

1 MR. EIBI AIZENSTAT: 0:38 And if you still and if you
 2 still do have a pager, if you put that on silence also.
 3 Thank you. Good evening, this board is comprised of
 4 seven members, four members of the Board shall
 5 constitute a quorum, and the affirmative vote of four
 6 members shall be necessary for the adoption of any
 7 motion. If only four members of the board are present,
 8 an applicant may request and be entitled to a
 9 continuance to the next regularly scheduled meeting of
 10 the board. If the matter is continued due to a lack of
 11 quorum, the chairperson or secretary of the board, may
 12 set a special meeting to consider such matter. In the
 13 event that four votes are not obtained, an applicant
 14 may request a continuance or allow the application to
 15 proceed to the City Commission without a
 16 recommendation. Pursuant to resolution number two zero
 17 to one dash 118 The city of Coral Gables has returned
 18 to traditional in person meetings. Accordingly, any
 19 individual wishing to provide sworn testimony shall be
 20 present physically in the City Commission chambers.
 21 However, the Planning and Zoning Board has established
 22 the ability for the public to provide comments non
 23 sworn and without evidentiary value. Has that changed?
 24 If someone appears on Zoom, to give testimony, so I
 25 understand that the procedure now is that they've been

1 sworn in as long as they can be seen if they're on
 2 telephone, then they cannot provide sworn testimony but
 3 it's their own Zoom. And the Court Reporter with that
 4 and with swear them in. Thank you. Thanks for the
 5 clarification. Lobbyists registration and disclosure.
 6 Any person who acts as a lobbyist pursuant to the city
 7 of Coral Gables ordinance number 2006 dash one one must
 8 register with the city clerk prior to engaging in
 9 lobbying activities or presentations before city staff
 10 or boards committees and or City Commission. A copy of
 11 the ordinance is available in the office of the city
 12 clerk. Failure to register and provide proof of
 13 registration shall prohibit your ability to present to
 14 the board. As Chairman I now officially call the city
 15 of Coral Gables Planning and Zoning Board meeting of
 16 June 21 2020. To order the time is 604. Joe please call
 17 the roll.
 18
 19 Jill He requested to be excused. Here. Now the middle
 20 here. West rivolta. Mandatory camp weathers maybe as I
 21 said
 22
 23 **MR. EIBI AIZENSTAT:** 3:12 here. Notice regarding ex
 24 parte communications, please be advised that this board
 25 is a quasi judicial board, which requires board members

1 to disclose all ex parte communication and site visits.
 2 And ex parte communication is defined as any contact
 3 communication, conversation correspondence memorandum
 4 and or written or verbal communication that takes place
 5 outside of public hearing between a member of the
 6 public and a member of the quasi judicial board
 7 regarding matters to be heard by the board. If anyone
 8 made any contact with a board member regarding an issue
 9 before the board, the board member must state on the
 10 record the existence of the ex parte communication and
 11 the party who originated the communication. Also, if a
 12 board member conducted a site visit specifically
 13 related to the case before the board, the board member
 14 must also disclose such visit. In either case, the
 15 board member must state on the record where they are
 16 whether the ex parte communication and our site visit
 17 will affect the board's members ability board members
 18 ability to impartially consider the evidence to be
 19 presented regarding the matter. The board member should
 20 also state that his or her decision will be based on
 21 substantial, competent evidence and testimony presented
 22 on the record today. Does any board member have such
 23 communication on our site visit to disclose at this
 24 time. I did receive an email from a member of the
 25 public. I went ahead and send it over to Jill asked her

1 to please print that or distribution to all the board
 2 members who chose that. That comment made also
 3 available to Counsel. Do we have an extra copy here?
 4 Yes, it
 5
 6 **MR. COLLER:** was provided to Mr. Garcia. Okay,
 7
 8 **MR. EIBI AIZENSTAT:** 4:53 perfect. Thank you.
 9
 10 **MR. EIBI AIZENSTAT:** 4:57 Thank you, swearing in. I
 11 will I'd like to ask, first of all, if everybody that's
 12 going to be speaking tonight before agenda item that is
 13 here to please make sure that you register with Jill so
 14 that she will call you when it's your turn. Also, I
 15 like to ask everyone who speaks this evening to please
 16 go ahead with the exception of attorneys, everybody,
 17 including staff, city staff, to please stand in the
 18 chambers to be sworn in. Thank you. Zoom platform
 19 participants. I will ask any person wishing to speak on
 20 tonight's agenda item to please open your chat and send
 21 a direct message to Joe Menendez stating the item
 22 number that you would like to speak before the board
 23 and include your full name. Joe will call you when it's
 24 your turn, and you will be sworn in. At that time. If
 25 we can see you on Zoom. I would ask you to be concise

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1 for the interest of time. Phone platform participants
 2 after Zoom platform participants are done. I will ask
 3 phone participants to comment on tonight's agenda item.
 4 I will also ask you to be concise for the interest of
 5 time. We have for tonight the approval of the May 11
 6 2022 minutes as anybody had already had a chance to
 7 take a look at those. Yes. Is there a motion? Yes. We
 8 have a motion by Claudia. Second by Alex. Any comments?
 9 Call the roll please.
 10
 11 MS. MIRO 6:42 Now then we do. Yes.
 12
 13 **MR. EIBI AIZENSTAT:** 6:51 He has a set. Yes. The
 14 procedure will use for tonight's item tonight's agenda.
 15 First we'll have the identification of the agenda item
 16 by Mr. Koller. Then we'll have the presentation by the
 17 applicant or its agent. It will be followed by
 18 presentation by staff. I will then go ahead and open up
 19 for public comment first in chamber, then in Zoom
 20 platform, and then the phone line platform. I will then
 21 close the public comment. We'll have board discussion
 22 than a motion discussion and second of motion if
 23 necessary. For its final comments and a vote. Tonight
 24 we have one item on the agenda which is for 1505 on
 25 Solyom Boulevard. So items e one through E five are for

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1 dash two and two zoning code text and map amendments
 2 for watts three through five and lots 18 through 20.
 3 From mixed use to mx two district to mixed use three MX
 4 three district and for lat six block 36 Douglas section
 5 from multifamily to MF two district to mixed use to mx
 6 two district and extending the North Ponce de Leon
 7 Boulevard mixed use Overlay district to include lots
 8 six and 17 have said block 36. I'm going to dispense
 9 with these addresses providing for repealer provision
 10 and severability clause and providing for an effective
 11 date. Item II three an ordinance of the city
 12 commissioner Coral Gables, Florida granting approval
 13 plan Area Development pa D pursuant to zoning code
 14 article 14 process section 14 dash two a six general
 15 procedures for plan Area Development for a proposed
 16 mixed use project referred to as 1505 ponds on the
 17 property legally described as lots one through six and
 18 lots 17 through 22 Black 36 Douglas section, Coral
 19 Gables, Florida including required conditions providing
 20 repeal provision severability clause and providing for
 21 an effective date. Item II for a resolution City
 22 Commissioner called gables Florida. Approving mixed use
 23 site plan conditional use review pursuant to zoning
 24 code article 14 process section 14 dash to three
 25 conditional uses. Proposed mixed use project referred

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1 that property.
 2
 3 **MR. CRAIG COLLIER:** 7:41 Mr. Chairman, with your
 4 permission we're going to read all of them in and we'll
 5 have one hearing on all the items and then we'll have
 6 separate votes on each item. Item e one an ordinance of
 7 the City Commission of Coral Gables Florida amending
 8 the future land use map and mixed use Overlay district
 9 map of the city of Coral Gables comprehensive plan
 10 pursuant to zoning code article 14 process section 14
 11 dash two and three comprehensive plan text and map
 12 amendments and small scale amendment procedures from
 13 commercial mid rise intensity to commercial high rise
 14 intensity for lats three through five and lats 18
 15 through 20 and from multifamily medium density to
 16 commercial mid rise intensity or lat six block 36
 17 Douglas section and extending the North Ponce de Leon
 18 Boulevard mixed use Overlay zoning district two
 19 includes lot six and 17 of said block 36 1505 Ponce de
 20 Leon Boulevard 126 and 122 menores Avenue Coral Gables
 21 Florida providing for repeal or provision servility
 22 clause and providing for an effective date. Item e two
 23 in ordinance the City Commission of Coral Gables,
 24 Florida making zoning district boundary changes
 25 pursuant to zoning code article 14 process section 14

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1 to as 1505 ponds on property legally described as lots
 2 one through six and lots 17 through 22. Block 36
 3 Douglas section in Coral Gables, Florida, including
 4 required conditions providing for repealer provision
 5 severability clause and providing for an effective
 6 date. Item II five a resolution of the City Commission
 7 of call Gables, Florida proving receipt of transfer of
 8 development rights TDRS pursuant to zoning code article
 9 14 process section 14 dash two a 4.6 review and
 10 approval use of TDRS on receivers site for the receipt
 11 and use of TV Rs for mixed use project referred to as
 12 1505 pawns property legally described as lots one
 13 through six and lots 17 through 22. Black 36 Douglas
 14 section Coral Gables Florida provide including required
 15 conditions providing for repealer provision
 16 severability clause and providing for an effective
 17 date. Item e one through E five public hearing. Good
 18 evening, Mr.
 19
 20 **MR. RODRIGUEZ:** 11:52 Chair, members of the board.
 21 Thank you very much for convening this special meeting
 22 for what we think is a special project and we hope you
 23 you agree. My name is Mario Garcia Sarrah with offices
 24 at 600 Brickell Avenue, and I'm representing a location
 25 acquisitions, which is the contract purchaser for the

1 property located at 1505 Ponce de Leon Avenue. I'm
 2 joined today by Mr. Rishi Kapoor, Vivian Monet and
 3 Leonard Roberts all of location acquisitions. And also
 4 Hemet Rodriguez, our project architect and Matthew
 5 Lewis, our project landscape architect, reached his
 6 first project in Coral Gables. The via Valencia project
 7 located at 15 515 Valencia Avenue has achieved great
 8 success. And he is looking to replicate that model here
 9 at 1505 funds via Valencia is characterized by low
 10 density, large units and generous public open spaces
 11 and that is what is proposed for 1505 fonts. There is a
 12 lot to like about the 1505 fonts project. Its density
 13 is less than half of what is presently permitted today.
 14 Under today's zoning 179 units were would be permitted
 15 and we are proposing at units less than half the
 16 projects providing almost 30% of its lot areas open
 17 space when 20% is what is required. Within that open
 18 space there will be two public parks, which will
 19 include a 6600 square foot linear park fronting Ponce
 20 de Leon Boulevard and the 6240 square foot park on the
 21 east side of the site, which would be ideal for a much
 22 needed dog park in the area. Lastly, the one existing
 23 structure on the property, which is a small historic
 24 apartment building located at 122 menorahs, which was
 25 built in 1925 and is designed or was designed by George

1 right proposed and what we're basically doing the MX
 2 three and commercial high designations which exists
 3 renting ponds, where you're pushing them eastward, so
 4 that tower can go eastward and avoid the condo Canyon
 5 effect, but still preserving a buffer there between
 6 the properties to the east and US of about 60 feet,
 7 which is where the historic building will remain and be
 8 preserved where the park will be also, and provides
 9 about a 60 foot buffer to our closest neighbor can go
 10 back maybe renderings. The result of those changes also
 11 provides a slight increase in fer of about 20,000
 12 square feet, and also allows the easterly most to lats
 13 to be part of the larger receiving site for TDRS. We're
 14 essentially taking a property which has multiple land
 15 use and zoning designations and making it more uniform
 16 to facilitate what we think is a better design, which
 17 has considerable public benefit, low impact and
 18 considerable which has low density and considerable
 19 public benefit. With that said I'd ask him midnight and
 20 walk through the design presentation. And then Matthew
 21 will talk about the proposed parks. And then we'll wrap
 22 up the presentation.
 23
 24 **MR. RODRIGUEZ:** 16:40 Thank you, Mario. Good evening,
 25 members of the board. Chairman. We're here with great

1 Frank, one of the city's founding architects will be
 2 preserved and adaptively reused as an amendment as an
 3 amenity space for the building. I'm sure that all of
 4 you can appreciate that having a developer that
 5 embraces historic preservation is building less than
 6 half of the density permitted and proffering to public
 7 parks as part of a project is unique and welcome. Now
 8 if we could have the presentation up on the screen
 9
 10 **MR. RODRIGUEZ:** 14:33 Here is the project site to 1.56
 11 acre property just east of ponds between menorahs and
 12 Windows avenues. You will see that as part of the
 13 architectural presentation that a key feature of this
 14 project is moving the tower off of funds so as to avoid
 15 creating a sort of condo Canyon up and down upon
 16 Cillian Boulevard. However, in order to accomplish
 17 this, we need the MX three zoning which ranch ponds and
 18 that permits the proposed height of the tower to move
 19 eastward, you can go down to the rezoning maps.
 20
 21 **MR. EIBI AIZENSTAT:** 15:07 Yep. There you go.
 22
 23 **MR. RODRIGUEZ:** 15:16 As you can see, the top is the
 24 future land use map. The bottom is the zoning map on the
 25 left before on the right or on the left existing on the

