here, our tree expert, which -- and I know it may not be part of these proceedings, we have committed to relocate to the outdoor plaza that sits right on the intersection of Phoenetia and East Ponce.
There is also another large tree, on the northwest corner of this property, that we have carved the building back in order to preserve. So there are two trees on site that we preserving. The trees that Ms. Bonnie is referring to do not exist on the property.
MS. BOLTON: I have proof to the contrary.
CHAIRMAN BUCELO: Ma'am, please.
MR. ALVAREZ: Okay. A lot of my questions were asked and answered already by my prior colleagues, but I want to be honest, I'm also torn on this decision, for two reasons.
One, my office is on Almeria and Ponce, a block from 8th Street. I've been told that Shoma Construction Company is going to build a huge complex between 37 and Ponce, on 8th Street. There's going to be another huge

residential complex going on 747 Ponce, maybe, 707 Ponce.
MR. PARDO: 760 --
MR. ALVAREZ: 760 Ponce.
MR. BEHAR: But it's not a huge development.
MR. ALVAREZ: But it's going to be another development, a couple of hundred more cars. I can't get on 8th Street now.
I'm sorry? Okay. I can't get on 8th Street now, so traffic is a major concern for me, versus the autism school, Crystal. There's not enough schools of autism in Dade County. Even though my four-month-old is perfectly healthy, I have a lot of friends with autistic kids, and but for -- they work 80 hours a week to be able to pay their care. There's no services out there for autistic kids. So I'm torn between Crystal and I can't get on 8th Street now, imagine all of these three projects now jumping out, and you can't drive on 8th Street. That's where I'm torn right now.
CHAIRMAN BUCELO: Thank you.
MR. BEHAR: Thank you.
Jennifer, or -- can we put up the Zoning

Map again, please? And while you do that, because I want to make -- I want to see a correction, based on one of Maria Cruz's comment that only the taller buildings, the height is west of Ponce de Leon, and I think that was incorrect -- or it is incorrect, because you're allowed and it was proven that the zoning on both sides of Ponce de Leon allows for up -- 150 feet, up to 290 feet six inches with the Mediterranean bonuses.
So can you put up that map a second, because I think that height is definitely permitted on both sides of Ponce?
MR. PARDO: Robert, do you mean the present zoning or the Comp Plan?
MR. BEHAR: Both -- both. Both.
MR. PARDO: Okay.
MR. BEHAR: And, then, because once we pull that up, I want to do the -- address the compatibility of the area.
Go to the other map that you had, you had side by side, where it was the existing and the comp -- and the proposed.
And, then, also, I don't know -- and I'm going to ask the applicant to show me or

somebody where exactly is the location of the Garden of the Lord, you know, when it comes to the site, the specific exact location of that.

MR. PARDO: Robert, it's on the northwest corner. The northwest corner. North is up.

MR. BEHAR: Okay.

MS. GARCIA: This one?

MR. BEHAR: Where are the glasses? There was another one that -- maybe it was the applicant who put it up.

I mean, we can use that, because the -- you can zoom that, because that shows that, to the east of the site, all around the site, at a minimum, you have the MF2 zoning, which allows 100 feet and 100 units per acre. Is that right or not? Everything around the property, to the east, is MF2; is that right?

MS. GARCIA: Yes. Everything around there is MF2.

MR. BEHAR: And that currently allows 100 feet and 100 units per acre?

MS. GARCIA: For large properties that are 20,000 square feet or more, yes.

MR. BEHAR: Okay. So it's not like what is there now -- the zoning that only allows one

and two stories. There are one and two-story structures, but the zoning currently allows up to 100 feet.

MS. GARCIA: Correct.

MR. PARDO: If you meet the square footage.

MS. GARCIA: Criteria -- right.

MR. BEHAR: But when you have 1.7 acres, you're going to meet -- when you have 60 something thousand square feet, you're going to exceed it by three times.

MR. PARDO: Right.

MR. BEHAR: Okay. So compatibility, it's clearly demonstrated that it is comporable and compatible to the immediate surrounding properties. No question about it.

If we go one block to the south, there's already an existing -- which I was looking at my phone, on Google Earth, seven-story building, is it not -- or eight-story building to the south?

MS. GARCIA: Yes.

MR. BEHAR: To the east, immediately adjacent to the property, you have what appears to be twelve to fourteen-story buildings.

MR. PARDO: On Ponce.

MR. BEHAR: On East Ponce. East Ponce, as you go, because there is two buildings already on -- just immediately to the northeast, that are far higher than this property.

MS. GARCIA: Mr. Behar, would you like for me to pull up the PowerPoint that I had with the massing?

MR. BEHAR: Yes, please.

MS. GARCIA: Okay.

MR. BEHAR: While you do that, the reason that this property, in my opinion, was not -- like Mr. Navarro stated, it was not made or rezoned back then in 2015, 2016, to the MF2, because it had a school, had a church, but this is one property that would be consistent.

And on this exhibit, as you go north on East Ponce, at the end you have a building that is like twelve stories, that one.

MS. GARCIA: Yes, the 911 East Ponce.

MR. BEHAR: Okay. Then, to the south of that one, you have another structure.

MS. GARCIA: Seven or eight stories, yes.

