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1 THE SECRETARY: Maria Menendez?
 2 MS. MENENDEZ: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Rhonda Anderson?
 6 MS. ANDERSON: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 Thank you.
 10 Mr. Coller, if you'll please read Item E-1
 11 into the record.
 12 MR. COLLER: Yes.
 13 Item E-1, an Ordinance of the City
 14 Commission of Coral Gables, Florida providing
 15 for text amendments to the City of Coral Gables
 16 Official Zoning Code, Article 3, "Development
 17 Review," Division 10, "Transfer of Development
 18 Rights," expanding the receiver sites for the
 19 use of transfer of development rights to
 20 include Blocks 1, 2, 3, 4, 6, 7, 8 and 10 in
 21 the Biltmore Section, providing for a repealer
 22 provision, providing for a severability clause,
 23 codification, and providing for an effective
 24 date.
 25 Item E-1, public hearing.

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1 CHAIRMAN AIZENSTAT: Go ahead, Maria.
 2 MS. MENENDEZ: Is that a summary? Like one
 3 thing -- I had difficulty with this item,
 4 because I couldn't remember what we had asked
 5 you to do.
 6 MR. TRIAS: Yeah, you wanted more
 7 information as far as what kind of parcels
 8 could benefit from this program, and we tried
 9 to map it a little bit and give you some idea
 10 of the square footage of -- actually, I may
 11 want to -- I do have a PowerPoint on this.
 12 Yeah. If you want, I'll show the
 13 PowerPoint.
 14 CHAIRMAN AIZENSTAT: Please.
 15 MS. MENENDEZ: I think it's important.
 16 MS. ANDERSON: It is.
 17 MR. TRIAS: All right. That's not the
 18 PowerPoint. Can you check if you have the
 19 other PowerPoint?
 20 Maybe not.
 21 CHAIRMAN AIZENSTAT: No. No. They went to
 22 check on it.
 23 MR. TRIAS: Okay. If you want, you can
 24 have the public speak and then -- or we could
 25 wait.

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1 CHAIRMAN AIZENSTAT: Thank you.
 2 Mr. Trias.
 3 MR. TRIAS: Mr. Chairman, you requested
 4 some additional information as far as
 5 possibilities for application of this request.
 6 That's reflected in the updated Staff Report.
 7 As with any of these types of programs,
 8 it's very difficult to predict the impact, so
 9 let's keep that in mind when we have that
 10 discussion, but I think there are some citizens
 11 that want to express their opinion, and we also
 12 received a few e-mails that we have forwarded
 13 to you, and, hopefully, that will be helpful in
 14 the discussion.
 15 CHAIRMAN AIZENSTAT: Do you have any
 16 updated presentation?
 17 MR. TRIAS: It's only included in the Staff
 18 Report, which has the map. This is basically
 19 the main update, and we could discuss it after
 20 the public input, if you would like.
 21 CHAIRMAN AIZENSTAT: Okay. That's the only
 22 update to your presentation?
 23 MR. TRIAS: That's the most significant
 24 update. The rest of it is minor stuff.
 25 MS. MENENDEZ: Is that -- I'm sorry.

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1 MS. ANDERSON: Yeah, I do have a few
 2 questions for you.
 3 MR. TRIAS: Yeah.
 4 MS. ANDERSON: With regard to the notice to
 5 the property owners, is it just the property
 6 owners that would be affected by the TDRs, in
 7 other words, their property only, or did it
 8 include the adjacent properties? And if so,
 9 what was the radius?
 10 MR. TRIAS: First of all, the notice is not
 11 a requirement of the Code. It's sent out as a
 12 courtesy. And we sent the notices within the
 13 areas that are affected as receiving areas.
 14 And that was the mail notice for last meeting.
 15 And, then, because this meeting was
 16 continued, we did not send notices for this
 17 meeting. We will send notices for the next
 18 Commission Meeting, should this item proceed to
 19 that point.
 20 MS. ANDERSON: Okay. In the Biltmore
 21 Section, the corner of Hernando and Biltmore
 22 Way, you've included some properties that
 23 include specimen oak trees and other green
 24 areas --
 25 MR. TRIAS: Yeah.

1 MS. ANDERSON: -- and areas that were
2 already affected by the Villa Valencia project,
3 which were going to be designated as park area.
4 What was the reasoning behind that?

5 MR. TRIAS: The reason is that, the reality
6 is that it's very difficult to come up with a
7 plan or to predict the impact of this type of
8 program in a realistic way, and the reason is
9 that, as you have mentioned, rightfully so, in
10 some of those parcels, you may have specimen
11 trees, in other parcels you may have actually a
12 project and so on.

13 You requested for me to speculate on some
14 possibilities of the impact. I will tell you
15 that in my six years here, the program for TDRs
16 has been used once, and that's the existing
17 program, the one that deals with Downtown. So
18 it's not a very common occurrence. So this
19 really is one tool that is probably very rare,
20 in terms of its use, and the reality is that I
21 cannot anticipate more than one or two parcels
22 really taking advantage of this.