1 pleasure to present this project. We think it's on the
 2 heels of a project we're very proud of and it's very
 3 much in that spirit. I'm going to go back to Can I ask
 4 you to state your name? I'm sorry. Yes, sorry about
 5 that. How mad Rodriguez architect offices at 275.
 6 Menorca.
 7
 8
 9 **MR. EIBI AIZENSTAT:** 17:08 let's back up a little bit
 10 bear with me
 11
 12 **MR. TORRE:** 17:34 and that's a wrap back in the right
 13 direction
 14
 15 **MR. RODRIGUEZ:** major moves that we're doing here is
 16 we're pushing the building back a bit, in order to
 17 avoid this. This Canyon effect as you can see that the
 18 two larger buildings directly to the south already
 19 squeezed the space in that particular area. And you can
 20 see all of the isometric views here. And then we would
 21 be pushing back to where it a little bit of a relief
 22 and a front linear park, very public park. Here we
 23 inserted the model. So you can see how it would fit
 24 into context with the existing to larger buildings that
 25 are there now. And this would be a Northwest view

1 northeast. And here's some diagrams which I'll get into
 2 that. And another slide. The main site plan here we
 3 were taking parking, access off the front's of the
 4 streets. And everything you see here in green is the
 5 almost 30% of open space area within the property
 6 lines. So we are creating a nice linear park and the
 7 front 30 foot with minimum and on the back here we're
 8 using it's a clear 60 feet and then it tapers up as as
 9 the building gets further away from the east property
 10 line. And the entire backyard of the historic building
 11 will be used as a secondary Park, a different type of
 12 park this one would have the dog park as well. And then
 13 what we're proposing to do to read ability to restore
 14 and rehabilitate the enormous building is to create a
 15 public benefit. Where it can be used by the public, it
 16 opens up to the back, the rear of that building is is
 17 nothing spectacular. Now it's just a bunch of bathroom
 18 windows. So we're really opening that up set of French
 19 doors with an upper level that overlooks the park. And
 20 this is the show of the proposed setback. So we're
 21 going to have a very generous setback from, from the
 22 neighbors to the east. Going into the renderings, we'll
 23 talk about the style that we selected on this one,
 24 we're doing more of a Mediterranean style, we've
 25 already gone through the board of architects. And we

1 are really using the material palettes that we've used
 2 before a lot of stone, a lot of screening and we're
 3 using more of a Moorish type of screening for areas of
 4 hiding
 5
 6 **MS. MIRO:** parking,
 7
 8 **MR. RODRIGUEZ:** 21:02 which we'll show you when we get
 9 to the plans, the levels that they're in. So here in
 10 the front, we did a very a elegant arcade. And so it's
 11 a very public front, very transparent, extremely high
 12 first floor. And the idea there is that's going to be
 13 commercial, that most likely couple of restaurants. And
 14 then the screening is extremely deep, and the
 15 architecture. So we gave ourselves a lot of relief. So
 16 that we can employ this, this screening material and
 17 also make sure that we completely hide any parking
 18 lights or anything of that nature. So you don't see
 19 anything coming through that much exactly like we did
 20 on the last project. And here on the sides, this is you
 21 could see that the entry into the building first takes
 22 you in through a vehicular presale. And then from
 23 there, you'll see how we actually approach the parking
 24 so that nothing is seen from the streets. And here you
 25 see that these are all the live work on the ground

1 floor. So it it goes from retail in the front. And as
 2 you move east, it works its way into the live work. And
 3 then again, more commercial use and the historic
 4 building right to the left, you can see the stepping
 5 that we have for the building along the back. And
 6 there's a human scale here, if you were going on the
 7 sidewalk and approaching the park, and then of course,
 8 Matthew, we'll get into the exact details of landscape,
 9 but it's going to be a a tree canopy park for shade.
 10 And then we also have created a pedestrian walkway to
 11 take you from the north to the south, or vice versa.
 12 And you'll see that here. So we have a very generous
 13 Paseo that will take you from one end to the other
 14 without having to go all the way around the building.
 15 And then this would be from the north side looking
 16 south. And this would also incorporate a little patio
 17 here for the restored building. And this would be the
 18 front linear park. So the idea here is that it's it
 19 will have a very comfortable wide colonnade, so that
 20 those restaurants can have outdoor seating as well and
 21 have this nice buffer between pods and the the outdoor
 22 seating so it can be used as a park and it also buffers
 23 from from a busier street. So this would be an idea of
 24 how it feel as the building is step back and we have
 25 the podium that then steps back further from the tower.

1 And go into the floor plans this is the sub level plan.
 2 So this is the does the majority of the of the parking.
 3 And this next floor here, you can see that everything
 4 in yellow here is retail. And, and this this driveway
 5 Paseo is to be very active. As matter of fact, we have
 6 glass along the backside of the retail as well, because
 7 we do see that as being a very well lit active space,
 8 then we have a ramp up and ramp down. So none of this
 9 is seen and there's plenty of stacking, so that there's
 10 no issues with a vehicle being delayed at the curb cut.
 11 And then we've also concealed all of our back of house
 12 deliveries and garbage and none of this wouldn't be
 13 seen. This would be the next level which would have
 14 residential around the back and it's going to conceal
 15 three levels of parking. So this is three levels like
 16 this. And here's the main deck. So this would be the
 17 roof of the parking podium. Also the fifth floor of the
 18 building, and it has all of the pool activities and
 19 cabanas and amenities which are being developed and
 20 then We have bought have some of the residential began
 21 on this floor. This will be the typical floor as it
 22 moves up. And it's six units per floor, three bedrooms
 23 and two bedrooms plus den. And then this would be the
 24 penthouse level, which we're still developing, but it's
 25 going to be two levels of per unit. And with that, I

1 will take any questions or we can go straight to
 2 landscape.
 3
 4 **MR. EIBI AIZENSTAT:** What we'll do now we'll ask Matthew
 5 Lewis or landscape architect to discuss landscaping in
 6 general and the parks in particular.
 7
 8 **MR. LEWIS:** Hi, Matthew Lewis from land 70 to 94
 9 Northwest first court as I'm also part of the team
 10 that's continuing to finish up the boat Villa Valencia
 11 project, just down the street. I just stopped by there
 12 prior to coming to the meeting today. And that was
 13 quite quite happy with with all the live oak trees that
 14 were were recently planted last week, we have four
 15 additional plants going in for additional live votes
 16 coming in next week. I think it's really important you
 17 know, as a landscape architect and looking at a site
 18 like this to really have a generous amount of of open
 19 space, and what that allows us to do is to really allow
 20 the trees to have proper root growth so we're not
 21 sitting on top of a garage and and so that the process
 22 of triggering this remains natural Kerr requirements we
 23 were required to have 42 trees on site. In this plan,
 24 we have 47. On the north side of the north side of the
 25 site, we have street trees which are going to be green

1 button woods, same to the south, the entrance to the
 2 live work units are going to have some beautiful Lucia
 3 roses. And then along the along the frontage on Ponce
 4 de Leon, we have two character butcher aquatica trees,
 5 which are gorgeous trees in South America that have
 6 these beautiful trunk structures, those sit at each of
 7 the corners, with five are actually seven live votes.
 8 And between those within the within the public realm.
 9 at the dog park, we have eight oak trees, they're a
 10 form of nice, symmetrical form to the park. And just in
 11 general, all the landscape that we're doing 90% of its
 12 native, so that's gonna require much less water than a
 13 non native, non native landscape. And I think what's
 14 also great and you know, the generosity of Rishi and
 15 the clients that I work for location ventures, they
 16 really put a lot of a lot of good, nice funding into
 17 large, mature trees. So in three theory, once this,
 18 once this project is planted three or four years,
 19 anybody that's anybody in the neighborhood that's
 20 walking around the site, will, will be virtually
 21 covered and shade the entire way around the three sides
 22 of the property. So I think that's I think that's
 23 really important.
 24
 25 28:06 Add to the neighborhood as well. Many questions

1 have been answered,
 2
 3 **MR. EIBI AIZENSTAT:** 28:12 well, I think we are going
 4 to have questions and so forth. But I'd like to also
 5 have the city do their presentation, of course
 6 beforehand.
 7 **MR. EIBI AIZENSTAT:** And we just have a few comments on
 8 the staff recommended conditions of approval, which
 9 perhaps they can address as part of their presentation.
 10 Also, the recommendation is for approval for the five
 11 items, one of them is recommended for continuance,
 12 we're fine with that. The one that's recommended for
 13 continuance is the TDR approval, we need to first
 14 identify where the TT RS are coming from, get them
 15 approved by the strip preservation board and then go
 16 back to City Commission. So condition of approval
 17 tonight would be getting those approvals within six
 18 months for the TDRS. On the conditions of approval,
 19 which start on page 21 of the staff recommendation. On
 20 one see, we think there might be a typo there. It says
 21 sidewalk extensions and crosswalks on the west side of
 22 Galliano and Cydonia intersection we think that might
 23 be Mendoza, consider Cydonia is considerably further
 24
 25 **MR. WITHERS:** to the north.

1
 2 **MR. RODRIGUEZ:** Going to Section Five which talks about
 3 the conditions of approval that need to be satisfied
 4 prior to issuance of a temporary certificate of
 5 occupancy, there's two of them five B and five g by B
 6 has to do with underground utilities, five G with right
 7 of way improvements, we're fine with the substance of
 8 the condition of approval. What we would like for you
 9 to consider is some sort of modification and the
 10 language regarding when they need to be done. In other
 11 words, right now they're worded in such a manner that
 12 they need to be done before TCO from this client and
 13 many other clients experiences with dealing with FPL
 14 and the issue of utilities or water and sewer or the
 15 count Your f.on the issues the right away improvement,
 16 we're sort of held hostage to those utilities for those
 17 government entities reviewing and approving plans, and
 18 in the case of FPL, actually doing the work. So if we
 19 could put some language in there that that would be
 20 prior to final CO or at least give staff the
 21 opportunity, or the discretion to extend it to finals
 22 do, we think it would lead to a more effective, you
 23 know, condition of approval, and one that will cause
 24 what not create any issues in the future. And that same
 25 section, Section Five E, my clients had some

1 discussions with staff that instead of the 20, remote
 2 residential parking spaces in the garage, that the loss
 3 of that the amount of remote residential parking in the
 4 garage be equivalent to the loss of on street parking,
 5 which we have at nine spaces that are being lost on
 6 street parking. So we request that to change from 29,
 7 just to be reflective of what's actually been lost on
 8 the street. So with that said, I think we could do the
 9 staff presentation now and public hearing. And we'll
 10 reserve some time for rebuttal if necessary. Thank you.

11
 12 **MS. GARCIA:** Jennifer Garcia city planner, I found the
 13 PowerPoint please. So as I discussed, the site is
 14 between menorahs and Mendoza based in fonts on the east
 15 side of haunts. And as you can see from the aerial, the
 16 site is mostly vacant, except for the one historic
 17 property in the north northeast corner.

18
 19
 20 Sitting in existing conditions,

21
 22 **MR. RODRIGUEZ:** you can see there's a trolley stop,
 23 there's news trees, then funded by public works on
 24 Windows and notice otherwise very blank, vacant lot. So
 25 they have five requests, conference a plan amendments,

1 zoning map amendments have had as a nation mixed use
 2 site plan and the TDR is the first one, as he
 3 discussed, is basically divided into three different
 4 requests request. The first one is extending that
 5 commercial high rise intensity from the back of the
 6 last or facing onto the own, and moving it all the way
 7 back to the existing boundary that we've seen the green
 8 guideline of the North Ponce mixed use district. The
 9 second one would be the change of land use of that
 10 historic property from a multifamily to sorry, from
 11 medium density combine to commercial and the last would
 12 be the extension of the existing northmor Sorry, North
 13 ponds, mixed use Overlay district includes entire
 14 property. The second request is a zoning map
 15 amendments, very similar extension of the MX three
 16 zoning to include all the way except for one lot away
 17 from the end of their property on the side. The change
 18 of zoning for that historic building, which is now
 19 enough to to make that into mx two, and extend that
 20 North pawns delay on mixed use district include
 21 property. So they're also asking for a pad as a nation
 22 on Trade and Development. And as you know, a pad is
 23 basically a magic number. When you have one acre,
 24 you're allowed to be a pad if approved, obviously, an
 25 exchange or about benefits. So what they're providing

1 is linear Plaza 6600 square feet on a monthly on also
 2 the garden dog park that's in there, we're about 6200
 3 square feet, and adaptive reuse of the historic
 4 building. In addition, staff recommending some
 5 crosswalks and traffic calming based on recent policy
 6 decisions of policy initiatives by the Commission as
 7 been included in the conditions
 8

9 **MR. GARCIA:** The fourth request is mixed use site
 10 plan. Here you can see you the Pikeville entrance, that
 11 linear park that's facing ponds, the ground floor
 12 retail live work units, the historic building being
 13 reused as it retail space, the pedestrian via which is
 14 on the on the rear and the dog park. And the last is
 15 the TDRS. And they are explained that they're going to
 16 go through the process. SAP has that recommendation of
 17 having as a condition of approval as part of the pad
 18 and the next use site

19
 20 **MR. RODRIGUEZ:** the the left column is allowed required
 21 if they make these changes to the land use and the
 22 zoning. So within one acre requirements 20% their way
 23 over that at 29.6%. They're under that density. They're
 24 at their height requirement, the height maximum and
 25 they're at their maximum as far as FA are when they