MR. BEHAR: When you show that green to the block on Santillane and East Ponce, there's building, that's coming, which I believe is ten

stories --

MS. GARCIA: Yes.

MR. BEHAR: -- approved, ready to start construction.

MR. ALVAREZ: Where at?

MR. BEHAR: The building -- Jennifer, where is --

MS. GARCIA: Right there. Right here.

MR. BEHAR: Right there. You see that green area there? There's a building that's starting construction there that is ten-story.

MR. PARDO: And they just closed off East Ponce on Ponce. That intersection there, if you're going south, you can't cross over.

MR. ALVAREZ: He's right.

MR. BEHAR: I mean, that's something else. That's a different --

MR. PARDO: Which makes it worse.

MR. BEHAR: That's different, but those are the projects that are ready. So to be -- the compatibility on this is there already. It's not like they're introducing something new.

You have -- on this project, you have an eight-story component at 83 feet and a nine-story at 93, which is far -- you know, not

far less, but it's a little less than what you're allowed to have.

If I would have been doing -- and this is not, you know, against the architect. He's a very good architect. I would have probably started placing that green space more -- or that park more in an area to try to preserve those trees. Maybe the planning would have been a little bit different, but, you know, six of one, half dozen of the other.

I would have also -- your park -- can you go to the Site Plan or the ground floor plan?

MS. GARCIA: Yes.

MR. BEHAR: And this is something that maybe could be looked at and do it as it goes through the process. Maybe that park, instead of running north and south, you go east and west. So give the Woman's Club a little bit more openness, without -- can we please hold on? Okay.

So maybe that's a possibility, just rotate the park. Doesn't lose any density, any square footage or anything. It's just a matter -- it will be good if you could show that ground floor plan. And I think that could be, in my

opinion, a good compromise.

MR. PARDO: There you could see the trees.

MR. BEHAR: If you see there -- and if I -- where you have -- I wish I had the PowerPoint. On the top, what is on the north side of that ramp? That's the ramp to go up to the garage, correct? What is on that side of the ramp, the FP&L vault?

MR. CORDOVES: The FP&L vault.

MR. BEHAR: Okay. And what happens -- because if you were to change it a little bit, and you put the park on the north side, going east and west, I think it's going to serve the same thing, because you're going to have the school that you could open and it could relieve a little, you know, more openness to the Woman's Club.

MR. PARDO: With the mature trees.

MR. CORDOVES: Honestly, it's a great idea. We started that way, exactly that way, exactly how you're describing, but what happened, Robert, was that the width of the parking rendered us a very thin sliver between the liner units on the south and the parking itself.

MR. BEHAR: Can you go up to the upper floors?

MR. CORDOVES: When we turned it around, we wanted to make sure that we had liners on both sides. So if I kept the liners toward the Women's Club, which was really important, when I turned them, we had a very, very thin sliver on the south, but that's how I originally wanted to plan it out, but it's --

MR. BEHAR: Albert, I think that, you know, it's --

MR. CORDOVES: We could review.

MR. BEHAR: You could look at it. I think -- I would think it would be more appropriate to give that setback to the Woman's Club than the way it is today. Obviously, I want to make that sure that the project works, you know, is functional.

MR. CORDOVES: I appreciate your thoughts.

MR. BEHAR: I am not one -- you know, one bit against the project. I think it's going to be good. There's a lot of things.

One of the comments that one of the speakers made about the location of the interior courtyard, is that courtyard really

accessible to the public?

MR. CORDOVES: It is, and we also have it on covenant that it's accessible to the public. That's why we created the north-south paseo, to be able to -- it is not a small paseo. It's a pretty wide paseo.

MR. BEHAR: I think, Albert -- I mean, it may be, but for me as a public to access that through the paseo, is not -- is not calling to me and says, you know, welcome, and that's -- you know, it could be there for the public, but it doesn't appear to be that's the case.

And, you know, I think that if you did a couple of those -- if you tried to implement a couple of these minor, I don't think they're major, you know, solutions, I think it would be -- everybody would be happier, particularly when it comes to the green space, to the park.

MR. PARDO: And if the parking were oriented instead of north-south, east-west, you take the 5,000 square foot and then simply make it a little further or larger on the southwest corner, then, all of a sudden, you've got your liner. You took the 5,000 square feet.

MR. BEHAR: Not the southwest corner,

because the southwest corner -- it would be -- you're saying the northwest corner?

MR. PARDO: I meant the northwest corner.

MR. BEHAR: But I think the northeast corner -- I like what he's doing on -- putting the --

MR. PARDO: On the northeast corner.

MR. BEHAR: -- on the northeast corner, because I don't want to lose the liner units.

MR. PARDO: No, no, without a doubt. But what I'm saying is that the 5,000 square foot of the open space, which is really inside, accessible only through the paseo, then would become irrelevant, because would it be moved to the northeast corner, it would be much better and you preserve --

MR. BEHAR: I just want you to look at it, study it.

MR. CORDOVES: I appreciate the comments and we'll absolute do. We've been working almost five years on this project, on and off, and if there's something that we can do internalized, that does not --

MR. BEHAR: What's another thirty days.