23 You did ask that question, and we tried to
24 come up with some maps, but, frankly, in terms
25 of a realistic assessment, one, two, maybe

1 question, though, is focused on the purpose of
2 making this a receiving area. If the purpose
3 of making this a receiving area is to turn some
4 of the smaller buildings, such as the strip
5 where the door store is and some of those
6 smaller buildings or some other specific sites
7 that are --

8 MR. TRIAS: Maybe we do have the
9 PowerPoint.

10 MS. MENENDEZ: There you go.

11 MS. ANDERSON: -- then why not limited it
12 to just those parcels?

13 MR. TRIAS: Certainly you could reduce the
14 size of the receiving area; however, once you
15 start pointing out the one or two parcels,
16 you're getting into spot Zoning territory here.
17 So I wouldn't really recommend pointing just
18 one or two or a few parcels like that. That
19 probably is not something that we could do
20 within the Zoning practice.

21 MS. ANDERSON: But as you accumulate
22 parcels, and you can explain this better to me,
23 if you have two parcels next to each other,
24 what is the maximum height under this proposal
25 that the building could be?

1 three parcels will be my best guess at this
2 point.

3 MS. ANDERSON: Well, if the purpose of
4 this --

5 MR. TRIAS: All right. So the updated
6 PowerPoint, apparently we didn't have it, so
7 it's best that we talk from the Staff Report.

8 MS. ANDERSON: Okay. If the purpose of
9 this is to assist the smaller properties, then
10 why not designate the smaller properties that
11 the City wishes to encourage development on,
12 instead of the entire block area?

13 MR. TRIAS: Well, keep in mind that the
14 area is designated as a receiving area. What
15 that means is that if there is a sending
16 site -- and that has to be the first item,
17 there has to be a site, that is a historically
18 designated property, somewhere else, that has
19 development potential that can be sent to the
20 receiving area. So that has to happen first.

21 So the reality is that the designation
22 takes place in the historic property, and then
23 this area becomes a receiving area. So if you
24 have a parcel -- yeah.

25 MS. ANDERSON: I understand that. My

1 MR. TRIAS: Well, the height has nothing to
2 do with the proposal. The height is already
3 there, is already in the existing regulations,
4 and according to the City Attorney's Office,
5 what governs here is the Site Specifics, which
6 is 150 feet.

7 MS. ANDERSON: I understand that.

8 CHAIRMAN AIZENSTAT: Rhonda, if we may.
9 Maybe if we let him do the presentation first,
10 it may -- because he does not --

11 MR. TRIAS: That's the sketch that shows
12 that.

13 MS. ANDERSON: I know, but that's for an
14 entire block.

15 MR. TRIAS: No. No. No. This is just a
16 diagram.

17 CHAIRMAN AIZENSTAT: Let's go ahead and do
18 the presentation and then we can ask him
19 questions based off of that.

20 MS. ANDERSON: Okay. Thank you.

21 MR. TRIAS: Yeah. Yeah. What happens is
22 that, this is the simplest diagram that I could
23 come up with, that, more or less, explained
24 what this is about.

25 In red, you can see 150. That's the

1 existing height. So that's there. That's not
 2 being changed. The buildings are not getting
 3 any taller, okay.

4 Now, what happens is that if you have a
 5 small building, which is a building that has
 6 some potential to have additional development
 7 in that area, it could be a receiving site,
 8 okay. A receiving site requires a sending
 9 site, which is somewhere else, and as you can
 10 see, the total additional FAR, which is the
 11 square footage of the building, through the
 12 regular process of TDRs, is 25 percent.

13 Typically, in a normal, let's say, TDR
 14 situation Downtown, you have a 3.5 maximum FAR,
 15 plus 25 percent, that can become 4.375. FAR
 16 means square footage. So it doesn't change the
 17 height. It just changed the size of the
 18 building. So that's what's being proposed.

19 Now, to achieve this, as I said, you need
 20 two things; one is the sending site. We're not
 21 touching that. That's the existing regulations
 22 that we have in place. The other one is the
 23 receiving area. We're adding an additional
 24 area, which is the area on Biltmore Way.
 25 Right now, there are two areas. There's

1 percent, as you can see. It's not taller,
 2 necessarily. It's within the maximum height.
 3 It's just a little bit more area.

4 Hopefully we can also re-design Biltmore
 5 Way with more shade trees, as you can see in
 6 this sketch.

7 MS. ANDERSON: I appreciate that.

8 MR. TRIAS: So that's it. That's the
 9 presentation. I hope it's helpful. I
 10 understand that it certainly doesn't give you
 11 all of the answers, but it's impossible to give
 12 you all of the answers. It really depends on
 13 the specifics of a project.

14 So I do understand that there are some
 15 citizens that may want to speak, but Staff has
 16 reviewed this and we believe it's consistent
 17 with the Comprehensive Plan and recommend
 18 approval.

19 MS. ANDERSON: I do have questions for you
 20 still.

21 MR. TRIAS: Now, the question of the public
 22 notice, just to remind people, we did send one
 23 letter to the property owners in June for the
 24 June Planning and Zoning meeting, we had three
 25 times posting on the website and two times

1 Ponce de Leon Boulevard and the CBD, the
 2 Downtown. So this will be the third area.
 3 That's basically the concept. So that's it.

4 It's a little bit hard to see here in this
 5 map, but in the red, what we have is the
 6 commercial areas and you can see the Downtown,
 7 also the corridor on Ponce de Leon, and then
 8 here, where we have the Biltmore Way Zoning,
 9 the Future Land Use, and some of the existing
 10 conditions.