1 receive those CDRs their setback actually is very
 2 generous at 30 feet. Their setback is also very
 3 generous facing Pontes apartment spaces are there well
 4 over. So there will be a timeline they've had the DRC
 5 meeting back in March 25 of this year, be away a couple
 6 of times, they put a meeting which I included the
 7 summary of those of those minutes of that meeting in
 8 your packet or client zoning. And today, we're here on
 9 June 21. And they're scheduled for first reading next
 10 week, next Tuesday. letters went out to property owners
 11 within a few 100 feet of the property. And again, three
 12 times we've mailed letters to the property owners,
 13 three times property postings, three times for website
 14 posting, and one time for newspaper ad. And staff
 15 determined that it's consistent with the comp plan. And
 16 there's five requests, we recommend approval of most of
 17 the requests except for number five, a continuance of
 18 the teeth, sharks. And in summary, the conditions of
 19 approval are pretty standard. The special ones the
 20 first one being the TDR process to follow that process
 21 within six months of the mix, use site plan approval,
 22 the traffic calming crosswalk on Ponce a raised
 23 crosswalk, I'm a no Zoom, Dalian No, no speed cushions
 24 and tables is all based off of the city's traffic
 25 calming plan. How about extensions on the west side of

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1 Galliano and Sidonia, which is north of their site.
 2 This is based off of the Commission's interest in
 3 having more sidewalks in the area. And then number four
 4 is remote residential parking. The intent was actually
 5 not to provide what's been lost, but just a general.
 6 Like benefit to the neighbors who have a lot of
 7 parking. But an American office obviously, you know,
 8 you just asked. That's all I have. Thank you, Joe, how
 9
 10 **MR. EIBI AIZENSTAT:** 36:59 many speakers do we have in
 11 chamber? No, no one has indicated to speak in chamber
 12 What about in Zoom? And found? No way. So if we have no
 13 speakers at this time, I'll go ahead and close it for
 14 public comment.
 15
 16 **MR. MARIO:** 37:17 Mr. Chair, we only received one email
 17 that was forwarded to me from former commissioner Coda
 18 who was in support of the project and concept is
 19 common, had to do with the loss of on street parking on
 20 the street. He's been consistent with that position now
 21 probably for 20 years since he served on the City
 22 Commission. From our viewpoint as a developer, it's
 23 whatever the city tells us. We'll do you know right
 24 now, the city streetscape plan requires those landscape
 25 ball buyouts, which result in the loss of some on

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1
 2 **MR. CRAIG COLLIER:** 38:56 So you're fine with a
 3 referral to I guess, a date uncertain for the TDR
 4 items? Correct? Okay, very good. And you would not have
 5 to publish them? Well, it would have to be re noticed.
 6 But we're since we don't know when it's going to come
 7 back from historic preservation. They'll have to re
 8 advertise it unless we want to pick a date certain if
 9 you think you would be back.
 10
 11 **MR. EIBI AIZENSTAT:** It's going to be noticed at the
 12 historic preservation board. So I don't think we can
 13 determine yet the actual date. We'll have to re notice
 14 again when the time comes for Planning and Zoning Board.
 15
 16 **MS. MENENDEZ:** Thank you. Excuse me, Mr. Chair.
 17
 18 **MS. MENENDEZ:** 39:34 There's one speaker on and Zoom.
 19
 20 **MR. EIBI AIZENSTAT:** 39:37 Okay. Let's go ahead and
 21 hear that speaker. Please. Can you call?
 22
 23 **MS. MARIA CRUZ:** 39:55 Mic. Yes. Can you hear me?
 24
 25 **MR. EIBI AIZENSTAT:** 39:59 Yes. Yes, we can hear you,

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1 street parking. That's why they're in the plan. What
 2 are the determination of this board and or the City
 3 Commission is that we should eliminate some of those to
 4 keep on more on street parking that that's acceptable
 5 to us. Also, with that said, this project has been very
 6 well received by the other city boards that have
 7 reviewed been well received by the neighbors within the
 8 neighborhood meeting. Your staff is recommending
 9 approval with conditions conditions, we are generally
 10 in agreement where there's maybe some fine tuning there
 11 on some of them. And we would ask that you follow that
 12 recommendation and recommend approval of the other
 13 various items that are before you and continuing. So
 14 that one item on the TDR. Thank you very much.
 15
 16 **MR. EIBI AIZENSTAT:** 38:27 Mr. Chairman. I just have
 17 one clarification from Counsel. There's a
 18 recommendation for continuance on the TDR item. Is your
 19 intent to come back to the planning and zoning board on
 20 the TDR item? Or is it your desire that that item be
 21 acted upon? By the Planning and Zoning Board?
 22
 23 **MR. WITHERS:** No well being? No, we wouldn't be coming
 24 back with that after we go to historic preservation
 25 board and get receiving site approval.

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1 but we can't see you. If you'd like to be sworn in, we
 2 would need to see you. And your camera please.
 3
 4 **MS. MARIA CRUZ:** 40:09 Is open. I don't know how to.
 5 My camera is awful
 6
 7 **MS. MARIA CRUZ:** 40:19 How do I do that? I can. My
 8 camera's open. I see it open
 9
 10 **MS. MARIA CRUZ:** 40:30 where I can still speak,
 11
 12 **MR. EIBI AIZENSTAT:** 40:32 right? Correct. Yes, ma'am.
 13
 14 **MS. MARIA CRUZ:** 40:35 Okay, that's fine. Here we go
 15 again. Maria Cruz 1447 Miller wrote, let me share with
 16 you some concerns. This is not the first time residents
 17 like me, my property. When we look at the property, we
 18 know what we can build. I would not dare go and ask the
 19 city to let me build larger or larger home that would
 20 fit somewhere. Because you know what? Oh, here we go.
 21 Okay. That would not be acceptable. All right. But we
 22 see this time and time again.
 23
 24 **MR. EIBI AIZENSTAT:** 41:20 At Miss Cruz. We can see
 25 you now if you'd like to be sworn in? Yes. You see my

1 hand? Yes, ma'am. All right. One second, please. Miss
 2 Cruz.
 3
 4 **MS. MEDINA:** Please state your name for the record.
 5
 6 **MS. MARIA CRUZ:** 41:35 Maria C. Cruz.
 7
 8 **MS. MEDINA:** 41:40 Do you solemnly swear or affirm the
 9 testimony you're about to give in a Zoom? Meeting will
 10 be the truth, the whole truth and nothing but the truth?
 11 I do.
 12
 13 **MR. EIBI AIZENSTAT:** 41:48 Thank you, Miss Cruz.
 14 You're welcome.
 15
 16 **MS. MARIA CRUZ:** 41:51 Thank you. This is a concern.
 17 Developers buy properties knowing the limitations of
 18 the property. But that's okay. Because then they can
 19 come in and ask for this data. And the other thing as a
 20 matter of fact, in this property, we're asking for five
 21 changes. Okay. And of course, the reason is because you
 22 know what? They're going to do wonderful things. I can
 23 do wonderful things in my property to break in. Because
 24 there are limitations. Developers can do it. I love the
 25 idea that there's two buildings, two large buildings

1 are there. Oh, yeah. So now there's two. Now we're
 2 gonna have three. So next developer will say there's
 3 three. So why not a fourth one? Pretty soon that home
 4 area will be all here, gigantic buildings. That's not
 5 what Coral Gables is all about. But that's okay.
 6 Because you know what? There's two buildings there
 7 already. So we're going to allow this one big to be the
 8 third. Okay, talking 16 stories, 16 stories, you know,
 9 just a little bit taller than normal. Only 16. Okay, I
 10 love the way that the person that was speaking said
 11 that, that park can be used by the public. What do you
 12 mean, can be used? If it's a public park is a public
 13 park? What do you mean, can be used to be available to
 14 use should not be qualified and the Paseo again, so
 15 that the business the IRS can have tables, so they
 16 Paseo is not really for the use of the public? It's for
 17 the use of the businesses that will be there. Okay. I
 18 do not understand. I think we're getting to the point
 19 where, you know what, by the time I buy, we will have
 20 breakable all over Coral Gables. I think the time has
 21 come for somebody to say, when you buy the property,
 22 make sure that that property is what you want. And make
 23 sure you read what you're able to build. And don't come
 24 ask for any more. Because you know what, there's no
 25 limit. Everything can change. And, you know, it's very

1 nice when you hear very nice, you know, everything is
 2 going to be great. You know, that one of the parts, you
 3 know, it's just in the back. And there's justice and
 4 there's just that the bottom line is eventually the
 5 public won't be won't feel welcome there because there
 6 are limitations. No, we also have at if I remember
 7 correctly, there were seven. What is said, live to work
 8 or work to live or whatever it's called. Eight, no six
 9 and they're seven and 80 You better not. So while we
 10 have some new work, possibilities there, and the people
 11 that they're six units per floor, those people that
 12 will be buying this, or renting because I don't know
 13 whether there's a rental or a ownership, those people
 14 that are going to pay for six units per floor, are not
 15 going to traffic, because they're going to use public
 16 transportation. That's why we're building it here next
 17 to public transportation, because I'm going to pay big
 18 bucks to live in this building. And I'm going to share
 19 transportation with the people that come to work in the
 20 restaurants, etc. You know, what, Fantasyland, this is
 21 all about fantasy land. And the sad part is that people
 22 didn't even expect this meeting today. And I heard at
 23 the beginning, special meeting, the meeting was
 24 supposed to be Wednesday. It took me by surprise that
 25 it's Tuesday, because normally, it's Wednesday. Why do

1 we need to accommodate? You know, we're here to
 2 accommodate the people that want to build the big
 3 developments. That's the bottom line. And I'm sorry,
 4 but you know what, I hope you understand that. The
 5 people that live in this city are not happy, because
 6 that's not what we moved here to. We didn't move here.
 7 We wanted to live in the mirror or big buildings,
 8
 9 **MR. EIBI AIZENSTAT:** 46:29 as crews if you can please
 10 wrap it up.
 11
 12 **MS. MARIA CRUZ:** 46:31 Okay, the bottom line is, this
 13 is not the Coral Gables that we envision. This is no
 14 what we moved here for. And I'm sorry, there has to
 15 come a time when people hear the word. No, if it
 16 doesn't fit in that property, don't build the point
 17 someplace else. Thank you.
 18
 19 **MR. EIBI AIZENSTAT:** Thank you, ma'am.
 20
 21 **MR. EIBI AIZENSTAT:** 46:52 Anybody else chill. No more
 22 speaker, then we are going to close it. Yes.
 23
 24 **MR. RODRIGUEZ:** 47:03 To respond, the project is
 25 proposed as a condo project. So this is a condominium

1 project, not a rental project. The parks are clearly
 2 the one in the east and on the one on the west side
 3 going to be public parks, there's going to be in public
 4 open space easement granted to the city in perpetuity
 5 for the public to use that at the developers cost to
 6 maintain that area. Um, it's you know, if you look at
 7 the changes that we're proposing, a lot of the change
 8 that we're proposing is to be able to move that tower
 9 further east. So it's not fronting on ponds and sort of
 10 grading the canyon effect the 16 storey height is
 11 already permitted on ponds, you know the area that the
 12 property that fronts ponds today, the density of this
 13 project is less than half of what is permitted today,
 14 the floor area, there is some increase in floor area,
 15 but that is mostly as a result of the ability to
 16 acquire TDRS which of course is another city policy of
 17 being able to purchase TDRS from historic properties to
 18 ensure the historic preservation of those properties or
 19 to provide Park area and other areas. And then use that
 20 intensity in areas of the city such as ponds, which is
 21 a major roadway and artery of the city or an already is
 22 fairly intense development. The the idea that people
 23 are not happy with this particular project. We had a
 24 neighborhood meeting it was well attended people were
 25 actually very enthusiastic and complimentary about it.

1 can ask you another question maybe. So on these
 2 neighborhood meetings, I'm very surprised. A building
 3 this big in that area. Drew No objections except for
 4 Lady we saw this evening.
 5
 6 **MS. VIVIAN:** The unique property has been there vacant
 7 for long I've been here for more than I've been here. I
 8 think people that live in that area really want to see
 9 something there, you know, right now are to fenced off
 10 property. And they just want to see development there.
 11 There's a lot of like, they say that there's 16 storey
 12 buildings, just the south from the Commission, you
 13 know, adopted this North consequences district a few
 14 years ago, and they really want to have that
 15 development.
 16
 17 **MR. WITHERS:** 50:27 Is the developer been asked about
 18 maybe continuing the median up to Eighth Street? I
 19 mean, right now they're building kind of stops with the
 20 median in the next block up, there's no meeting. Is
 21 there any discussion about a
 22
 23 Unknown Speaker 50:38 joint venture? Maybe less less
 24 here to talk about that? But yes, that's Pon space
 25 three, I know a little bit about that. It is already

1 And as you can see from people who live in the
 2 immediate vicinity, there are no objectives here today.
 3
 4 **MR. WITHERS:** Yes. So I have questions all over the
 5 place. The first question I have is this was the old
 6 Angel Buick site. And it was a auto dealership and
 7 repair and paint evolving environmental has been
 8 cleared as the sea review does the city have reviewed
 9 all the environmental studies and made sure they're all
 10 clean and everything new anybody on the spot? I just
 11 just want to make sure we don't end up with
 12
 13 **MR. WITHERS:** up here but they're not.
 14
 15 **MR. EIBI AIZENSTAT:** 49:18 What phase actually what?
 16 **MR. WITHERS:** Environmental? Yep. Thank you very much.
 17
 18 **MR. WITHERS:** 49:22 Why environmental studies have
 19 been done. Certainly a phase one. Okay. Phase one was
 20 done. It was clean. No need for phase two. The entity
 21 that wouldn't be reviewing it wouldn't be the city but
 22 Miami Dade County.
 23
 24 Unknown Speaker 49:35 Thank you. So we're good with
 25 that. Sites clean and everything. Okay, and then you