MR. CORDOVES: Exactly. That's where I was

going, that we'll be happy to look at it and study it, and if there's a possibility, why not? It's not going to affect the exterior at all.

MR. BEHAR: Before -- you know, because I'm prepared to make a motion, can we, on the zoning, both sides of -- east side of Ponce de Leon, you're allowed to go up to 190 feet, right?

MS. GARCIA: On Ponce de Leon?

MR. BEHAR: On Ponce de Leon.

MS. GARCIA: Yes. Between 8 Street pretty much and CBD.

MR. BEHAR: Because I just want to make sure for the record that -- because I understood Maria Cruz's comments to say that it's only on the west side of Ponce, but, in fact, it's on both sides?

MS. GARCIA: Yeah.

MR. BEHAR: Okay. I have no more questions. Thank you.

CHAIRMAN BUCELO: Thank you.

And I just -- I have a few comments and questions.

One of the speakers made a comment that

they live in the neighborhood and parking is an issue. In regards to the staff, and I think this is a question for the applicant -- in regards to the staff and the faculty for Crystal Academy, is there parking within the building?

MR. NAVARRO: Yes, there is. Yeah, we've accommodated a dedicated pick up and drop off area and we also have dedicated parking for Crystal within the garage.

CHAIRMAN BUCELO: Got it.

MR. PARDO: For the employees?

MR. NAVARRO: For the employees, yeah, and staff.

One thing I'd like to mention is, we've also been working with the neighborhood. I know we talked about parallel parking and all sorts of things. We've been working with Staff to also preserve the spaces on East Ponce that are used by both, the Woman's Club and some of the area residents.

CHAIRMAN BUCELO: I know a couple of the residents and some of my colleagues mentioned compatibly. I think Ms. Bravo did an incredible job. I, myself, work at 999 Ponce,

and right behind my building, I guess, going east, there's a development going in. I don't know any of the details of that development, but it's a monster project. I mean, the land has just been completely wiped out.

So it's more than compatible. I think you have buildings that are just as tall, if not taller. One of the questions I had is, someone mentioned that their public space and the green space -- is the green space that's there now open to the public at all, at any point?

MR. NAVARRO: No. It is private. It's not accessible.

MR. PARDO: But it can be. But it easily could be.

MR. ALVAREZ: You're talking now.

MR. NAVARRO: But, yes, and we're going to look into that, yes.

MR. PARDO: If you reconsider.

MR. NAVARRO: Yeah.

CHAIRMAN BUCELO: And, then, the only last question I had, because you hear Garden of the Lord, and this is something that, I guess, I heard when I was campaigning four or five years ago, there's nothing historic about that

property, correct? It has been fully deemed non-historic? That's not something --

MR. NAVARRO: No.

CHAIRMAN BUCELO: Because you heard about the historical neighborhood, so on and so forth.

MR. NAVARRO: And I know that's been a concern, and it's been a big topic of conversation. It has gone through every review board that the City has, and it has gone to court, and has exhausted all of the appellate remedies and that issue is concluded.

CHAIRMAN BUCELO: Yeah. And just by way of reference, not that this has to do with this today, I had the pleasure of visiting Crystal Academy in 2021, and what they're doing there is absolutely incredible. I mean --

MR. NAVARRO: It truly is special.

CHAIRMAN BUCELO: I think someone said it, it's worth visiting, because it leaves you floored.

So I have no further comments, in the interest of time. I'm in favor of this, and accepting as the Staff recommended.

MR. BEHAR: I'll make a motion to approve,

with Staff recommendation, conditions, and with my suggestion. I'm not going to make it a condition, but very close, okay, that you look at turning that green space along east and west, versus north and south, on the northeast corner.

MR. PARDO: Robert, wouldn't it be better -- pardon me. Wouldn't it be better to ask for a deferral, or, rather, recommend a deferral now -- recommend a deferral to be able to get this, because, remember, there are four conditions? One is the Comp Plan, one is the zoning, they have the PAD and the PAD carries the site plan approval. So if they change the site plan, it would be --

MR. BEHAR: But it's a minor -- it's a minor modification, if they do. It's not a substantial modification.

MR. PARDO: Well, I would just feel more comfortable seeing, because it would be --

MR. BEHAR: I'm sure the applicant could, you know, confirm, but you're on a time, that you need to go to Commission?

MR. NAVARRO: Yeah. I mean, this project is critical for the school. Also we have been

five years working on this project. It has been a long time coming. We, as you could see, have been very open to working, to make changes to this project. That's something that we will strongly consider. You know, we will try to make it work, if it's feasible, definitely, I think, in terms --

MR. BEHAR: I'm really -- I hate to do it, but I think it may become a condition, okay, that you turn that. And if you do, if you commit to do it, and I think you can, you know, you've got my full support on it.

MR. CORDOVES: We will definitely start studying ASAP, and what I would love to do is share the studies with the Planning Department, so that they can see how it's being developed. It's all interior. I agree. It should be a minor, but we need to see it --

MR. BEHAR: This is the 4,000 square foot area green space that you have a portion of it already going to the corner. It's really -- at the end of the day, it's moving -- from what I saw, moving your vault to one side and relocating it, you know, and put the school -- which I think the school could front the park

completely also.

MR. CORDOVES: I'd be more than happy to study that, Robert.