11 Now, the important thing to keep in mind is
 12 that when you look at the existing conditions,
 13 we have a lot of multiple story buildings.
 14 Basically, those buildings are not going to
 15 change. I don't anticipate those buildings
 16 changing. So, really, the possibility of a
 17 project is in the smaller buildings in between,
 18 like you're pointing out. So there's a few
 19 areas, a few sites. It's a very reduced number
 20 of options.

21 So that's what we have, and the area is
 22 shown in blue, and here is the way that it
 23 affects the Future Land Use Map. The idea is
 24 that the potential building, which is shown in
 25 the light shade here, could have an extra 25

1 newspaper advertisement.

2 The only required notice is the newspaper
 3 advertisement. Everything else is additional
 4 notice that we do to be able to communicate
 5 with the community as well as we do, as well as
 6 we can.

7 So that's the presentation, and thank you.

8 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
 9 and open it up first to the floor and then
 10 we'll go ahead and direct questions.

11 Ramon, there are two e-mails that your
 12 office had sent, which are also here. We have
 13 entered these into the record?

14 MR. TRIAS: Yes. If you could. Thank you.

15 CHAIRMAN AIZENSTAT: Thank you.

16 Once again, everybody that wishes to speak,
 17 I want to make sure that they have gone ahead
 18 and signed up. If you can go ahead and sign
 19 up.

20 We need to swear in the people that have
 21 recently come in. The people that are just
 22 signing up, if they were not here, we'd like to
 23 swear you in, if you'd just raise your right
 24 hand, please.

25 You did that already? All right. Thank

1 you very much.
 2 Jill, you want to go ahead and call the
 3 first person.
 4 THE SECRETARY: Sofia.
 5 MS. LARRAZ: Yes, ma'am.
 6 CHAIRMAN AIZENSTAT: How many people do we
 7 have, Jill, that are going to be speaking?
 8 THE SECRETARY: Four more.
 9 CHAIRMAN AIZENSTAT: Another four more?
 10 At this time, what I'm going to do is, I'd
 11 like to limit the time to three minutes, for
 12 everybody to speak, and I'd like to also ask if
 13 other people have made the comments, you can
 14 acknowledge and so forth, but it would be great
 15 if, yeah, we go ahead and have new comments and
 16 so forth. Thank you.
 17 MS. LARRAZ: Thank you. Thank you.
 18 My name is Sofia Larraz. I live at 440
 19 Almeria, and I've lived there for the last 30
 20 years. It's going to be 31 in December.
 21 When I moved into that area, it was a nice
 22 little community, with single-family homes,
 23 like we still do, and some of the improvements,
 24 you know, on Valencia have been very welcoming
 25 and very pretty designs. However, I'm kind of

1 Since you all know, we have 713 --
 2 CHAIRMAN AIZENSTAT: Would you state your
 3 address for the record, please?
 4 MS. KOCH: Certainly. We're at 713
 5 Biltmore Way. Our building is mentioned in the
 6 report, in the Staff Report, as one of the
 7 small, one to two-story buildings primed for
 8 re-development.
 9 I'd like to advise the Board that it is a
 10 historically designated building. It was
 11 actually one of George Merrick's original
 12 offices many, many years ago, and we are very,
 13 obviously, concerned about the plan in front of
 14 us and would love to be a part of the
 15 conversation and make sure that our historic
 16 designation is reflected in future versions of
 17 the report.
 18 MS. MENENDEZ: Good point.
 19 MS. KOCH: Thank you.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 THE SECRETARY: Mario Garcia-Serra.
 22 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 23 Members of the Board, Mario Garcia-Serra, with
 24 an address at 600 Brickell Avenue, and I'm here
 25 on behalf of the Monsier, LLC. Monsier, LLC is

1 not understanding very well how this is going
 2 to affect Biltmore Way, but it's my
 3 understanding that some of these buildings --
 4 and please correct me if I'm wrong -- are going
 5 to increase in density and in height.
 6 And If that would be the case, I don't know
 7 if any of you ever drive through there at rush
 8 hour traffic, but the traffic there is
 9 horrendous, and we, living on Almeria, and some
 10 other residents on the streets behind us, like
 11 Palermo and so forth, they have horrible,
 12 horrible traffic, and that's one of my
 13 concerns, that, you know, if some of these
 14 proposals come through and some of these
 15 buildings are going to go higher and -- you
 16 know, higher and the density is going to get
 17 bigger, how is this going to impact the quality
 18 of our life?
 19 Thank you.
 20 CHAIRMAN AIZENSTAT: Thank you very much.
 21 THE SECRETARY: Deborah Koch.
 22 MS. KOCH: Good evening. Thank you. I'm
 23 Deborah Koch. I'm the president of the Junior
 24 League of Miami. We have been proud residents
 25 of the City of Coral Gables for many years.