1 funded. So I think asking a contribution from them may
 2 not be used well, but I can definitely reach out to
 3 Melissa, because I'm just talking
 4
 5 **MR. EIBI AIZENSTAT:** 50:53 about hormones have their
 6 property with their three landscaping and what we're
 7 planning to do for it. I mean, I just you know, to
 8 integrate, the two might be
 9
 10 **MR. RODRIGUEZ:** Unknown Speaker 51:05 the medium
 11 project between Salamanca and Eighth Street. Right,
 12 right.
 13
 14 **MR. TORRE:** Okay, so the next question I have, and
 15 maybe, maybe you're not 100% sure on this. But I know
 16 that we've studied the heck out of North Ponce for 25
 17 years, 30 years? Well, there's probably been four or
 18 five. And one thing that jumped out at me on that, I
 19 think it was the complement comprehensive map plan was
 20 it every property kind of stays along Ponce? In
 21 alignment? This one kind of juts back to a three lots?
 22
 23 **MR. RODRIGUEZ:** Yes. And you see it actually, in more
 24 recent developments like Officina, which is a few
 25 blocks north. There actually, I think about halfway in

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1 that commercial, you know, land use and zoning the same
 2 with a property South 1300 plants, I want to say the
 3 condo building right there.
 4
 5 **MR. TORRE:** So I guess my question is, his view looked
 6 at what the the future visions were along Ponce was it
 7 to move back another lot off of ponds with higher
 8 density is that was
 9
 10 Unknown Speaker 52:08 the intent of the mixed use
 11 Overlay district was to have as you can see that those
 12 that that dashed line, I showed the green line as well
 13 into the mid block. And that's to support larger mixed
 14 use development on ponds be able to have that depth
 15 that you need to be able to have the retail and the
 16 parking and all the monies that you need to have a
 17 substantial footprint
 18
 19 Unknown Speaker 52:27 to build up.
 20
 21 **MR. TORRE:** Okay, so this building seems to be the first
 22 one that has really given you a generous, I think it
 23 was 30 foot setback off ponds. Yeah. I know, other lots
 24 will probably be developed now. It will be asking for
 25 additional depth in there. Is there been any

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1
 2 **MARIO:** you're completely hostage to FPL. Yeah, you'd
 3 our project chief development officer could tell you
 4 more details about it. But it's not like our
 5 contractors installing those electrical lines on the
 6 ground, it's FPL itself. And FPL really goes by its
 7 own, you know, schedule its own agenda, its own
 8 priorities. And on other projects, you know, quite
 9 often takes a lot longer than it does to complete the
 10 building.
 11
 12 **MR. WITHERS:** 54:07 Who pays FBI Do you pay? We do
 13 FBO. So they have the money and they have the approved
 14 plans. It's just that they haven't done the work. Is
 15 that the sequence?
 16
 17 **MARIO:** 54:16 Or exactly we're usually at a point that
 18 contracts been entered into permit plans have been
 19 approved. We just wait and wait and wait for FPL to
 20 actually do the work.
 21
 22 **MR. TORRE:** water and sewer might be a little bit less
 23 problematic.
 24
 25 Unknown Speaker 54:35 And so and so

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1 consideration of maybe requiring a greater setback on
 2 ponds to to mimic that, because I think it really does
 3 look nice. It does, it does relieve that canyon,
 4
 5 **MR. TORRE:** 52:54 it can be a commission policy to look
 6 at study. And that whole that whole corridor, and
 7 having a usually in setback is a little more difficult
 8 for retail, depending on the retail if it's a
 9 destination, they wouldn't have an issue, but you know,
 10 on the retail age, like is closer to for civility.
 11 Okay, so
 12
 13 **MR. TORRE:** 53:10 just to make sure I understand so
 14 that going back one more ladder to more lots to the
 15 east. That is part of the of the vision on the past
 16 corridor development,
 17 **MR. EIBI AIZENSTAT:** right to be able to have a
 18 substantial footprint or for large scale development.
 19 Okay.
 20
 21 **MR. EIBI AIZENSTAT:** Then I like to ask Mario a quest.
 22 Thank you very much. I don't understand your concern
 23 about the utility requirement and separate the TCO are
 24 saying it says it has to be in place before you're
 25 granted the TCO correct. And what you're saying is,

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1
 2 **MS. RUBIO:** 54:40 Vivian Benet Rubio 3072 Carter street
 3 Coburn growth,
 4
 5 **MR. EIBI AIZENSTAT:** 54:43 could you repeat your last
 6 name please?
 7
 8 **MS. RUBIO:** 54:47 You can lower that if you want her
 9 get her box and
 10
 11 **MS. RUBIO:** 54:51 Vivian Benet review 3072 Carter
 12 street
 13
 14
 15 **Mario:** 54:56 So what we're having problems with
 16 generally and Bill have a link to you is Florida Power
 17 and Light. Water and Sewer hasn't been such a big
 18 issue. They worked with us. Very, very fast, but more
 19 and more light on Valencia we started three years ago
 20 to work with them. We were able to get the alley
 21 underground, but they still have not even produced
 22 design drawings for Fernando. This is a weekly call
 23 daily emails, and we have not been able to get them to
 24 cooperate. And we're paying for it. The bills are ours.
 25 So this is one of the problems that could hold us

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1 hostage for TCO.
 2
 3 **MR. WITHERS:** So it's not like a fire safety issue. Is
 4 it? No, it's strictly Florida.
 5
 6 **MARIO:** 55:39 Strictly underground utilities for its
 7 floor power like AT and T any of the cable companies
 8 are on those poles.
 9 **MR. EIBI AIZENSTAT:** And so you want that TCO so you can
 10 start installing your roof f&e and get your amenity
 11 spaces.
 12
 13 **MS. RUBIO:** 55:52 I can start closing units.
 14
 15 Unknown Speaker 55:54 We're not moving in. Yeah, they
 16 move in.
 17
 18 **MR. EIBI AIZENSTAT:** 55:56 Do you have power? Yes.
 19
 20 **MR. EIBI AIZENSTAT:** So you want residents to move in
 21 without the TCO.
 22
 23 **MR. EIBI AIZENSTAT:**6:02 Now they date I will have a
 24 TCO I just don't need to have FPL underground in
 25 certain areas, where TCO the vault will be ready

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1 Speaker 57:11 it'd be fine. Yeah, to that's the only
 2 one I will recall to do to have it for the rest of the
 3 project will be done by TCF not a problem. But
 4 something I'm planning to I'm definitely require
 5 **MR. EIBI AIZENSTAT:** a lot of permitting with city
 6 state and mot. Thank you. That's all I have. Thank you.
 7 Thank you very much, Benny. All right.
 8
 9 Unknown Speaker 57:40 I'm in favor of the project
 10 overall. So I commend you for a good project. I really
 11 appreciate
 12
 13 **MR. EIBI AIZENSTAT:** 57:45 your like TV off.
 14
 15 **MR. VENNY TORRE:** 57:49 Hello, better. Thank you. I
 16 appreciate the setback, the green space, and I think
 17 the neighbors on the back will appreciate the 60 foot
 18 separation with the big green green field in the back.
 19 That's that's really going to be a really big plus. So
 20 overall, I do have a lot of positives here. I just want
 21 to confirm a few things and ask a couple questions.
 22 Some simple ones, maybe first, so in the TT RS, and I
 23 really couldn't quite understand if there's a delay in
 24 receiving the TT RS or finding the source of the CDRs.
 25 So the other question is, are you taking TDRS from the

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1 everything on site like Valencia, everything on the
 2 project is completely connected. So do not do what
 3 would not be done. It's the underground utilities on
 4 some of the streets that are not related to the
 5 project. We still have to do it, but I just require it
 6 for SEO. Okay,
 7
 8 **MR. EIBI AIZENSTAT:** 56:28 I mean, I feel comfortable
 9 with that. But I'd like to fully define what that is. I
 10 mean, if it's underground utilities on menorahs and
 11 ponds and yep, so I don't know how we do that city
 12 wise. If we're going to carve out certain
 13
 14 The only lines I'm familiar with Ron ponds, which are
 15 not major FPL lines, I think they're just the lights
 16 could be wrong. So there's not any major lines, like
 17 Galliano if you're familiar with Eric Galliano has
 18 major lines running through it. And so those are Nando,
 19 which is where the project they're talking about.
 20
 21
 22 So this project is running on ponds. That's the only
 23 issue.
 24
 25 That's the only issue I know of. Yeah, no, Unknown

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1 building that's historical, you actually taking?
 2
 3 **MR. RODRIGUEZ:** 58:27 Well, that building the 122
 4 menores building is part of the project site. So
 5 whatever additional development rights is entitled to
 6 are already incorporated.
 7
 8 **MR. TORRE:** 58:35 In addition to the PRS,
 9 specifically, I couldn't get a PDR is
 10
 11 **MR. EIBI AIZENSTAT:** 58:39 basically our we need to
 12 identify the source of where it's coming from and get
 13 that source approved.
 14
 15 **MR. VENNY TORRE:** 58:43 So you guys are going through
 16 with the project that's approved without really getting
 17 the final approval, which is conditioned, conditioned
 18 upon getting that approval subsequently within six
 19 months. That's been done before we actually can ask the
 20 question, you just brought up a good point. You get
 21 credit for those CDRs above that historic building
 22 before this rezone or after the rezone after the rezone
 23 In other words, that historic building on 122 menores
 24 is what eight six doors?
 25

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1 **MR. RODRIGUEZ:** 59:16 No, the existing building? Yeah
 2 is only two storeys
 3
 4 **MR. WITHERS:** 59:19 I know but I mean, you can go six
 5 or seven seven storeys today. Yeah. So now you can go
 6 16 storeys so by rezoning you capture additional 10
 7 storeys of TDRS.
 8
 9 **MR. MARIO:** Unknown Speaker 59:29 No, because we
 10 didn't include the 122 menorahs project isn't within
 11 Okay, the change from medium to high
 12
 13 **MR. VENNY TORRE:** 59:39 so my question is are going to
 14 lead back to parking and in the use of the sidewalks and
 15 some of the questions Mr. Cabrera brought up but to get
 16 there. Can you explain the flats just to make sure I
 17 understand that the ground floor and the second floor
 18 of the flats are connected. Let's make sure that I know
 19 how those work. Yeah, so there's the book called The
 20 first floor and the second floor. That is the live
 21 work. So you could actually live there and work there.
 22 Then above that we're proposing which would be third
 23 and fourth floor, which will be two storey I
 24 apartments. So social space and the third floor
 25 bedrooms on the fourth floor. The first and second are

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1 floated was possibly like a small executive offices for
 2 startups, you know, which, you know, you're right
 3 there, it's a nice place to visit. And you go up and
 4 you have a little startup ops. So the only concern for
 5 me is high traffic or high intensity affecting the
 6 neighbors towards the back, because that thing really
 7 comes around back. So it's just a matter what is there
 8 any conditional violators on so there is there is
 9 parking, and we need to figure out whether it's going
 10 to be the underground parking or the next level up,
 11 which will leave for the general retail use, because
 12 that's captured within the building. So that parking
 13 entrance starts closer to two ponds, and it does the
 14 end of the property. So therefore, you'd go in there,
 15 and then you'd pop up through an elevator and walk over
 16 to that use. And the two retails in their front, or is
 17 there a thought of restaurants are using more than
 18 likely restaurants? Yeah. And I did not get into the
 19 weeds of the traffic study, is there a shared parking
 20 lot process of how maybe some of these will be, there
 21 will be right now we have an abundance, we, the
 22 requirement of leave is 264. And we're at 318 or 317.
 23 And I know that as things get developed and columns,
 24 you know might get a little thicker, I might lose one
 25 or a tree or something. And therefore the calculation

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1 one unit. It's one, it's a live work. Correct. So
 2 that's called one unit. This is one year, okay. And I
 3 was noticing the park, but it's not considered a
 4 residential unit. Although you can sleep there. It's a
 5 live work to get back to the questions. So in terms of
 6 your retail, I'm trying to get to the 20,000 feet, to
 7 get back to the parking you provide live work ground
 8 floor is part of that the retail that ground floor is
 9 in retail calculation. So somebody could basically have
 10 a guest come in, because their work there and somebody
 11 is going to use the building as a office that somebody
 12 could take the upstairs if they wanted to, and expand
 13 it to their office, that the flexible part is the the
 14 ground floor is the guaranteed retail use. And it's
 15 every square inch of it is for that use. So the other
 16 question was the historical building has two floors.
 17 And you mentioned what the use of that was proposed? I
 18 couldn't quite understand is that specifically and only
 19 for the residents? Or is that for public use? That's
 20 for public use the retail, so it's a retail retail
 21 establishment? Yeah, I mean, the ideas that we've been
 22 talking about is something like a gourmet ice cream
 23 with coffee and something where you can go to the park
 24 and enjoy this place. And on the second floor, since
 25 that kind of retail wouldn't work. One of the ideas

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1 of of patrons is less a different calculation than
 2 standard retail, we would exclude the kitchen, but then
 3 you'd capture the seating area. And therefore at that
 4 point, we might start getting a lot closer to the
 5 number that we actually have. And therefore we will
 6 look into the shared which shared opportunities which
 7 we haven't yet, which would grant us a more flexible
 8 parking scenario. But for right now we're well over
 9 Park to give us that buffer and show that you have 54
 10 Additional spaces. And I was pleased to see that. So
 11 that's great. So the the issue of remote off street
 12 parking, you mentioned there was nine being lost. And
 13 you were providing 20 Can you explain what that means
 14 the remote off street parking 20 spaces.
 15
 16 **MR. EIBI AIZENSTAT:** I think both staff will explain it.
 17 But the condition of approval is for us to provide 20
 18 parking spaces within the garage that would be used by
 19 for the public. We were thinking that that number
 20 perhaps should be lower equivalent to the amount that's
 21 been lost on the street which we're calculating.
 22
 23 **MR. VENNY TORRE:** 1:04:13 Is this a mitigation to what
 24 Mr. Cabrera was was sort of referring to there's a lot
 25 of more losses for you're actually giving back. If you