MR. ALVAREZ: So what is the motion?

MR. PARDO: I would say, a deferral to --

MS. SUAREZ: Mr. Chair, there are four items, so there would be -- we would need four separate motions, and, remember, the first one is on the land use.

MR. BEHAR: Okay. So I'll make a motion to approve the land use.

MS. SUAREZ: To recommend approval.

MR. BEHAR: Approval, with Staff recommendation.

MS. BRAVO: I second the motion.

MR. PARDO: I'm sorry, Mr. Chairman, I just need to understand this, because we're going down a slippery slope here. One is the Master Plan. Then it's a zoning. And then what do you do with the --

MR. BEHAR: Well, right now it's the zoning.

MR. PARDO: No. No, but I need to understand what the game is.

MR. BEHAR: Then we put a condition.

MR. PARDO: Which is?
MR. BEHAR: To turn the park.
MR. PARDO; To incorporate --
MR. BEHAR: To incorporate the comment.
MR. PARDO -- the Garden of the --
MR. BEHAR: Yeah. I mean, that's where we could put on the condition, not on this one.
MR. ALVAREZ: On which one?
MS. SUAREZ: On the third and fourth items, on the PAD and on the site plan.
MR. BEHAR: Correct.
CHAIRMAN BUCELO: But let me ask you a question, Robert. And if they're unable to do so, is that condition --
MR. BEHAR: The what?
CHAIRMAN BUCELO: If they're unable to do that -- I'm an attorney, so I don't know.
MS. BRAVO: Or is it delegated to Staff to work with them and maximize that approval?
MR. PARDO: And, then, obviously it should come back to this Board, to see --
CHAIRMAN BUCELO: That's my concern, making it a condition. I'd rather make it a recommendation.
MR. BEHAR: Okay.

CHAIRMAN BUCELO: That's my biggest concern on making it a condition.
MS. BRAVO: For them to work with the City Staff.
CHAIRMAN BUCELO: Correct. I definitely think we should implement it in the motion, just not make it a condition.
MR. ALVAREZ: We're not there yet.
MR. BEHAR: We're not there yet.
CHAIRMAN BUCELO: You're right.
MR. ALVAREZ: We're still on the zoning. We have a motion for zoning. I want to add an amendment to it.
MS. SUAREZ: Sorry, it's for the first item, which is the land use change.
CHAIRMAN BUCELO: That's correct. We have a first and a second.
MR. BEHAR: Friendly amendment?
MR. ALVAREZ: Friendly amendment. I have a major concern with traffic. I can't get on 8th Street now. We have to do some type of traffic study to figure out how to fix that mess on 8th Street, especially if we're going to have three major projects -- now, a fourth one. I didn't know about the one just north, that you just

mentioned, but that's four projects.
If you can't gets on 8th Street now, Coral Gables needs to do a traffic study to address that problem.
MS. BRAVO: And I don't want to speak for Staff, but they did do a traffic study.
MR. ALVAREZ: No, they said they didn't.
MR. PARDO: No, they said that they were not required to.
CHAIRMAN BUCELO: No, they did.
MS. BRAVO: No, they talked about a different project, and maybe we could -- and 8th Street is a State road, so there's much more to it than --
MS. GARCIA: There's a traffic study that was completed for this proposed project. I think what they were saying is that there wasn't an update when they changed a unit or two. There wasn't an update that was required.
MR. PARDO: No, I heard that they didn't meet the threshold.
MR. ALVAREZ: Right.
MS. GARCIA: For Ponce --
MS. BRAVO: That was for a different project.

MR. PARDO: That's what they testified.
MS. BRAVO: That's a different project.
MR. SANABRIA: Mr. Chairman --
CHAIRMAN BUCELO: Hold on. Let's just hear from them first.
MS. MENENDEZ: So there was a traffic impact study. It was conducted in 2022. They recently had submitted a revised trip generation letter, when they revised their site plan and their development plan, and it was still found that they were under the trips -- they actually had less trips than what was proposed in the original traffic impact study, because they took out an office space.
What I would do as a recommendation would be, the new developments that come in have to do -- you know, go through the process of -- which is, first, they submit a trip generation letter to us, and if they've got fifty or more peak hour trips, they have -- a change in peak hour trips, then they have to do the traffic impact study. My personal or professional opinion, I don't think it's the best idea to have them redo their study, and, then, if it gets delayed, then they're going to have to

redo it every time a new development comes in. It probably should be the next development that comes in that has to incorporate this one into their study, yeah.

MS. BRAVO: Their background trips.

CHAIRMAN BUCELO: Yeah, let's try to --

MR. BEHAR: We've only got five minutes.

CHAIRMAN BUCELO: Let's do five minutes?

MR. BEHAR: Fifteen minutes.

CHAIRMAN BUCELO: Fifteen minutes. Can I get a motion?

MR. BEHAR: I'll make a motion to go to 10:15.

MR. ALVAREZ: I Second.

CHAIRMAN BUCELO: All in favor?

(Board Members voted aye.)

MR. SANABRIA: Mr. Chairman --

MR. ALVAREZ: Wait. I'm not done yet.

CHAIRMAN BUCELO: He's not done.