1 a holder of certain TDRs as a result of a
 2 historic property that they own at 235 Majorca
 3 Avenue.
 4 One thing that I think has to be taken into
 5 consideration here is what the overall purpose
 6 of the TDR program is. The overall purpose of
 7 the TDR program is to preserve and incentivize
 8 the preservation of historic structures in the
 9 City of Coral Gables.
 10 There also is now, as you all did at your
 11 last meeting, recommend approval of an
 12 initiative to also use TDRs to incentivize the
 13 conveyance of land for open space. So the idea
 14 is to preserve historic structures and
 15 potentially also encourage and increase the
 16 amount of open space in the City.
 17 In order for any TDR program to work well,
 18 the owners of those TDRs have to feel that they
 19 have something of value. My client's building
 20 in question was designated historic, if I
 21 remember right, in 2013, 2014. He got these
 22 TDRs. Part of what sort of led him not to
 23 oppose historic designation and support
 24 historic designation of this property was the
 25 ability to have these TDRs and the hope and the

1 prospect that sooner or later these TDRs could
 2 be sold and sort of make him whole for whatever
 3 he may have lost in development rights because
 4 of the historic designation, he could
 5 potentially gain back through the sale of TDRs.
 6 Despite his best efforts to try to sell
 7 these TDRs in that, you know, four to five-year
 8 time frame now, he has not been able to. So I
 9 think that the expansion of the TDR receiver
 10 zone to areas that, you know, conceivably,
 11 reasonably could absorb some of this additional
 12 floor area that's being developed is
 13 responsible and the right thing to do, to sort
 14 of have the right sort of TDR incentives.
 15 TDRs now -- historically have always been
 16 able to be utilized within the Central Business
 17 District. They were about two years ago, I'd
 18 say, or a year and a half ago, extended to the
 19 North Ponce corridor, and now it's being
 20 proposed as an expansion of that receiver zone
 21 to the Biltmore Way corridor, let's call it,
 22 for properties that are already designated
 23 Commercial-Residential high.
 24 Again, I think this is sort of a
 25 responsible, well-planned, well-thought way of

1 figuring out how do we have a better TDR
 2 program. Part of having a better TDR program
 3 is making sure those TDRs have value and making
 4 sure that they can be sold within some sort of
 5 reasonable time frame. Part of that, I think,
 6 is making sure that there's a market out there
 7 for the potential purchase and use and part of
 8 that is where can they potentially be used.
 9 One point that Sofia raised right now is,
 10 does this increase density? Does this increase
 11 height? TDRs in Coral Gables can only be
 12 utilized to increase floor area. The only
 13 thing that's increased is the maximum floor
 14 area. It doesn't increase maximum permitted
 15 height, doesn't increase permitted density, the
 16 maximum permitted density right now.
 17 So with that said, you know, aside from my
 18 client, I'm sure there's many others that are
 19 out there similarly situated that have TDRs. I
 20 know from my work representing just developers
 21 in Coral Gables, quite often, randomly, I'll
 22 get phone calls from owners of historic
 23 buildings, who have these TDRs, who have had
 24 them even for a longer period of time than my
 25 client and are sort of desperate to sell them,

1 and it's tough -- it is tough to find a buyer
 2 for them.
 3 Ramon mentioned, in his experience, only
 4 one time does he remember them being utilized.
 5 I personally have yet to work on a project that
 6 has utilized them, but if you would ask me, I
 7 can maybe remember another two or three,
 8 perhaps, that have happened in the history of
 9 the City of Coral Gables.
 10 So, again, part of having a TDR program
 11 that works and works to the end of historic
 12 preservation and open space and so forth, is
 13 making sure you have TDRs that can reasonably
 14 be sold at an acceptable price, with an
 15 acceptable time frame.
 16 MS. MENENDEZ: Could I ask you a question?
 17 Who sets the value of the TDRs?
 18 MR. GARCIA-SERRA: The market.
 19 MS. MENENDEZ: The market?
 20 MR. GARCIA-SERRA: Right. Yes.
 21 MS. MENENDEZ: So it's, you know --
 22 CHAIRMAN AIZENSTAT: Supply and demand.
 23 MS. MENENDEZ: -- right, supply and demand,
 24 and --
 25 MR. GARCIA-SERRA: Exactly.

1 MS. MENENDEZ: Okay.
 2 MR. GARCIA-SERRA: Thank you.
 3 MS. ANDERSON: Mario, I have a couple of
 4 questions for you. I know you worked on the
 5 Plaza at Coral Gables.
 6 MR. GARCIA-SERRA: Right.
 7 MS. ANDERSON: Right. And were you
 8 familiar with what happened with some of the
 9 values of the residential properties adjacent
 10 to that development once it got approved?
 11 MR. GARCIA-SERRA: I haven't necessarily
 12 been provided any information. I would think
 13 and hope that they increased, but what
 14 information have you been provided?
 15 MS. ANDERSON: I have heard complaints that
 16 the residences couldn't be sold as residences
 17 anymore. So, as far as appropriateness of
 18 areas that need more density, you know, these
 19 areas where there's residential property that
 20 can't be sold as residential property anymore
 21 may be the more appropriate area for TDRs, you
 22 know, being a receiving site.
 23 MR. GARCIA-SERRA: Right.
 24 MS. ANDERSON: This is some of my concern
 25 for this area, because if you take, for

1 instance, Section 8 or is it Block 8, and you
 2 run that all of the way from Biltmore Way all
 3 of the way to Valencia, you're essentially
 4 making a large development in that area that's
 5 going to impact the community.
 6 MR. GARCIA-SERRA: You know, you touched
 7 upon something in your comments that I think is
 8 very relevant. The maximum height and what is
 9 permitted always seems to be a sort of
 10 stumbling block in Coral Gables to having sort
 11 of lower scale development, and what I mean by
 12 lower scale development is that six, seven,
 13 eight story. Very rarely do you ever see
 14 buildings of that height being built. You
 15 usually see either a hundred feet or more or 45
 16 feet or less. You don't see anything really
 17 between 45 feet and a hundred.
 18 And historically the reason for that has
 19 been, more than anything, the fact that there
 20 has been, in most areas of the City, it's long
 21 time been a threshold of 20,000 square feet.
 22 You need to have at least 20,000 feet and 200
 23 feet of frontage to go above those three
 24 stories and 45 feet. That is the incentive
 25 that has created -- or the situation that's