1 if you follow what
 2
 3 Unknown Speaker 1:04:22 if you were to ask former
 4 commissioner CODATA he'd say that the EU wants to see
 5 this basis on the street, as opposed to on the garage.
 6
 7 **MR. EIBI AIZENSTAT:** 1:04:30 Right. And then second
 8 tier is actually done in other projects that there's a
 9 large parking garage and an area that kind of in demand
 10 for on street parking is to allow residents to have a
 11 you know, overnight parking permit that they're allowed
 12 to have. There's a lot of 1920s buildings in that area
 13 that don't have any onsite parking. So the idea this
 14 was able to offer them something in the parking garage
 15 because they have so much available.
 16
 17 **MR. VENNY TORRE:** 1:04:53 Did you say you you prefer
 18 to go to nine and not go to 20? Is that something
 19 you're rebutting?
 20
 21 Yes, I do. Want to make it seem as if it's a point that
 22 we're going to fall on the sword on? You know, but, but
 23 I think it's a fair reflection that we feel it's more
 24 than our share than what we should be providing the 54
 25

1 **MR. VENNY TORRE:** 1:05:09 Extra, you take away the 20,
 2 basically, right? Those are going to be basically given
 3 up. All right. So then the final question is just the
 4 green space and the surrounding green space. The
 5 sidewalks currently, mostly are five feet, and you're
 6 proposing some to be 10s. That could read, a lot of
 7 them in the front are growing or think are wider, and
 8 then they shrink in the back, right are sidewalks or
 9 that happens from the property line out. So the
 10 sidewalks right now are the whitest ones along fonts.
 11 And then the other ones, we will make them exactly what
 12 they need to be right now. We made them a little
 13 smaller, we added some green space between the parking,
 14 street parking and the sidewalk, which is a nicer
 15 feature.
 16
 17 **MR. MARIO:** 1:05:59 Right? You want to transition and
 18 fix this. Yeah,
 19
 20 **MR. VENNY TORRE:** 1:06:01 but some of these long
 21 strips where you can actually get out of your car and
 22 walk through the green. Sometimes that's difficult to
 23 solve, right? I mean, you have one that's really long
 24 here, I think. On the north side, on the north side,
 25 it's really just one long type of green. And then it

1 opens up. I mean, we do have pockets in front of the
 2 live work. And then we have another little plaza in
 3 front of the historic building. But if we need to
 4 remove it, doesn't it or widen the sidewalk, provide
 5 lots of shade, but yet not have where you can't hardly
 6 walk through these.
 7
 8 **MR. WITHERS:** 1:06:33 As long as you can be able to
 9 transition to the existing Street section, which is to
 10 the east of them.
 11
 12 **MR. VENNY TORRE:** 1:06:38 Sometimes you can't even
 13 open the door to your car because they will do what
 14 whatever is deemed appropriate. I think the key here is
 15 you guys done a good job to focus on the surrounding
 16 streetscapes and all that I think that's where all the
 17 improvement that you could offer would be your last in
 18 the last review is I've you've done a good job, I'm
 19 sure with the trees and everything but it's just that
 20 and the question for Mr. Cabrera is and bump outs when
 21 necessary. And if you were to remove them, what can you
 22 do to make it still work nicely? It's just a review of
 23 right speed tree grades and art. Yeah, and I'm not sure
 24 this is a good or bad answer, I'm just saying is if
 25 there's going to be any more thought processes should

1 be there's going to be more thought process on that I'm
 2 sure that would be where I would focus most of my, on
 3 the streets and what people feel and touch on how they
 4 get back and forth.
 5
 6 **MR. RODRIGUEZ:** 1:07:23 Criminy I'm sure that the
 7 ballbuster they're depicted on Pompliano palette
 8 removed as being consistent with the rest of the plan,
 9 which is probably what he was concerned about. US me.
 10 So the Bulbasaur are shown on Ponce de Leon I'm sure
 11 like during the permitting process those are probably
 12 be removed so be more consistent with the rest of the
 13 pomp Leone,
 14
 15 **MR. VENNY TORRE:** 1:07:41 it was starting to mean you
 16 know, you have been his thoughts and your thoughts and
 17 your I think putting it all together and right trying
 18 to arrive at what would be the optimum, great solution
 19 to show that this is the best way to approach all the
 20 products, I guess this is like a good model to use is
 21 let's make it the best way we can right on the last
 22 project that it took a little while and during the
 23 process before we ended up with what we did, but it's
 24 such a different feature to have this thing pushed back
 25 and have so you have a lot of opportunities to do again

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1 something that really flows all the way around. Thanks.
 2 I think that's really appreciate it. Thank you. Thank
 3 you.
 4
 5 **MS. MIRO:** 1:08:20 Thank you. So I also had some
 6 questions I didn't want to interrupt you Benny about
 7 the parking so you said there's 80 units right in the
 8 building and so how many parking spaces does each unit
 9 get
 10
 11 **MS. MIRO:** 1:08:30 you what the numbers are
 12
 13 **MS. MIRO:** 1:08:39 okay, there is a total there's a
 14 total of 318 parking spaces provided now how many are
 15 going to be assigned to each unit I think is more
 16 really a product of you know the interaction between
 17 seller and buyer and between the developer and the end
 18 user of the condo unit. So based on recent experience
 19 guide usually two parking spaces per unit usually two
 20 parking spaces per unit the penthouses which are larger
 21 usually have more okay and but Unknown Speaker
 22 1:09:15 The amount of required parking is 269 and the
 23 provided us 380
 24
 25 Unknown Speaker 1:09:21 Actually, everyone like to

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1 generally one parking space for every 300 square feet
 2 of retail, or office. And that's what's already baked
 3 into that 269 number.
 4
 5 **MR. EIBI AIZENSTAT:** 1:10:33 But that increases if
 6 it's a restaurant or depending upon the user,
 7
 8 **MR. VENNY TORRE:** 1:10:37 right. And that's why we
 9 have an overage right, so that we can tailor that when
 10 it when it happens. So it may not be an overage, after
 11 all, if depending on what comes in as far as well, we
 12 would we would also, if it isn't, if it's close, then
 13 we're going to do this anyway, we're going to look at
 14 the shared parking opportunities that we have to we
 15 felt, you know, because this early in the game, when
 16 we're developing a building, we have to give ourselves
 17 a cushion, and make sure all worked at the end. And we
 18 feel confident that with this, even if they're their
 19 restaurants, we're going to be safe. Okay, I just
 20 wanted to echo
 21
 22 **MR. WITHERS:** 1:11:17 Mr. Torres comments on the on
 23 the landscaping that just kind of butts out onto the
 24 onto Ponce de Leon and all around. I happen to live in
 25 the area. So I think that that side street parking is

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1 give you the exact number
 2
 3 **MR. RODRIGUEZ:** 1:09:29 Thank you look at page 16 of
 4 your salary report. Now the breakdown right there
 5
 6 **MR. WITHERS:** 1:09:40 49 Extra brackets,
 7
 8 **MS. MIRO:** 1:09:42 put in an extra parking spaces. Now
 9 I just need I hate to be redundant but I just needed to
 10 get clarification on the 20 spaces that were going to
 11 be reduced to nine. So there was some talk about there
 12 being is of course the residential parking spaces and
 13 then there was also going to be parking spaces for the
 14 commercial you Is that included in the number that you
 15 just gave me the 300? Some? Yes. And so the 20 parking
 16 spaces is that also part of the rest of the commercial
 17 use?
 18
 19 **MS. MIRO:** 1:10:09 Join talking parking spaces right
 20 now would be part of the overage, that there isn't
 21 parking that's not necessarily required by any
 22 particular use. So for commercial use, it's additional
 23 parking or the same.
 24
 25 **MR. MARIO:** 1:10:20 The the commercial use is

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1 very important to those of us who live there. I also
 2 think that wouldn't be uniform, it would be better if
 3 it were uniform. So I think that you should consider
 4 that. And then I also wanted to ask you about the
 5 height. That is the maximum amount that is allowed for
 6 height in the area. Correct? And did you consider going
 7 any lower?
 8
 9 Unknown Speaker 1:11:48 I think the problem with the
 10 program just wasn't allowing us to write.
 11
 12 **MR. VENNY TORRE:** 1:11:53 It's it I mean, as far as
 13 floors. Well, noting or even think if we didn't think
 14 to do that, being that we were so under on units that
 15 we figured you know, the under on density me on dizzy,
 16 correct. But on height, you're at the very, very top,
 17 we are at the very top you get the program that we're
 18 proposing, as far as quality of units, types of units
 19 and size, you know, the 16 stories is worth what
 20 accommodated. I understand. And then somebody and then
 21 when you were doing your presentation, you talked about
 22 this being a Mediterranean arcade. And then you know,
 23 our architects aren't here today. Right? I can ask them
 24 but it doesn't look Mediterranean to me, it looks
 25

1 **MR. VENNY TORRE:** 1:12:38 Bobby, we drew from
 2 Mediterranean and it doesn't have artists. That's what
 3 it's not a literal, Mediterranean take it to take of
 4 all the richness of materials, stone. And then you
 5 know, we, when we had the presentation of word of
 6 architects, we checked every box on the Mediterranean
 7 level one. And in all of the boxes, except for a couple
 8 that we have those options. On level two, we only need
 9 I think it's all the two. And then you can pick which
 10 ones if you want to do a tower, some that don't do
 11 towers exclude the tower for something else. And we
 12 comfortably arrived at all those.

13

14 **MS. MIRO:** 1:13:21 And I've seen and I understand how
 15 that works. I've seen some of the buildings in the
 16 area. And I just think that we keep moving further and
 17 further away from the style of what Coral Gables is.
 18 And so I just wanted to put that on the record that I
 19 think I appreciate that the building a setback. I do
 20 appreciate that. I also appreciate the dog park in the
 21 back because it separates from the residents. And I
 22 also think is also needed area, the closest park in the
 23 areas PHILLIPS PARK and no dogs are allowed there. So I
 24 think that it's a welcome feature. And I'm glad that
 25 you clarified from the speaker's concerns about it

1 from Mr. Cabrera during the community meetings, any any
 2 other issues arose that have been addressed. Any other
 3 issues brought up by residents in that area.
 4 Interestingly enough, the off street parking issue,
 5 excuse me, the on street parking issue, you know, the
 6 loss of spaces, the street did come up, because there's
 7 a good number of buildings around there built before
 8 parking requirements that don't have any parking areas
 9 and rely on the street in order to park that was the
 10 one concern that was most expressed, probably,
 11 other than that, people are very welcoming of the idea
 12 of the parks basis. Very, very appreciative of it very
 13 telling that we don't have any residents. Those are my
 14 main questions regarding. Thank you. I appreciate it.

15

16 **MR. EIBI AIZENSTAT:** 1:15:46 Um, a lot of my questions
 17 were actually asked that I had I also the ball bouts on
 18 the cities, what is the city's position on the ball
 19 belts? And why are they required, I've been seeing them
 20 on projects over and over. I mean, there's usually
 21 acquired on on commercial streets, I can see more in
 22 downtown just because you want those wider sidewalks
 23 you only have if you're a 16 foot right away to fit
 24 sidewalks, some kind of landscape on street parking,
 25 and, you know, travel lanes. And here, usually in the

1 being available to the public. Because it should be
 2 something that the public should continue to be if
 3 you're going to put it in there. Alright, that
 4 everybody should be able to use it. I think it's going
 5 to be highly used. You said it was going to be about 60
 6 160 400 square feet the size of the dog park

7

8 **MR. MARIO:** 1:14:20 And then the historical building
 9 that's on the property is going to be used as retail
 10 space.

11

12 **MR. VENNY TORRE:** 1:14:25 Its commercial space of some
 13 sort that will be determined at some point. But we were
 14 thinking that that it should activate the park,
 15 whatever it is, and it will probably be some type of
 16 ice cream or Cffee shop or some kind of sundry or
 17 something beneficial to the neighborhood and and to the
 18 project. Okay, that's it. That's all my questions.

19

20 **MR. EIBI AIZENSTAT:** 1:14:52 Thank you, Alex.

21

22 **MR. BUCELO:** 1:14:54 Most of my questions were
 23 tailored for parking. I think my colleagues did a good
 24 job of narrowing down on the issues there. Um, one of
 25 my main questions was like, see, we only have one email

1 multifamily district, you don't have the full path, you
 2 have a continuous screen with a narrow sidewalk. So
 3 this project is trying to transition between existing
 4 conditions and then try and incorporate full bouts so
 5 that you can you know what have fire sidewalks be more
 6 commercial, you've gone ahead and created the ball
 7 belts, not only on the main street, but also on the
 8 side street. Right. So hopefully on right now has that
 9 theme that has the bull dots on the corners. But inside
 10 of it usually unless put the mid, mid block crosswalk,
 11 anyone have any any bald spots, or the complaint that a
 12 lot of neighbors have is that they don't have those
 13 shade trees because you don't have enough green space
 14 to be able to grow shade trees. I think the on street
 15 parking is much needed, especially in that area. And I
 16 would encourage the city to look at how not to
 17 eliminate those parking space I'm on farms. And on the
 18 side of a side street also, On the side streets, the
 19 only issue is the driveways, the driveways, I think
 20 required 10 feet.