MR. ALVAREZ: These projects have already been approved. The Shoma project has been approved, seven whatever --

MR. BEHAR: No, the Shoma project did not come through the City. That's a Live Local project. So we don't even get a bite at that

apple. The one that has been approved, one in East Ponce, that was approved like five, six years ago. Now is when it's starts construction.

The one on 760 Ponce got approved last year, yeah.

MR. ALVAREZ: So that concept is not going to work.

MS. MENENDEZ: It's just, if you keep doing that every time a new development comes up, they're going to have to redo their study, is my thought process.

CHAIRMAN BUCELO: Yeah.

MS. MENENDEZ: So they'll never finish, because more developments come up.

MS. BRAVO: The norm is, for future projects to take this project into account as an existing condition and the background trips that they're starting with.

MS. MENENDEZ: Yes.

MR. SANABRIA: Mr. Chairman?

CHAIRMAN BUCELO: Yes.

MR. SANABRIA: Thank you, Mr. Chairman.

So we haven't heard from opposing counsel. I would like to have opposing counsel come up

and say some statements, as well, since the applicant has basically taken up most, if not all of the time.

CHAIRMAN BUCELO: I think we have a motion. Gonzalo, I think we have a motion -- what's the protocol for that, City Attorney?

MS. SUAREZ: So I haven't heard a second. I don't know if there's been a second.

CHAIRMAN BUCELO: Yes, there is a second.

MS. SUAREZ: Oh, there is a motion and second. Yeah, so we should --

CHAIRMAN BUCELO: Jill, can I get --

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Shane McGlashen?

MR. MCGLASHEN: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: No.

THE SECRETARY: Gonzalo Sanabria?

MR. SANABRIA: Yes.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: No.

THE SECRETARY: Robert Behar?

MR. BEHAR: Yes.

THE SECRETARY: Alex Bucelo?

CHAIRMAN BUCELO: Yes.

MR. BEHAR: I'll make a motion, Item E-2, for approval, with Staff recommendations.

MR. ALVAREZ: Which one is E-2?

MS. SUAREZ: E-2 is the zoning change.

CHAIRMAN BUCELO: The zoning change.

MR. ALVAREZ: What did we vote on, wasn't it the zoning change?

MR. SANABRIA: I'm sorry, Mr. Chairman, one moment please. Mr. Chairman, hold on one moment.

CHAIRMAN BUCELO: Yes.

MR. SANABRIA: What did we just vote on?

CHAIRMAN BUCELO: Land use.

MR. SANABRIA: All right. MY vote is, no. I want to retrace my vote to no.

MS. SUAREZ: What is the count?

CHAIRMAN BUCELO: Okay. We have a motion. Do we have a second?

MS. BRAVO: Second.

THE SECRETARY: No.

CHAIRMAN BUCELO: Jill -- I'll give you a second.

MS. SUAREZ: On E-2, there is a motion and a second.

CHAIRMAN BUCELO: And a second.
THE SECRETARY: I'm sorry, for E-2?
CHAIRMAN BUCELO: For E-2. A motion to approve with Staff --
THE SECRETARY: Motion by, I'm sorry?
CHAIRMAN BUCELO: By Behar, second by Ms. Bravo.
MR. BEHAR: Can I --
MR. ALVAREZ: No, it's okay. Just do it.
MR. BEHAR: We should have started with 3 and 4, because that's what -- in the site plan, we could put a condition.
CHAIRMAN BUCELO: I thought we were --
MR. ALVAREZ: Robert, let's just finish.
CHAIRMAN BUCELO: Yeah, let's just go. If you can call the roll, Jill, please.
MR. SANABRIA: But what are we calling the roll on, please? What is the motion?
CHAIRMAN BUCELO: The zoning.
MR. SANABRIA: Which one?
CHAIRMAN BUCELO: Zoning.
THE SECRETARY: E-2.
MS. SUAREZ: So it's Item E-2, and there's a motion to approve, with Staff's recommendations, and it's the zoning change

from Special Use to Mixed-Use 2, and also to include within the boundaries of the North Ponce Mixed-Use District Overlay.
CHAIRMAN BUCELO: Call the roll.
THE SECRETARY: Shane McGlashen?
MR. MCGLASHEN: Yes.
THE SECRETARY: Felix Pardo?
MR. PARDO: No.
THE SECRETARY: Gonzalo Sanabria?
MR. SANABRIA: No.
THE SECRETARY: Ignacio Alvarez?
MR. ALVAREZ: Yes.
THE SECRETARY: Robert Behar?
MR. BEHAR: Yes.
THE SECRETARY: Alice Bravo?
MS. BRAVO: Yes.
THE SECRETARY: Alex Bucelo?
CHAIRMAN BUCELO: Yes.
MR. BEHAR: Make a motion to approve E-3 and this is where we're going to go on a condition, not a recommendation. On a condition that -- and I want to make sure the applicant -- can the applicant come up? If we put a condition, will you accept the condition?
MR. PARDO: And, Robert, it's basically