1 solution for that stretch of Biltmore Way,
 2 either, especially considering when you've got
 3 13, 15-story buildings in the area.
 4 And another important point to make is,
 5 again, TDRs in Coral Gables can only be used
 6 for increased floor area. So you can make a
 7 bigger floor area, bigger units and so forth,
 8 but it can't increase the number of units, in
 9 particular.
 10 MS. ANDERSON: I'd like to ask you to give
 11 me a hypothetical, using the corner of Biltmore
 12 Way and Hernando, where you have the door
 13 store. It's relatively -- you know, one
 14 story --
 15 MR. GARCIA-SERRA: Southeast corner, right?
 16 MS. ANDERSON: Yeah, it would be the
 17 southeast corner.
 18 Taking that strip of buildings, if you or
 19 your client were able to sell the TDRs to those
 20 sites, those adjacent pieces of property --
 21 MR. GARCIA-SERRA: Correct.
 22 MS. ANDERSON: -- what would the building
 23 look like?
 24 MR. GARCIA-SERRA: The building would
 25 certainly be bigger. It would be 25 percent

1 created this incentive to assemble larger
 2 pieces and larger properties and then
 3 ultimately make a larger building, because in
 4 order to go up above those 45 feet, you usually
 5 had to assemble the 20,000 square feet.
 6 I think the more important issue, and an
 7 issue to be looked at perhaps during the Zoning
 8 Code Rewrite is, there should be different
 9 thresholds. You know, 5,000 gets you a certain
 10 height, 10,000 gets you a certain height,
 11 15,000 gets you a certain height, 20,000 gets
 12 you a certain height. I think if that were to
 13 take place, you would see everywhere, including
 14 along Biltmore Way -- Biltmore Way perhaps not
 15 the same exact situation, because of the Site
 16 Specifics, but nonetheless you would see a
 17 bigger incentive given to doing buildings that
 18 are appropriate in scale or perhaps lower in
 19 scale and less objectionable to some others,
 20 you know, six, seven, eight stories, around
 21 there.
 22 Because, indeed, I think we could all agree
 23 that one story or two-story height on a street
 24 as prominent as Biltmore Way isn't necessarily
 25 the best architectural design or planning

1 bigger. Remember there is a limitation on how
 2 much larger --
 3 MS. ANDERSON: I'm not talking percentages.
 4 I'm talking about something here that the
 5 public can understand.
 6 MR. GARCIA-SERRA: You mean, in how many
 7 stories and so forth?
 8 MS. ANDERSON: How many stories, what would
 9 the massing be on that building.
 10 MR. GARCIA-SERRA: That's hard. That's
 11 hard for me to be able to tell you. You know,
 12 I'd have to look to see what the lot area is of
 13 the building, how much floor area could be
 14 permitted, including the 25 percent increase,
 15 what density is permitted.
 16 MR. TRIAS: Ms. Anderson --
 17 CHAIRMAN AIZENSTAT: Let's go ahead and do
 18 this, let's finish with the people that are
 19 here to speak comments and then we can call
 20 speakers up and ask them questions directly,
 21 and then we will get all of the comments from
 22 everybody, if that's okay.
 23 MS. ANDERSON: All right.
 24 MR. GARCIA-SERRA: And one final point,
 25 because I think what you're getting at is, how

1 can we assure that this will be compatible.
 2 Remember, the use of TDRs in the City
 3 ultimately has to be approved by the City
 4 Commission, after a recommendation from this
 5 Board.
 6 So lets say somebody is proposing to
 7 utilize TDRs to increase, you know, the size of
 8 a building here along Biltmore Way. If it is
 9 not compatible, really, with the rest of the
 10 area, the City Commission is completely in its
 11 power and this Board is in its power to
 12 recommend approval, in your case -- excuse me,
 13 denial, in your case, and for the City
 14 Commission to actually deny the project.
 15 Thank you.
 16 CHAIRMAN AIZENSTAT: Thank you.
 17 Next speaker.
 18 THE SECRETARY: Marisa.
 19 MS. CHISENA: Good evening.
 20 CHAIRMAN AIZENSTAT: We have two Marisas, I
 21 think. Do we know which one it is?
 22 MS. CHINESE: Good evening, Commission --
 23 I'm sorry, Commissioner -- Chairman and ladies
 24 and gentlemen. My name is Marisa Chisena. I
 25 live at 721 Biltmore Way. I'm also an owner at

1 know, have been somewhat promised for several
 2 years, it's in the Renaissance project, but we
 3 haven't seen anything happening, and we haven't
 4 heard anything happening yet. And, again, it's
 5 a street with several elderly people, who might
 6 like to get out and walk to Miracle Mile, but
 7 it's way too hot, because of all of the cement
 8 that we have.
 9 So these are some of my concerns. And
 10 then, of course, I also wonder if once this
 11 building have a little bit -- you know, they're
 12 allowed to build a little higher, there may be
 13 other meetings where there's other requests to
 14 build even higher, which we have seen
 15 happening. I don't know if I made it very
 16 clear, but there could be additional, later on,
 17 requests to make these buildings even higher,
 18 because I've seen it happening, as I said, in
 19 this neighborhood.
 20 So I thank you for the time. Thank you for
 21 looking into it.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 THE SECRETARY: Peggy Sapp.
 24 MS. SAPP: Good evening. I'm Peggy Sapp,
 25 and I live at 700 Biltmore Way. Thank you for