21

22 **MR. EIBI AIZENSTAT:** 1:17:22 But it's taken away
 23 parking by doing that.

24

25 **MR. TORRE:** I absolutely agree though.

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1

2 **MR. EIBI AIZENSTAT:** 1:17:27 That would be

3

4 Unknown Speaker 1:17:28 my client engineer, though I

5 can't change that requirement. So instead of having 10

6 feet of stripes they're posing to have a 10 feet

7 landscape built out.

8

9 **MR. EIBI AIZENSTAT:** 1:17:38 But I do encourage you to

10 take a look at that. Yeah, um, this this project, I

11 guess it was answered. I wanted to know if the project

12 was getting Mediterranean bonuses. And it is. Can you

13 tell me how many square feet it's gaining by the

14 Mediterranean bonuses.

15

16 **MR. RODRIGUEZ:** 1:18:02 The Mediterranean bonus gives

17 us a bump up from 3.0 F AR to 3.5 F AR. Okay, read b Do

18 the math for you. Here's an additional, almost 34,000

19 square feet 33 976.

20

21 **MR. EIBI AIZENSTAT:** 1:18:31 And that would be equip

22 approval. That would equate to how many stories

23 additional 30,000. What's our floorplate? Here? 13,000.

24 **MR. RODRIGUEZ:** 1:18:44 So figure two and a half, a

25 little bit less than a half to two and a quarter.

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1 **MR. EIBI AIZENSTAT:** 1:19:45 So in this case, the city

2 went ahead and hired the traffic consultant right.

3

4 Unknown Speaker 1:19:49 Here we have them John

5 McWilliams with me on leaving John McLean's with Kim

6 Lee horn opposite 355 Hombre.

7

8 **MR. EIBI AIZENSTAT:** 1:19:57 Thank you. One was a

9 traffic study. The study was done in May, in May of

10 this year. Yeah. So we don't have the issue that the

11 traffic study was done during COVID. Or when cars

12 weren't at school was in session. Okay, cool. Yeah.

13 Because the city has a policy that we don't collect

14 traffic data at schools at a session just to avoid that

15 issue, too.

16

17 **MR. EIBI AIZENSTAT:** 1:20:19 Thank you for that. Um,

18 the other question that I have is, is there a reason

19 that there isn't residential on the ground floor?

20 abutting Ponce? Was Was that looked at?

21

22 **MR. VENNY TORRE:** 1:20:33 Yeah, that's it's a

23 requirement that retail lines the ground floor. So

24 that's the city requirement. Right. Okay.

25

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1

2 **MR. EIBI AIZENSTAT:** 1:18:49 About two stories. Okay.

3 We we can only have one person speak at a time if you

4 want to come up. It's perfectly okay. But you need to

5 come to the to the mic and we have to give the reporter

6 a break.

7

8 **MR. VENNY TORRE:** 1:19:07 Which is the two stories.

9

10 **MR. EIBI AIZENSTAT:** 1:19:09 Okay. The traffic study I

11 noticed we haven't mentioned traffic study, but we did.

12 I noticed that there is a traffic study. Can you can

13 you speak just for the record when the traffic study

14 was done?

15

16 **MR. RODRIGUEZ:** 1:19:21 You know, we have our City

17 Commission traffic consultant here. So I'm sure you can

18 comment on that. The way it's been working now since

19 about I don't know two or three years ago when the code

20 was amended. If we the applicant does a trip generation

21 statement if we triple certain if we exceed a certain

22 number of new trips created. The city then goes and

23 hires a traffic consultant that are cost. So the city

24 then has its own consultant doing the doing the analysis.

25

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1 **MR. RODRIGUEZ:** 1:20:46 On the area that we're talking

2 to 100% accurate on that answer. It has to be non

3 residential uses on the ground floor? Not necessarily

4 interesting. You could have restaurant you could have

5 live work.

6

7 **MR. EIBI AIZENSTAT:** 1:20:55 Okay. So that's what the

8 city is asking for. Right? Okay. I'm in the area for

9 the DVRs. You're okay, coming back within six months?

10 Yes. So in other words, item number five is going to be

11 deferred, correct. Without a time cert will be posted

12 and so forth. As for me, I mean, the project is great.

13 I like the project. Um, I would just look at the

14 Mediterranean, as far as what is used on this project,

15 and what's required. I understand that you met all

16 level one, all the boxes were checked, you get to level

17 two, most of the boxes were checked in, you're entitled

18 to do it. And I think that's a different discussion.

19 And not here. But I would encourage the board of

20 architects to look at that, with the Mediterranean

21 bonuses and what is allowed or what's achievable. And

22 I'm not saying I'm not a cookie cutter person, I really

23 am not, I don't like every project to look with the

24 steeples of towers, the arches. I've even advocated, I

25 think many times for projects of more modern and so

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1 forth. I'm just thinking something, if you're gonna
 2 give it Mediterranean bonuses, it should be defined
 3
 4 **MR. VENNY TORRE:** 1:22:14 I, on this one here, we took
 5 it to heart that we really looked at Mediterranean
 6 architecture from not Mediterranean architecture,
 7 that's, that says, more creative like a like a stage
 8 set, real the root of medical training architecture,
 9 the Moorish influence, the the lines, the detailing the
 10 recesses, and we are also proposing play tile. And you
 11 know, it's very high up so it's hard to see. So some of
 12 those other areas, you could see it, this one's as
 13 Mediterranean as more Mediterranean and many that that
 14 are out there today. So but it's a classy
 15 Mediterranean, we really take pride in what we do. It's
 16 a nice design. I agree. So, and the board of architects
 17 had a couple of comments, we went back another time and
 18 then got approval that second time.
 19
 20 **MR. EIBI AIZENSTAT:** 1:23:06 And on the right of way,
 21 the green area that you have, or the part that you're
 22 providing, how much of that is, is in the right of way
 23 as opposed to on the property.
 24
 25 **MR. MARIO:** 1:23:17 The number that we gave you have

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1 somebody wanted to rent space in the executive suite
 2 level, we would let them do it right. Yep. So even on
 3 an amenity space it's it's a commercial office it'd be
 4 better described as a commercial site but we see it as
 5 an amenity for the residents also.
 6
 7 **MR. VENNY TORRE:** 1:24:31 Right it's that's true it's
 8 considered an amenity because you can go down there and
 9 have a coffee shop. But it's it's more commercial.
 10 Well, it's an amenity, I thought it was like we then
 11 space. The building wanted to have an event. I didn't
 12 anticipate it being an office building. So my question
 13 is, the is the parking allotment, counted as office
 14 space there at one for every 200 square mile for every
 15 300 to 300 square So the entire building is and that's
 16 part of the and you're still in excess of 54. Counting
 17 that's included in part Correct.
 18
 19 **MR. EIBI AIZENSTAT:** 1:25:08 Could you talk a little
 20 bit about your garage levels? Sure,
 21
 22 **MR. VENNY TORRE:** 1:25:13 we have a lower level, which
 23 is a basement level, and it takes up about 80% of the
 24 site, not where the large mature trees are, you know,
 25 we have a birth there. And then above the first floor,

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1 the 6600 square feet that's completely on our property.
 2
 3
 4 **MR. EIBI AIZENSTAT:** 1:23:22 So it's completely it's
 5 not within the right away or on the property line. Okay
 6 Um, that's really the questions that I had. Okay. Yes.
 7 Yep. I had one more.
 8
 9 There was a question was asked, when you made your
 10 presentation, I think you said that the historic
 11 building was going to be used for amenity space
 12 buildings. You made your comment you said it was going
 13 to be used for commercial use. So which are the uses
 14 that are being proposed, at the end of the day, it's a
 15 commercial use, but both of them the sort of coffee
 16 shop or ice cream shop on the ground floor and the
 17 executive, you know, space on the second floor. The
 18 idea would be also that our residents could use that
 19 and, but not SORT of space. It's not intended to be
 20 office space or rental of office space or anything like
 21 that. An outsider could come and get a cup of coffee or
 22 gonna have ice cream at their office to have an office
 23 in the building.
 24
 25 **MR. RODRIGUEZ:** 1:24:15 In the 122 menores building if

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1 our first floor is very tall, but 25 feet, then we have
 2 three levels within the podium just underneath the pool
 3 area.
 4
 5 **MR. EIBI AIZENSTAT:** 1:25:36 If you want me to bring
 6 it back up, I could see the parking that is fronting on
 7 pots. How is that covered? Or how are we using that?
 8 Well, on the level and the ground level that fronts
 9 ponds, I'm pretty sure there's no parking area. Right.
 10 And the next level above that?
 11
 12 **MR. VENNY TORRE:** 1:25:57 Well, the if I understand
 13 you correctly, the there's a sub level. Correct, right.
 14 And then there's a at the second floor in the podium,
 15 third, fourth, there's three levels and that setback 30
 16 feet to the base of the podium. But I think the
 17 question is also how's it screen? How's it screen, it's
 18 green with multiple louvers, it's got a louvered, that,
 19 that is, doesn't allow light to pass through it. And
 20 then it has a decorative screen, which is more of this
 21 Moorish style screen that we've selected for the entire
 22 podium. We're also doing railings with that on the
 23 residential.
 24
 25 **MR. EIBI AIZENSTAT:** 1:26:35 In the past Mario heaven,

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1 we use residential units to screen it depends on how
 2 close you are to the property line. If you're beyond
 3 those 30 feet, you don't need a liner. If you're closer
 4 to the property line. That's when liners have been
 5 right. So we opted the option of moot setting back 30
 6 feet. And we're actually further back to where the
 7 parking actually starts. Because those are very thick
 8 columns.
 9
 10 **MR. EIBI AIZENSTAT:** 1:26:58 Okay, so by code, it's a
 11 30. Right. Okay. Any other comments?
 12
 13 **MR. VENNY TORRE:** 1:27:04 I do want to make a comment.
 14 So we talk a lot about Mediterranean, there's a couple
 15 comments and positions and so forth. But I'm of the
 16 opinion that design is what matters. And you know, I
 17 think we've had lots of debates over the last year on
 18 this issue. I feel that via Valencia is one of the most
 19 attractive buildings has been put up in a long time.
 20 And I commend you for that. I'm seeing this as in light
 21 or in line with the Valencia style. I'm fine with it. I
 22 think it matches our city style. And I know that you
 23 check the boxes, and there's a lot of gray area. But
 24 what makes Mediterranean Mediterranean but I think what
 25 should rule for us should be great design. And we

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1 item. So that would be the we would need a motion. What
 2 do you want first? Like to make a motion on a one might
 3 have a motion? I'll second that would be motion for
 4 approval with conditions with Well, there are the
 5 conditions really you're going to apply to the to the D
 6 three.
 7
 8 **MR. EIBI AIZENSTAT:** 1:29:31 Now not on the rezoning
 9 and not on the comp plan. And we'll look at the
 10 conditions on that. So the first one would be approval
 11 in accordance with staffs recommendation correctly.
 12 One is the motion. We have a motion chip you second. Any
 13 discussion?
 14
 15 **MR. EIBI AIZENSTAT:** Call the roll please. Any Tory?
 16 Yes,
 17
 18 **MS. MENENDEZ:** 1:29:57 Chip weathers Alex Hello,
 19
 20 Unknown Speaker 1:30:01 let me know. Yes. Abs. Yes.
 21
 22 **MR. EIBI AIZENSTAT:** Item e two.
 23
 24 **MR. EIBI AIZENSTAT:** 1:30:07 Item e two is is a
 25 rezoning Correct?