what Mr. Sanabria was asking counsel to come up for that purpose.
MR. BEHAR: Okay. Well, do you accept the condition that you will rotate that park, for lack of a better -- the green space, going east and west versus north and south?
MR. NAVARRO: So we do not have an objection to that. We commit -- we --
MR. BEHAR: Okay. You're going to accept the condition.
MR. NAVARRO: We will accept the condition.
MR. BEHAR: I'll make a motion to do the site plan to change the orientation of the green space to go east and west so I get a better green space in front of the Woman's Club.
MR. PARDO: Preserving as much as possible of the Garden of the Lord.
MR. BEHAR: Preserving as much as possible, but -- okay.
MR. ALVAREZ: I second that.
MR. BEHAR: Okay. We have a motion and a second.
CHAIRMAN BUCELO: Jill --
MS. SUAREZ: Mr. Chairman, my apologies. I

just want -- so my understanding is that the condition is that the site plan be changed in the way you described?
MR. BEHAR: Correct.
MS. SUAREZ: Not studied for the change, but changed?
MR. BEHAR: Correct. Change it, including Staff recommendations.
MR. PARDO: Mr. Chairman.
CHAIRMAN BUCELO: Yeah.
MR. PARDO: -- if you will, Mr. Sanabria asked to see if the opposing counsel, as he described would --
CHAIRMAN BUCELO: They're not a party, right?
MR. PARDO: -- Mr. Winker would come up. The reason I think it's important is because of the contentious component of this whole application, just, you know, to make sure, because I heard someone say we would love to have that happen. I think it would be a positive thing.
CHAIRMAN BUCELO: I guess, let's hear from the City Attorney.
MS. SUAREZ: So it's up to the Chair, if

you'd like to hear from them.
MR. BEHAR: If you keep it --
CHAIRMAN BUCELO: If they can keep it brief, because we've extended --
CHAIRMAN BUCELO: Yeah, if they can keep it extremely brief, I have no problem.
MR. WINKER: Yes, thank you so much. Thanks for all of your hard work on this. I really appreciate everyone trying to get to a solution.
I mean, to me, I would prefer to a deferral and have it brought back as a form thing, but it sounds like that we're going to do it with a condition. I guess, legally I struggle with even how that's going to work, if they don't -- if they're not able to get there.
MR. BEHAR: They will have to get there. They're going to have to get there. They're going to have to rotate that same square footage and go east and west.
MR. PARDO: The question is, if they get there.
MR. BEHAR: If it gets there, you're okay with that?
MR. WINKER: Yes, please.

MR. BEHAR: Okay. Call the roll.
MR. PARDO: That's all we wanted to hear.
MR. WINKER: Okay.
MR. BEHAR: Call the roll.
CHAIRMAN BUCELO: Call the roll.
THE SECRETARY: Felix Pardo?
MR. PARDO: Yes.
THE SECRETARY: Gonzalo Sanabria?
MR. SANABRIA: What is the motion?
MR. PARDO: To have them redirect --
MS. SUAREZ: Let me restate, as I understand the motion.
MR. PARDO: Sure.
MS. SUAREZ: It's a motion to recommend to the City Commission that this request for the PAD be approved with the conditions that Staff has recommended and with Staff recommendations, including that the site plan be changed, as has been described here, to change the orientation of the park, et cetera.
MR. BEHAR: Correct, but it's a condition to change the orientation.
MR. NAVARRO: So it would be to basically rotate the park.
MR. BEHAR: That's it. That's it.

MR. PARDO: Rotate and extending green area that you can into that area.
MR. BEHAR: That's the condition.
MR. NAVARRO: We're okay with that condition.
MS. GARCIA: Could we clarify how that will be reviewed? It will go to the City Architect, the same as the setback, and the removal of the arcade?
MR. NAVARRO: Yes, we can add it to --
MR. BEHAR: All that stays. All of that conditions stays.
MR. PARDO: Staff recommendations.
MR. BEHAR: All we're doing is, the park, going like this. That's it.
MS. GARCIA: Right.
MR. NAVARRO: So to the Planning Director's point, could we add to the condition that we already have that Staff recommended to remove the arcade along Antilla --
MR. BEHAR: Yes.
MR. NAVARRO: Perfect, with the same approval --
MR. BEHAR: Yes.
MR. NAVARRO: -- process that's provided

for that.
MR. ALVAREZ: Quick question. How do the kids get to the park?
MR. BEHAR: The same way. The school is fronting the park. They're going to front the same way.
MR. PARDO: We're just going to expand it.
MR. ALVAREZ: Okay.
MR. NAVARRO: We'll figure it out. I trust Mr. Behar.
MR. BEHAR: I have no --
MR. NAVARRO: If he says we can do it, it can be done.
MR. PARDO: You're going to expand it along the Phoenetia Avenue side, where the existing garden is --
MR. CORDOVES: Instead of north-south, east west.
MR. PARDO: Correct.
THE SECRETARY: I have Mr. Pardo, yes. Gonzalo Sanabria?
MR. SANABRIA: Instead of voting on this motion, I would like to have, at this point, a reconsideration of the previous motions in terms of a deferment, so at this time I'm

forced to say that I'm voting against this, as well. No.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: Yes.

THE SECRETARY: Robert Behar?

MR. BEHAR: Yes.

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Shane McGlashen?

MR. MCGLASHEN: Yes.

THE SECRETARY: Alex Bucelo?

CHAIRMAN BUCELO: Yes.