1 625 Biltmore Way. I've been a resident in
 2 Coral Gables for about fifteen years.
 3 I love the quaintness of Coral Gables, and
 4 although I'm a real estate agent, so I should
 5 be promoting for development, I'm obviously
 6 also, like I said, I love the Gables the way it
 7 is in many respects.
 8 I have a few concerns. One is the timing
 9 of this meeting. Most of the residents of
 10 Biltmore Way are elderly people, who go away
 11 for the summer. They're not in Coral Gables
 12 right now. They cannot be here for this
 13 meeting. They may not even have seen the
 14 newspaper or any of the advertisement for this
 15 meeting. So I think they have not been given a
 16 chance to participate or give their opinion.
 17 Another concern I have is the fact that
 18 even though it sounds like possibly this
 19 building cannot be higher, but it can be
 20 larger, which I interpret as taking up more of
 21 our little green space that we have on Biltmore
 22 Way, so -- because it's larger, there's less
 23 garden, less possibility of having trees, and
 24 as it is, Biltmore Way is really sad looking,
 25 lacking green trees and a canopy, which we, I

1 allowing us to speak.
 2 I certainly want to second the speaker's
 3 recommendation that this notice sent out in the
 4 summertime, when most people are gone, is
 5 probably a very poor idea, and we have moved
 6 this TDR, which is a whole new term, that I
 7 didn't even know before, from industrial or
 8 business to residential, and I think that's
 9 something that, you know, just as a resident,
 10 I'd like to understand more about it, because
 11 it has to do with density.
 12 But one of my main concerns, because I've
 13 lived in the Gables for forty years and just
 14 moved to Biltmore Way two years ago, you have a
 15 drainage problem. So I want to know, have you
 16 done a consolidated drainage test in the
 17 Biltmore Section area, when did you do it, and
 18 what were the results, because it doesn't even
 19 need to rain for us to have a drainage problem.
 20 The ground field drainage comes under the golf
 21 course under this area, which that means that
 22 the water level is high where we are.
 23 It's okay that we have to have some pumps
 24 to keep the water out. That's okay. I get it.
 25 But we do have a problem in that area that more

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1 density will only make worse.

2 So those are things that I want to know,

3 and so when you say you have met all of the

4 requirements, I'm not sure that you have met

5 all of the requirements, because requirements

6 mean, is it safe, what's going to happen, what

7 if we build more area, and I'm especially

8 concerned about the 700 block of Valencia.

9 CHAIRMAN AIZENSTAT: Thank you.

10 MS. SAPP: That is now two-story buildings.

11 I believe it could go up much higher. And my

12 question to you is, can the ground absorb it

13 and how do you know that the ground can absorb

14 it?

15 So I just would like to see those reports

16 before you pass a TDR or -- and, also, if you

17 all could explain that jargon when you send out

18 a notice, I think that would be helpful for

19 people. Thank you.

20 CHAIRMAN AIZENSTAT: Thank you.

21 THE SECRETARY Carolyn.

22 MS. BADO: Good evening. My name is

23 Carolyn Bado, and I'm a member of the Junior

24 League, as well, at 713 Biltmore Way. I'm also

25 the building's manager. And when I was

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1 to Valencia, and my question is, if that block

2 is designated as being included as a receiving

3 site for TDRs, the fact that the language

4 restricts it to properties that face Biltmore

5 Way, if someone purchased the property facing

6 Biltmore Way and asked for the alley to be

7 vacated, could they run it all of the way

8 through to Valencia?

9 MR. TRIAS: No. I think that's the short

10 answer to that. I mean, I -- no.

11 MS. ANDERSON: Then my next question is,

12 why did you highlight the entire block?

13 MR. TRIAS: Yeah, the text is what rules

14 here, and, you know, we could spend the next

15 ten hours talking about the theory of this

16 thing, and I'm just going to tell you that that

17 is not a good use of anybody's time.

18 The practical application of this is very

19 limited, very limited. It's something that

20 requires, first of all, having a sending site,

21 which is difficult enough, and, unfortunately,

22 the historic buildings that are not Downtown

23 are not part of the sending sites. So that's

24 one of the things that I tried to change prior

25 to this meeting, but that wasn't -- I guess

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1 informed of the Staff Report for the text

2 amendment to the Biltmore Way area, I noticed

3 that in the report it indicated that that area

4 was solely a receiving site, and from my

5 understanding, as a historically designated

6 landmark, we are designated as a sending site.

7 So because of that designation, it will

8 change the total parcel area available to be a

9 receiving site. So, from my calculations and

10 from what I understand, is that the total

11 amount of TDRs calculated in the Staff Report

12 may be a little excessive, because our historic

13 status was not accounted for in that

14 calculation. So I wanted the Board to be aware

15 of that.

16 Thank you.

17 CHAIRMAN AIZENSTAT: No more speakers?

18 Okay. At this time, I'd like to go ahead

19 and close the floor for public comment and open

20 it up.