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1 should give merit to when that happens. And this one
 2 seems to be to me following that. The same style. So
 3 I'm very much in favor of just great design and not
 4 necessarily to have arches, because we have to have
 5 metal tile on arches here. That's not my position. I
 6 agree with that.
 7
 8 **MR. EIBI AIZENSTAT:** Thank you. Any other comments?
 9
 10 **MR. CRAIG COLLIER:** 1:28:10 Anybody would like to
 11 make? I guess we go through E one through E. Four,
 12 because the five is different? Well, we will need a
 13 motion on each individual item on each individual item.
 14 And when we get to the TDRS it would be a motion to
 15 defer to a date uncertain, understood, or motion to
 16 continue to date. And certainly
 17
 18 **MR. EIBI AIZENSTAT:** 1:28:34 I do have some thoughts
 19 on some of the conditions. I guess when we get to the
 20
 21 **MR. CRAIG COLLIER:** 1:28:43 approval of the site plan.
 22 Some of the department's conditions, I don't know how
 23 the board wants to handle some of the issues that have
 24 been raised by the applicant. But he one is the comp
 25 plan, correct? That's pretty straightforward for this

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1
 2 **MR. EIBI AIZENSTAT:** 1:30:12 Item. I also make a
 3 motion for approval with staff recommendation with with
 4 scoring to a staffs recommendation. We have Alex at
 5 second.
 6
 7 **MR. EIBI AIZENSTAT:** 1:30:23 Any comments? Now call the
 8 roll, please. Chip weathers Yes.
 9
 10 **MR. MENENDEZ:** 1:30:27 Alex was Hello. Now let me
 11 know. Yes. Many Tory Yes.
 12
 13 **MR. EIBI AIZENSTAT:** 1:30:33 Maybe as this stuff? Yes.
 14 So item E three is the PA D, which is a conditional
 15 use. So actually, the conditions really apply to E
 16 three and E four. One e three, there were two
 17 conditions that were discussed. One was five B, there
 18 was a request that it essentially would read all public
 19 rights of way, except on constantly on the underground
 20 utilities would be completed at a time, certificate of
 21 occupancy.
 22
 23 **MR. CRAIG COLLIER:** 1:31:20 By Florida Power and Light
 24 by Florida. Well, I don't know if they'll talk about
 25 only Florida Power line. I don't know if I still have

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1 these but these stress Florida Power and Light is the
 2 issue. I'm not sure there may be other ones. It's just
 3 general underground utilities. So
 4
 5 **MR. MARIO:** 1:31:37 I don't they said the only
 6 concern was Florida Power and Light. They said water
 7 was fine. But I mean, if you want include all
 8 utilities? Well,
 9
 10 **MR. CRAIG COLLIER:** 1:31:43 I don't know if if the
 11 underground utilities include the cable and all the
 12 other things if they all go under ground. And if
 13 they're dependent on FPN FPL, which is going to share
 14 those underground utilities with any other utilities
 15 such as cable, so they might be held up with more than
 16 just FPL. So they should be on tranche or something.
 17 Yeah, to be on the safe side, I would say underground
 18 utilities on
 19
 20 **MR. EIBI AIZENSTAT:** 1:32:17 Ponce de Leon is an
 21 exception to be done at co but if staff has a thought
 22 on that, they said, What's your Unknown Speaker 1:32:25
 23 language that would allow you know upline director or
 24 public works director or some city staff to be able to
 25 extend to a maximum of the CEO or something. So just in

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1 problem adding other utilities that might share the
 2 same. And that happens a lot when you have Comcast and
 3 FPL to have a pole. It's not my pole is your pole. And
 4 that happens quite a bit. But as long as all fire and
 5 safety issues are taken care of. I mean, that's
 6 important, because if they're gonna have people moving
 7 in without it. Oh, absolutely, yeah.
 8
 9 Unknown Speaker 1:33:43 All right. Good evening,
 10 because I believe a deputy public works director. I
 11 think just to just to be clear, I think don't need a
 12 CEO or TCO to have water and sewer done. For sure.
 13 Water. So be careful. I would say we're saying
 14 utilities. Overall, I think I think we want to just say
 15 maybe power and communications. Perhaps I agree,
 16 because you need water discretion of the public that
 17 works for fire suppression. So absolutely. There's a lot
 18 of life safety issues that come into play and fire.
 19
 20 **MR. EIBI AIZENSTAT:** 1:34:27 Thank you for clarifying
 21 that.
 22
 23 **MR. CRAIG COLLIER:** 1:34:31 So the other condition,
 24 since we have to straighten out these conditions before
 25 we act on three and four is the issue of the 20 remote

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1 case that that does happen, that there's a way that we
 2 can a little wiggle room that we can have without
 3 saying, wait until the CEO?
 4
 5 **MR. VENNY TORRE:** 1:32:42 I mean, the city manager was
 6 just given the right to rescind the CEO recently, if
 7 something's not happening. Take him back. Let's see
 8 you. Yeah, the CEO, but I'm saying yeah, so maybe
 9 there's a six month extension for Worst case scenario.
 10 And then there's still the managers right to take it
 11 away.
 12
 13 **MR. EIBI AIZENSTAT:** 1:32:58 There was a discussion
 14 was was done just now about on pots. So when did only
 15 reflect on pots in that area
 16
 17 Unknown Speaker 1:33:06 that are rounding? Yes, I
 18 believe so.
 19
 20 Unknown Speaker 1:33:08 Okay.
 21
 22 **MR. WITHERS:** 1:33:11 I'm okay. I mean, I think to
 23 remove any subjectivity, even though I like our city
 24 manager. I mean, they're looking for relief in case
 25 Florida Power and Light drag their feet, and I have no

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1 parking spaces. I think the request is that be reduced
 2 to nine. Actually looking at that condition, I think it
 3 really should stay a minimum of X remote spot is not a
 4 maximum because a maximum of X remote spaces means if
 5 they were to supply one that will comply with the
 6 maximum. So I think it's a minimum of X number of
 7 spaces shall be required. So however the board wants to
 8 do it, I think it should be some sharp lawyer might
 9 want to interpret that even though staff intended it to
 10 be 20 spaces. So I would just fix that language a
 11 little bit. So it'd be a minimum of X number of spaces
 12 shall be required for
 13
 14 **MR. EIBI AIZENSTAT:** 1:35:40 remote residential
 15 parking in the evening. whatever number you all
 16 recommend that parking would be available to residents
 17 in the areas that the idea maybe staff wants to explain
 18 that
 19
 20 Unknown Speaker 1:35:57 idea actually comes from the
 21 north Ponce community vision workshops, identifying
 22 this property knowing that we redevelop the large scale
 23 development, offering that public benefit to the nearby
 24 residents to offer some kind of Remote Parking, either
 25 buy a permit or first come first serve however they

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1 want to manage it. Maybe they want, you know, parking
 2 department to manage it. That was the idea that would be
 3 available to the public.
 4
 5 **MR. EIBI AIZENSTAT:** 1:36:21 When you say by permit,
 6 by fee. However, they want to show that
 7
 8 **MR. EIBI AIZENSTAT:** 1:36:27 the building would manage
 9 it their way on those things in the past, they've had
 10 parking department manage it. And that way they can pay
 11 the parking department and by zone, isn't it? They do
 12 it by zone?
 13
 14 Unknown Speaker 1:36:40 Yes, I'm talking about when
 15 when we have other large scale developments, and
 16 they've offered some kind of, you know, 1020 spaces to
 17 be offered to the public by permit only that it's been
 18 managed by the department? Do they have to use it for
 19 free? That depends on
 20
 21 Unknown Speaker 1:36:59 on them, it'd be charged to
 22 the I think it's very minimal fee.
 23
 24 **MR. VENNY TORRE:** 1:37:04 Do they have the right to
 25 charge? Does it require them to give it away for free?

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1 **MR. EIBI AIZENSTAT:** 1:38:16 think the idea for me the
 2 idea would be to really have the maximum amount of
 3 spaces available that we can get meaning the city or
 4 the residence. Um if we can eliminate the ball bouts
 5 that creates more parking on the street doesn't get rid
 6 of it then I would look at having less parking
 7 available within the complex or the building but it's a
 8 ball bout spaces aren't eliminated then I would have an
 9 issue reducing that number.
 10
 11 Unknown Speaker 1:38:48 That's just my way of
 12 working. So how do we go about doing that?
 13
 14 **MR. CRAIG COLLIER:** 1:38:56 Can I ask the staff is the
 15 possible the board can make a recommendation of not to
 16 have the full belts on Ponce de Leon as the
 17 recommendation in there that's yeah, we're open to
 18
 19 Unknown Speaker 1:39:13 that. Absolutely. I don't
 20 think we know where that came from that that comes
 21 from
 22
 23 **MR. EIBI AIZENSTAT:** 1:39:19 a shred that was done
 24 years ago.
 25

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1
 2 **MR. MARIO:** 1:37:09 No, I mean,
 3
 4 **MR. VENNY TORRE:** 1:37:11 let me go back to how they
 5 were. So this is a condo there's going to be people the
 6 only gonna be finicky about who parks in their
 7 building. And they may want to have a control feature
 8 how and who parks in the building doesn't mean they
 9 can't give it away or rent them out or whatever. But
 10 it's a matter of the condo board deciding who parts in
 11 in the bill. So there's going to be some controller I
 12 think that helps them. Right. I would agree. But I
 13 mean, normally the rates are somewhat controlled by I
 14 think there's some some terminology that says when
 15 we do something like this, it has to kind of meet with
 16 the city's current rates are in the city. You're I just
 17 I know that they can control it, but the city has a
 18 safeguard that says you can't charge more than what we
 19 basically do in our in our city. That's usually the
 20 Illinois State for like,
 21
 22 Unknown Speaker 1:38:07 That makes sense. We keep
 23 them from charging \$500 then maybe you'll park there
 24 but I certainly
 25

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1 Unknown Speaker 1:39:22 Now that it looks nice. I
 2 mean instead of having the narrow sidewalk you now have
 3
 4 **MR. EIBI AIZENSTAT:** 1:39:27 to treat it but that
 5 creates a lot of issues as far as parking
 6
 7 Unknown Speaker 1:39:32 or parking. Yes. The idea is
 8 that they have parking within the building I mean, do
 9 we want a nice pedestrian you know who would pay for
 10 this is you know, as far as the the amenity that I mean
 11 the ground level space with them. So
 12
 13 **MR. VENNY TORRE:** 1:39:56 just go back to the numbers.
 14 So if you take nine and you lose fortnight You're down
 15 to five, does that mean you're 20? Goes down to 16?
 16
 17 Unknown Speaker 1:40:04 I think what are the board
 18 recommends? But that's an option wasn't 20 equal how
 19 much they're gonna lose on on site 20 with the number
 20 that was used for our previous project?
 21
 22 **MR. EIBI AIZENSTAT:** 1:40:15 So that's where you got
 23 it. Exactly. And on that previous project, how much
 24 additional parking do they have? 5% has to be electric
 25 anyway.

1

2 **MR. EIBI AIZENSTAT:** 1:40:30 Well, you think that the

3 percentage of the parking lot just an arbitrary 21 The

4 other plates had 100 parking spaces? How would the

5 board like to handle it? Mario,

6

7 **MR. TORRE:** 1:40:45 I was gonna point out that the

8 previous project where the 20 was suggested, I think was

9 a predecessor project to this one, right?

10

11 Unknown Speaker 1:40:52 No, I think it's, it's the

12 project found in the design industrial district. Okay,

13 it's also one that's much more North appeared almost

14 near Eighth Street. I think they also offered Crawford

15 some amount of number of off street parking spaces, I

16

17 Unknown Speaker 1:41:07 don't know for sure. I

18 suspect those buildings are also considerably higher

19 density than this one.

20

21 **MR. EIBI AIZENSTAT:** 1:41:13 Just I just hate to give

22 up parking that can be used by the residents when there

23 is a parking problem within that neighborhood. That's

24 just me.

25

1 Unknown Speaker 1:41:23 Right? I mean, you know, from

2 from our point of view, if there were excess spaces, we

3 could even theoretically be doing this just for good

4 business, alright, renting it out. But I think my

5 clients seen it as what the obligation is to his

6 purchasers, and, you know, future condo owners, and so

7 forth. So I don't know, perhaps if we can come up with

8 a formula that whatever is lost on the street is

9 replaced in the garage, plus, maybe a certain number,

10 you know, to try to try to provide at least some

11 rational connection between the impact of the project

12 and what's what's been required,

13

14 **MR. EIBI AIZENSTAT:** 1:41:58 I mean, there is \$1

15 amount that's associated with each parking space, the

16 developer has additional parking, and they'll offer it

17 for sale two units, I want to use it by the same, by

18 the same way of looking at it, if they're going to use

19 a high intensity restaurant that needs additional

20 parking, they want to have that for that also, is there

21 a requirement for off site within a certain amount of

22 square feet for a restaurant to be able to retain

23 parking, where it's if a restaurant comes in and can't

24 retain the parking within its own site? Is there a

25 certain amount of feet that it has to look for parking

1 so it can get its license or its if

2

3 Unknown Speaker 1:42:35 you were in the central

4 business district, you can park remotely within 1000

5 feet.

6

7 **MR. EIBI AIZENSTAT:** 1:42:42 What about here,

8

9 Unknown Speaker 1:42:44 and also on fonts as well,

10 and sounds awesome, within 100 feet,

11

12 **MR. EIBI AIZENSTAT:** 1:42:48 within 100 feet. I mean,

13 I would be open to some kind of formula myself, because

14 it makes sense

15

16 Unknown Speaker 1:42:59 that we shouldn't be trying

17 tying it to the impact of the project, you know,

18 whatever is being requested.

19

20 **MR. VENNY TORRE:** 1:43:08 I'm on the fence. In regards

21 to the way I look at it, if it's a restaurant, and

22 mostly restaurants work at night, you do have all that

23 street parking, it's almost the office is on pond, so

24 you're gonna get people parking, mostly, I would park

25 on the street versus parking. And I just park and walk

1 half a block and go in. So to me, nighttime may not be

2 the problem. Maybe it's more like peak time when you

3 have a desert lunch, restaurant, and then that's where

4 it gets a little tricky. So it's more intensity to meet

5 during the day than it would be at night. And I think

6 you're going to be fine. Anyway you do it, you're not

7 going to have enough problems with you're not going to

8 prom with parking.

9

10 Unknown Speaker 1:43:48 During the day that the man

11 would be though probably more commercial related and

12 resident related

13

14 **MR. VENNY TORRE:** 1:43:52 and the residents are not

15 there. They're out working. So it changes. Right. So

16

17 **MR. EIBI AIZENSTAT:** 1:43:56 how about how about the

18 20 numbers decrease based on the number of spaces that

19 they get back on the bull belts and so forth?

20

21 **MR. VENNY TORRE:** 1:44:04 That's what I was suggesting

22 earlier than you could get back maybe five, six spaces,

23 and then you down to 1415?

24

25 **MR. EIBI AIZENSTAT:** 1:44:10 Yeah, I'm okay with that.