MR. BEHAR: Okay. E-4.

CHAIRMAN BUCELO: You're on a roll, so keep it going.

MR. BEHAR: I'm going to make a motion to approve with all of the conditions that we have in place, you know, on E-3.

MR. PARDO: The Staff recommendations.

MR. BEHAR: Yes.

CHAIRMAN BUCELO: Do we have a second?

MR. ALVAREZ: Second.

THE SECRETARY: Gonzalo Sanabria?

MR. SANABRIA: What is the motion?

MS. SUAREZ: It's a motion -- this is on

E-4. It's a motion to approve -- to recommend to City Commission approval of the mixed-use site plan and encroachment agreement, as well as permitting the current accessory school as a principal use, including Staff's recommended conditions and the same condition that was included in the prior motion, which is to rotate the park.

MR. BEHAR: Correct.

MR. SANABRIA: No.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: Yes.

THE SECRETARY: Robert Behar?

MR. BEHAR: Yes.

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Shane McGlashen?

MR. MCGLASHEN: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Alex Bucelo?

CHAIRMAN BUCELO: Yes.

THE SECRETARY: Six-one.

CHAIRMAN BUCELO: Okay.

MR. ALVAREZ: Motion to adjourn.

CHAIRMAN BUCELO: Motion to adjourn.

(Simultaneous speaking.)

MR. SANABRIA: Mr. Chairman?

CHAIRMAN BUCELO: Yes.

MR. SANABRIA: I'd like to make a motion to reconsider the approval of the previous items, in the sense of being deferred to the next meeting, so we can further fine tune the language that we just approved, and I believe some of my colleagues did feel sympathetic to that, so I'd like to make a motion to reconsider and defer.

MR. ALVAREZ: I thought we just had a motion to adjourn and seconded it.

CHAIRMAN BUCELO: Okay. Then let's call the roll on the motion to -- or all in favor?

(Board Members voted aye.)

MR. SANABRIA: The motion is deferred. All motions are deferred, okay.

(Thereupon, the meeting was concluded at 10:10 p.m.)

C E R T I F I C A T E

STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 24th day of June, 2026.

NIEVES SANCHEZ

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

To Whom It May Concern,

As a resident of Coral Gables, I take great pride in our city's architectural heritage and the thoughtful planning that defines it. The proposed 110 Phoenetia project continues that tradition with a design that honors George Merrick's Mediterranean vision and complements the surrounding neighborhood.

Beyond its architectural qualities, this project supports something deeply meaningful: the continued presence of Crystal Academy, a school that truly transforms the lives of children with autism and their families. Fifield's commitment to build a new, modern facility and provide Crystal Academy with a 99-year rent-free lease sets a standard we can all appreciate in a developer. Keeping this institution in Coral Gables strengthens our community and reflects our shared values of compassion and inclusion.

I am proud to support the 110 Phoenetia project and believe it represents the kind of balanced progress that benefits us all.

Fifield

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I am proud to support the 110 Phoenetia project and believe it represents the kind of balanced progress that benefits us all.

Sincerely,

Signature: [signature]

Name: VANESSA SALAS

Address: 1300 Salgedo st #4 33134

Email: [illegible]

Date: _____

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

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Sincerely,

Signature: _____

Name: _____

Address: _____

Email: _____

Date: June 6, 2024

Fifield

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Email: _____

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Sincerely,

Signature: _____

Name: B. Suarez

Address: 1620 Coral Way FH 14

Email: _____

Date: 6-12-22

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

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Sincerely,

Signature: Tomas Schmidt

Name: Tomas Schmidt

Address: 1650 Ballena # 8

Email:

Date: 6/12/26

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

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Sincerely,

Signature: _____

Name: _____

Address: 123 Zamora Ave Unit 203

Email: _____

Date: 10-13-24

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

A quien corresponda:

Como residente de Coral Gables, me enorgullece profundamente el patrimonio arquitectónico de nuestra ciudad y la planificación cuidadosa que la define. El proyecto propuesto de 110 Phoenetia continúa con esa tradición, con un diseño que honra la visión mediterránea de George Merrick y complementa el vecindario que lo rodea.

Más allá de sus cualidades arquitectónicas, este proyecto apoya algo profundamente significativo: la permanencia de Crystal Academy, una escuela que verdaderamente transforma la vida de los niños con autismo y de sus familias. El compromiso de Fifield de construir una instalación nueva y moderna, y de ofrecer a Crystal Academy un contrato de arrendamiento gratuito por 99 años, establece un estándar que todos podemos apreciar en un desarrollador. Mantener esta institución en Coral Gables fortalece nuestra comunidad y refleja nuestros valores compartidos de compasión e inclusión.

Me enorgullece apoyar el proyecto 110 Phoenetia y creo que representa el tipo de progreso equilibrado que beneficia a todos nosotros.

Atentamente,

Firma _____

Nombre: _____

Dirección: _____

Correo electrónico: _____

Fecha: _____

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

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I am proud to support the 110 Phoenetia project and believe it represents the kind of balanced progress that benefits us all.