21 Rhonda, would you like to continue?

22 MS. ANDERSON: Yes, I would like to

23 continue.

24 Block A, you had it highlighted, Ramon,

25 from the front of Biltmore Way all of the way

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1 there was no support for that.

2 So what happens is that, first of all, this

3 is a very rare thing that needs to happen.

4 I've only seen it once. Mario has never worked

5 on a project, right? So I think that the best

6 way to look at this is that it's simply one

7 tool, among many, and, frankly, I would prefer

8 to deal with the issues of the right-of-way,

9 planting some trees on Biltmore Way, maybe

10 dealing with the drainage and so on that was

11 raised, that, to me -- that is a much more

12 effective use of our time, in terms of

13 improving that area.

14 This is really a very minor request. It's

15 a very minor request that came from the Mayor.

16 He requested that we look at this. And this is

17 the best approach that we can have, in terms of

18 providing that option.

19 So I would prefer to take a more realistic

20 look at this, in the sense that it has to be a

21 parcel that is -- Number One, it has to be

22 multi-family high-density or commercial

23 high-density. So, for example, MFSA parcels

24 that are row houses, those don't qualify. So

25 that's the first thing. And, Number Two, it

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1 has to face Biltmore Way. And, Number Three,
 2 you need to have a sending site, a sending site
 3 identified. So all of those things need to
 4 happen.
 5 MS. MENENDEZ: Does the sending site have
 6 to be within the Biltmore Way area?
 7 MR. TRIAS: No. No. It could be any
 8 sending site. So that is why Mario was saying
 9 that it increases the likelihood --
 10 MS. MENENDEZ: No, I understand. I just
 11 wanted the public to hear that, that it doesn't
 12 necessarily mean that the transfer of the
 13 development rights are going to go on Biltmore
 14 Way.
 15 MR. TRIAS: Right.
 16 MS. MENENDEZ: You're just creating the
 17 ability for buildings that are
 18 underdeveloped -- does it have to be historic?
 19 MR. TRIAS: The sending site has to be
 20 historic. The receiving site cannot be
 21 historic.
 22 MS. MENENDEZ: Okay. Right.
 23 MR. TRIAS: That's a very good point. It
 24 cannot be historic, because that's not --
 25 MS. MENENDEZ: Right. But the sending

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1 have a very small effect.
 2 MS. MENENDEZ: But it's an education thing.
 3 MR. TRIAS: Yeah.
 4 MS. MENENDEZ: Let me ask you, is this a
 5 time sensitive issue?
 6 MR. TRIAS: Not from my perspective, maybe
 7 from the perspective of other people it is.
 8 But certainly this is not a Staff driven item.
 9 MS. MENENDEZ: The reason I say it, because
 10 maybe there would be a benefit to trying to
 11 educate the area on TDRs with a Workshop or
 12 something, but, you know, I don't know if it's
 13 a time sensitive matter.
 14 CHAIRMAN AIZENSTAT: Ramon, let me ask you,
 15 the Junior League building is both a receiving
 16 and a donor site at the same time. So given
 17 that, can you explain -- use that as an example
 18 of what would happen with the TDRs on that
 19 site?
 20 MR. TRIAS: Yeah. What happens on that
 21 site is that it's not part of the process,
 22 because it's designated as a historic landmark.
 23 CHAIRMAN AIZENSTAT: Okay.
 24 MR. TRIAS: Meaning, you are not going to
 25 demolish it, I assume, right, and do another

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1 site --
 2 MR. TRIAS: The receiving site --
 3 MS. MENENDEZ: -- has to be a historic
 4 building, Because the purpose of them receiving
 5 the funds for the transfer of development
 6 rights is to maintain the building.
 7 MR. TRIAS: Right.
 8 MS. MENENDEZ: That's the why the City
 9 originally created the incentive.
 10 MR. TRIAS: Now, the recent development is
 11 that also can be done for open space, for the
 12 creations of a public park.
 13 MS. MENENDEZ: Okay.
 14 MR. TRIAS: They're still going through the
 15 process. So that's the only other option.
 16 MS. MENENDEZ: Right. Right. Right. It
 17 seems to me as though there's like a lack of
 18 education as far as the TDRs, and if it's
 19 somewhat difficult for us at times as Board
 20 Members, for the public, it's like ten times
 21 more difficult.
 22 MR. TRIAS: Yes, and I don't disagree with
 23 that, and the main concern that I have is that,
 24 we're thinking of this as some big effect on
 25 the area, and the reality is that it's going to

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1 building. So it's not a receiving -- even
 2 though it may be in the receiving area, it's
 3 not. It's just there. It's not a realistic --
 4 MS. VELEZ: But it can send?
 5 MS. MENENDEZ: Yeah.
 6 MR. TRIAS: Well, that is the problem. It
 7 cannot send, either, because it is not part of
 8 the sending sites, which are limited to
 9 Downtown and North Ponce. Now, that may
 10 change. I mean, my opinion was that any
 11 building that was historic should be a sending
 12 site, but that is not what the Code says right
 13 now.
 14 CHAIRMAN AIZENSTAT: But that's not what
 15 we're discussing --
 16 MR. TRIAS: We're not doing that right now.
 17 CHAIRMAN AIZENSTAT: Okay. So basically
 18 the individuals that spoke in fear with that
 19 site, for example, it does not play into
 20 anything with the TDRs?
 21 MR. TRIAS: Right. That's not an issue for
 22 that site.
 23 CHAIRMAN AIZENSTAT: And I think that's
 24 another reason to possibly educate the public,
 25 because we have people coming here to speak to