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1 So, um, I understand that the, the amount of available
 2 remote residential parking in the evening shall be
 3 based on the loss of or on street parking as a result
 4 of the project is that it wouldn't just be on the
 5 evening. In that case, I think it would be overall.
 6 Because if you if you get back parking because there's
 7 no ball bout at a certain point. That doesn't just tie
 8 into an area
 9
 10 **MR. VENNY TORRE:** 1:44:43 that's a permanent you can't
 11 just move your car in the morning because I gotta get
 12 out of the parking lot. You got to it's there all the
 13 time you borrow. If you're using that parking space in
 14 the building, you're using the parking space and
 15 Leonard Roberts tonight, nine Alhambra out Location
 16 ventures. Just to kind of clarify, I believe the
 17 parking, Mendoza and menorahs are dedicated residential
 18 parking. So you're concerned about evening Parker's
 19 parking on that area, it will be limited because of the
 20 residential parking, residential parking by permit. I'm
 21 not sure if it's by permit, but yeah, I don't think it
 22 was a permit on Mendoza, for sure. I'm not sure about
 23 my notice. Like, it's not there's no meters.
 24
 25 **MR. EIBI AIZENSTAT:** 1:45:27 Okay, right. But the

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1 problem. It's a problem, they're gonna believe that,
 2
 3 **MR. EIBI AIZENSTAT:** 1:46:43 oh, no, I would be in
 4 favor of doing a formula. If we can come up with, I
 5 want to, I think that if we're not going to do the ball
 6 bounce, which is what I'm in favor of not doing the
 7 ball bout so that we don't lose any space, then we can
 8 go ahead and reduce those amount those spaces by the
 9 ones that they have the wire in the garage. I think
 10 that's gonna be the best option. So that
 11
 12 **MR. TORRE:** 1:47:03 so 16 Minus removal, correct?
 13 Right? Correct. No, I'm sorry. 2020 Less removal,
 14
 15 **MR. WITHERS:** 1:47:10 why don't we just remove the dog
 16 park and put a surface for the residents center, but
 17 that would be
 18
 19 **MR. EIBI AIZENSTAT:** 1:47:20 alright, let's move
 20 forward. So all right, is there a motion?
 21
 22 **MR. CRAIG COLLIER:** 1:47:28 So if I'm clear on on the
 23 condition, it's going to be a minimum of 20, remote
 24 parking spaces less any additional spaces that are
 25 ultimately provided on the street? Is that really is

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1 point is either way, if, if you get the ball belts, you
 2 lose those parking spaces. We're just trying to get
 3 with those parking spaces back. Whether it's by permit
 4 without permission, I think is a better way to look at
 5 it. Since we don't have a definitive answer.
 6
 7 **MR. EIBI AIZENSTAT:** 1:45:45 About a formula that we
 8 discussed. Alex?
 9
 10 **MR. WITHERS:** My only thing is I think he brought up a
 11 good point. That's the transmission of a.
 12
 13 **MR. EIBI AIZENSTAT:** 1:46:07 Chip, any comments? Well,
 14
 15 **MR. WITHERS:** 1:46:10 I liked the bump outs. So that's
 16 why I'm not coming.
 17
 18 **MR. EIBI AIZENSTAT:** 1:46:14 Well, if that would if
 19 the bowl bout saved and they have to give 20? Well, I
 20 mean, I know, I know, you're concerned about condominium
 21 owners, but can't you restrict access? I mean, just
 22 keep it on the first floor or something like that, or
 23 the parking garage? Or, you know. I've never lived in a
 24 condo. So I've never had this, I mean about condo
 25 board. But maybe you can shed some light, it's a

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1 that what you're trying to suggest? That some something
 2 so concrete with regard to this, that's what I would
 3 look at I am now
 4
 5 **MR. VENNY TORRE:** 1:47:56 in some form of agreement,
 6 but yet I'm somewhat in his camp as well, because I
 7 think that the ultimate design should be the right
 8 design, not to say we're going to take all balled outs
 9 because it's the way that I think we should look for
 10 what is going to be correct for this street. And if
 11 there's going to be best things done one bulb out in
 12 the middle, because that's what the tree should be. And
 13 maybe this will be Bob in the middle not just so there
 14 should be thoughtful process as to what the streetscape
 15 looks like. And if they can remove all bumps in the
 16 process, great. But if somebody says guys, this is
 17 really going to look better this way, unless you show
 18 me saying I don't think we should just go flat out, I
 19 think that the area's already gotta be improved. I
 20 mean, you have an empty lot there. So you're gonna have
 21 this beautiful green space without the bulk outs
 22 anyway, and the sidewalk would continue just to be
 23 linear without those bulb outs, and it'll be fine. And
 24 at this and you're not taking away those parking spaces
 25 from the area. So I'm in favor of removing the bulb

1 outs and just whatever parking spaces are gained or not
2 lost, I should say. Then you can remove them from the
3 from the 20 parking spaces that you're offering in the
4 garage,

5
6
7 **MR. EIBI AIZENSTAT:** 1:49:02 I think would be a
8 determination more by the city.

9
10 **MR. VENNY TORRE:** 1:49:05 So here's the best place to
11 look at Ball bouts and how the city rejected these and
12 now they're there. It's Valencia cross from the MLS.
13 All that street was was redeveloped and made to have
14 some of the ball bouts areas are four and a half feet
15 never been cut, they don't get caught. You barely can
16 open the door there. So you want to look at Ball bouts
17 in its true form go to Valencia and some of them don't
18 look so good. But there's a purpose for them. The tree
19 roots need that kind of space to be able to put a nice
20 big hole otherwise you're gonna get a little pom these
21 bump outs removing off the Norris on the side streets
22 as well just on fire. I think they removed the maximum
23 amount they can remove on Windows and notice the ones
24 that are in mania because of the driveway visibility
25 lines.

1
2 The other side of the street from where this building
3 is going to be built other bump outs on the other side
4 They're planning to be bumped out on the other side.
5 Because what they're worried about have some
6 continuity. I think if they're on one side of the
7 street, that means

8
9 **MR. EIBI AIZENSTAT:** 1:50:06 I agree. It looks weird.
10 Exactly. And I think Our landscaping plan for the city
11 that has been through many review requires landscaping.
12 And that's what pushed a lot of bringing more greenery
13 to downtown. And we do that both out, sort of laughs
14 and up sidewalks with UberEATS. Right, this shoe,
15 again, is a driveways pad at 10 feet visibility,
16 visibility. So instead of having, you know, striped
17 paint on the on the asphalt plant, they would prefer to
18 have actual bat with the tree. We do on one side of the
19 street, we have to make sure it's done on the other

20
21 **MR. VENNY TORRE:** 1:50:42 thing is, if you don't have
22 the ball and you're walking on a sidewalk, and the
23 sun's on that side, you're not going to get any shade,
24 the only way to get shade is to get the trees to be on
25 that side where the ball goes. So again, it's not the

1 same robot should go, we should scrap it, there's a
2 purpose for these things. So again, it's not a woman
3 anymore, and the women are and you're walking down the
4 left side of the street, you're not gonna get as much
5 when it's just, it's not a one size fits all, there was
6 a reason for them. So in this case, we should probably
7 look at taking getting rid of them. Sure. But I don't
8 think we can just say they don't have a purpose.

9
10 **MR. CRAIG COLLIER** 1:51:20 What I'm saying is not to,
11 I'm actually not saying to eliminate them as a
12 whole. It's really up to the staff and the city, to
13 take a look at the boathouse whether they're really
14 needed, whether they work with the design, to listen to
15 the comments, and so forth. I think what I was saying
16 is whatever parking spaces can be brought back in, is
17 deducted from the number that city staff is asking.
18 We've had recommendations in the past, it's been a
19 while, but we've had recommendations in the past to
20 look at the balance between ball belts and parking
21 spaces, in particular projects with a developer working
22 with staff from this point forward, you know, to try to
23 try to do it, and it sounds like you're heading in that
24 direction within whatever, again, in on street parking
25 being credited. And reducing that number It has, it

1 just has to make sense, both for the developer and for
2 the residents. And I think that's the median that we're
3 trying to come up with. So getting back to that
4 condition. So it would be a minimum 20 remote
5 residential parking, provided that such number may be
6 reduced by the number of off street parking that's
7 gained through a revision of the site plan, landscape
8 plan, and that

9
10 **MR. VENNY TORRE:** 1:52:42 condo has the method to
11 control who parks there versus not. Okay,
12 implementation, would you prefer to do something like
13 whatever's last twice as many is referred to as provide
14 inside. My concern is five years from now. And they're
15 actually building this and someone's looking from staff
16 maybe knew, they won't know what was originally looked
17 at by planning and zoning. So I think having a formula
18 like you're trying to think of maybe twice as many
19 that's lost, if they're really going to remove those
20 board those bump outs on fonts, maybe there's only
21 whatever, six or seven spots, and maybe that'll be only
22 12 or 14 provided and abroad.

23
24 **MR. VENNY TORRE:** 1:53:21 Motion. So I will I will
25 make that be twice what's lost shouldn't be provided

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1 for. And I think that's going to be a fair in between
 2 just looking at now you may get down to six or five
 3 times two is 10. That's probably reasonable number. I'm
 4 sorry, do you? What do you so they were losing nine,
 5 under the formulas you just proposed, they would have
 6 to put back at, right, which is right about where where
 7 they are, where they're if they're going to be using
 8 the same formula, and they come down to four or five
 9 loss spaces than they have to provide twice of that,
 10 which will be back to that nine or 10. So it's a it's a
 11 half in if we're in the middle. Yeah, I'm okay with I'm
 12 okay with that, too. Is
 13
 14 **MR. EIBI AIZENSTAT:** 1:54:03 that acceptable to the I
 15 just want to
 16
 17 **MR. VENNY TORRE:** 1:54:12 know how to calculate that
 18 in the future, so we will go ahead and measure
 19 everything but there's four existing curb cuts there
 20 now from the previous establishment. So do we exclude
 21 the curb cuts when we count the amount of cars that can
 22 park because right now cars parked in front of the curb
 23 cuts anyway? I think it's however, the parking
 24 department determines how to determine these parking
 25 spaces that are not metered. At the same time. We're

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1
 2 **MR. EIBI AIZENSTAT:** 1:56:05 to be done that
 3 determination, right to be twice whatever the loss of
 4 off street parking is, as it relates to E.
 5 recommendation as to as to condition five E. Correct.
 6 That's the motion.
 7
 8 **MR. VENNY TORRE:** 1:56:22 I will go with that motion
 9 can be repeated.
 10
 11 **MR. EIBI AIZENSTAT:** 1:56:26 So Benny makes that
 12 motion. Is there a second? I'll second. Alex Second.
 13 Any discussion? Now call the roll, please.
 14
 15 **MS. MENENDEZ:** 1:56:38 Alex pacella? Yes. Now the
 16 Amido? Yes. Many Tory? Yes.
 17
 18 **MR. EIBI AIZENSTAT:** 1:56:44 Your brothers? Yes. API's
 19 and stuff. Yes. So II four is the
 20
 21 **MR. CRAIG COLLIER:** 1:56:54 site plan. And with the
 22 same conditions or as the three three which is
 23 cornices, department recommendation, with conditions as
 24 amended. Correct. Is there a motion? I'll make it body
 25 makes a motion? Is there a second?

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1 gaining spaces that aren't there right now. I think we
 2 should also get the credit for that. In other words,
 3 there's not an official on street parking space on
 4 there right now, but we can create what
 5
 6 **MR. EIBI AIZENSTAT:** 1:54:47 Yeah, as long as the
 7 parking director go, in other words, what the net loss
 8 is exactly.
 9
 10 **MR. EIBI AIZENSTAT:** 1:54:54 That's the idea. Okay,
 11 with that, we'll go with it. I'd like to make is or
 12 when are we on? So we're on a four, which would be our
 13 on three I'm sorry, three, which would be a motion for
 14 approval in accordance with the staff's recommendations,
 15 as conditions have been amended with the recommendation
 16 of GE. Underground. That would be well, the amended
 17 pursuant to the conditions of recommended by staff as
 18 amended, which is the amendment with regard to the
 19 utility
 20
 21 **MR. CRAIG COLLIER:** 1:55:42 underground regarding FPL
 22 and communications only correct enfans on patents and
 23 a formula based determination of the required remote
 24 residential parking based upon the loss of off street
 25 parking

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MR. ALEX BUCELO: 1:57:13 I'll second. Any second?

MR. EIBI AIZENSTAT: Any discussion? Now call the roll.
 Please.
MS. MENENDEZ: Let me do Yes. Mandatory? Yes. Chip
 weathers. Yep. Alex, cielo. Yes.

MR. EIBI AIZENSTAT: 1:57:27 Yes, I'm waiting for IE
 five. Okay, I thought people were packing No, going for
 five. Is there a motion to grant or to I guess to grant
 deferring or it's a motion to approve deferring of E
 five to a date uncertain. After every notice.

MR. EIBI AIZENSTAT: In accordance with the ordinances
 of the city,

MR. EIBI AIZENSTAT: 1:58:00 Alex went ahead and made
 the motion. Cloudy. Have second any discussion? Now
 call the roll, please. Any Tory?

MS. MENENDEZ: 1:58:11 Yes. Chip weathers Yes. Alex
 pacella. Yes, abs. Yes.

MR. MARIO: Thank you very much, Mr. Chair, members of

the board. Really appreciate it. Thank you.

MR. EIBI AIZENSTAT: 1:58:22 We only need a motion to adjourn. Which will always in order our next meeting is what date? July 13. Okay, thank you. Before we adjourn, I just want to wish everybody Happy Fourth of July. And is there a motion to adjourn? So moved. Second, all in favor, aye.

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