Sincerely,

Signature: _____

Name: Julie Rosenberg

Address: 1201 SW 42 St #A 201

Email: _____

Date: _____

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

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Sincerely,

Signature: _____

Name: Sam Jacobs

Address: 1201 SW 42nd Blvd #104

Email: _____

Date: 6-19-25

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

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Sincerely,

Signature: _____

Name: GUS COSOVO

Address: 1400 Salcedo St

Email: _____

Date: 06-04-2026

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

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Sincerely,

Signature: _____

Name: PATRICIA GAVOLDA

Address: 1110 SALZEDO ST. APT 2C

Email: _____

Date: MAY 29, 26

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

A quien corresponda:

Como residente de Coral Gables, me enorgullece profundamente el patrimonio arquitectónico de nuestra ciudad y la planificación cuidadosa que la define. El proyecto propuesto de 110 Phoenetia continúa con esa tradición, con un diseño que honra la visión mediterránea de George Merrick y complementa el vecindario que lo rodea.

Más allá de sus cualidades arquitectónicas, este proyecto apoya algo profundamente significativo: la permanencia de Crystal Academy, una escuela que verdaderamente transforma la vida de los niños con autismo y de sus familias. El compromiso de Fifield de construir una instalación nueva y moderna, y de ofrecer a Crystal Academy un contrato de arrendamiento gratuito por 99 años, establece un estándar que todos podemos apreciar en un desarrollador. Mantener esta institución en Coral Gables fortalece nuestra comunidad y refleja nuestros valores compartidos de compasión e inclusión.

Me enorgullece apoyar el proyecto 110 Phoenetia y creo que representa el tipo de progreso equilibrado que beneficia a todos nosotros.

Atentamente,

Firma _____

Nombre: Mario Diaz

Dirección: 1014 Salzedo St 206

Correo electrónico: _____

Fecha: June 6, '26

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

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Atentamente,

Firma Yeyson Daza

Nombre: Yeyson Daza

Dirección: 1700 Salzedo St. 104

Correo electrónico: _____

Fecha: 6-11-26

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

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Atentamente,

Firma Patty Diaz

Nombre: PATTY DIAZ

Dirección: 1201 SW 42 Ave

Correo electrónico:

Fecha: 6/2/26

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

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Atentamente,

Firma: _____

Nombre: _____

Dirección: 110 Salzedo St Coral Gables, FL

Correo electrónico: _____

Fecha: May 4, 2026

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Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

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Nombre: _____

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Coral Gables, FL 33134

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Atentamente,

Firma S Espinoza

Nombre: Sonia Espinoza

Dirección: 1014 Salzedo St.

Correo electrónico: _____

Fecha: 06-04-2026

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

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Signature: _____

Name: _____

Address: _____

Email: _____

Date: _____

Fifield

110 Phoenetia – Desarrollo
Crystal Academy
Coral Gables, FL 33134

Asunto: 110 Phoenetia Avenue, Coral Gables – Carta de Apoyo

A quien corresponda:

Como residente de Coral Gables, me enorgullece profundamente el patrimonio arquitectónico de nuestra ciudad y la planificación cuidadosa que la define. El proyecto propuesto de 110 Phoenetia continúa con esa tradición, con un diseño que honra la visión mediterránea de George Merrick y complementa el vecindario que lo rodea.

Más allá de sus cualidades arquitectónicas, este proyecto apoya algo profundamente significativo: la permanencia de Crystal Academy, una escuela que verdaderamente transforma la vida de los niños con autismo y de sus familias. El compromiso de Fifield de construir una instalación nueva y moderna, y de ofrecer a Crystal Academy un contrato de arrendamiento gratuito por 99 años, establece un estándar que todos podemos apreciar en un desarrollador. Mantener esta institución en Coral Gables fortalece nuestra comunidad y refleja nuestros valores compartidos de compasión e inclusión.

Me enorgullece apoyar el proyecto 110 Phoenetia y creo que representa el tipo de progreso equilibrado que beneficia a todos nosotros.

Atentamente,

Firma Lizette Cango

Nombre: L arango

Dirección: 2151 SW 13 St. Cpt 3 Coral Gables

Correo electrónico:

Fecha: June 16, 26

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

RE: 110 Phoenetia Avenue, Coral Gables – Letter of Support

To Whom It May Concern,

As a resident of Coral Gables, I take great pride in our city's architectural heritage and the thoughtful planning that defines it. The proposed 110 Phoenetia project continues that tradition with a design that honors George Merrick's Mediterranean vision and complements the surrounding neighborhood.

Beyond its architectural qualities, this project supports something deeply meaningful: the continued presence of Crystal Academy, a school that truly transforms the lives of children with autism and their families. Fifield's commitment to build a new, modern facility and provide Crystal Academy with a 99-year rent-free lease sets a standard we can all appreciate in a developer. Keeping this institution in Coral Gables strengthens our community and reflects our shared values of compassion and inclusion.

I am proud to support the 110 Phoenetia project and believe it represents the kind of balanced progress that benefits us all.

Sincerely,

Signature: _____

Name: Vanessa Soto

Address: 1300 Salzedo St #4

Email: _____

Date: 2-16-26

Fifield

110 Phoenetia – Development
Crystal Academy
Coral Gables, FL 33134

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Sincerely,

Signature: _____

Name: _____

Address: _____

Email: _____

Date: _____