1 us that are not aware of what entails with the
 2 transfer of TDRs. I think that's Maria's
 3 point.
 4 MS. MENENDEZ: Yeah.
 5 MS. ANDERSON: And I would agree with that.
 6 If I'm having difficulty wrapping my head
 7 around it, you know --
 8 MS. VELEZ: I have some concerns about the
 9 way that this is phrased, because it includes
 10 the entire block. You mentioned, Ramon, that
 11 it's only the parcels that face onto Biltmore
 12 Way.
 13 MR. TRIAS: Well, you have to read the
 14 text, the actual amendment.
 15 MS. VELEZ: Okay. So it has to face --
 16 MR. TRIAS: Yeah.
 17 MS. VELEZ: So it does not apply to the
 18 Block 5 on Valencia.
 19 MR. TRIAS: Right.
 20 MS. VELEZ: So Valencia would not be
 21 affected with higher.
 22 MR. TRIAS: Right. If you look at Page 4,
 23 it's three lines of text that are underlined,
 24 that's the actual amendment.
 25 MS. VELEZ: Okay. Facing Biltmore Way or

1 would they be able to go out and sell that and
 2 buy TDRs or somebody buying TDRs would come to
 3 that building and say, yeah, we want to build
 4 some townhouses or we want to build some extra
 5 units on top of this building, would they be
 6 able to do in that scenario?
 7 MR. TRIAS: Theoretically, if they have not
 8 maxed out their FAR, they could. A more
 9 realistic scenario would be that they could
 10 in-fill in their parking lot, for example, and
 11 enlarge in a more realistic way the building,
 12 in theory, if the numbers are not to the
 13 maximum.
 14 Now, it's very unlikely that that's the
 15 case, and why I'm saying that is that
 16 generally, when you see a building, it's the
 17 maximum development that you can do in that
 18 site, for one other reason, which has nothing
 19 to do with FAR or even height, it has to do
 20 with parking. The answer to Ms. Anderson's
 21 question, at the end of the day, is that what
 22 can you build on this site? Well, however many
 23 units you can park, and that has been the
 24 limit, the realistic limit in terms of density,
 25 and what happens is that let's say you can do

1 Coral Way. So it would affect any parcels that
 2 would fall, that face on Coral Way, and there
 3 are some. I don't know that there are any.
 4 But not on Valencia.
 5 Okay. Thank you.
 6 CHAIRMAN AIZENSTAT: Julio?
 7 MR. GRABIEL: I don't have anything.
 8 CHAIRMAN AIZENSTAT: Ramon, let me ask you
 9 a question.
 10 MR. TRIAS: Yes.
 11 CHAIRMAN AIZENSTAT: With TDRs, in the area
 12 that's up to 150 feet; is that correct?
 13 MR. TRIAS: The Site Specifics allow 150
 14 feet.
 15 CHAIRMAN AIZENSTAT: In the area of
 16 Biltmore Way, you have buildings that are
 17 already built and are condos, for example, but
 18 are under the 150 feet.
 19 MR. TRIAS: Yes.
 20 CHAIRMAN AIZENSTAT: Would these buildings
 21 be able to sell their roof rights or their area
 22 rights above so they can add more area above
 23 it, if the -- I mean, it's an architectural
 24 question if the structure can hold it, but
 25 let's assume in a perfect world that it does,

1 ten units, with this program, you could do ten
 2 units that are a little bit larger. Doing
 3 eleven units would not be feasible, most
 4 likely, because of the parking arrangements.
 5 CHAIRMAN AIZENSTAT: But could you do
 6 lifts? Can you take single parking spaces and
 7 then adapt lifts to it or start to create
 8 tandem spaces?
 9 OMR. TRIAS: Clearly, we would have to look
 10 at the specifics, but generally speaking, that
 11 may give you one additional unit. I mean,
 12 we're not talking about a meaningful change.
 13 CHAIRMAN AIZENSTAT: Okay. Okay. Any
 14 other --
 15 MR. GRABIEL: Well --
 16 CHAIRMAN AIZENSTAT: Go ahead.
 17 MR. GRABIEL: -- Biltmore Way is basically
 18 a short street that runs from Le Jeune to
 19 Anderson. It's very wide. It has a very wide
 20 right-of-way. It is right now not one of the
 21 nicest streets in Coral Gables. It is lacking,
 22 as we all talked about, landscaping and edges.
 23 There are a lot of open spaces, which are
 24 parking lots, which don't add anything to the
 25 beauty of a street.

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1 A beautiful urban street has edges on the
 2 sides --
 3 MR. TRIAS: Excuse me, Page 5.
 4 MR. GRABIEL: Yeah, I saw that, but I want
 5 to bring it up.
 6 MR. TRIAS: Bring it up, please.
 7 MR. GRABIEL: I'm bringing it up. And it's
 8 only four blocks. And it's four blocks that
 9 runs from a very beautiful residential street,
 10 which is defined by Anderson, to Le Jeune Road,
 11 which is very commercial. At the end, by Le
 12 Jeune, there is City Hall and the park.
 13 I think what we need is a comprehensive
 14 analysis of the street that looks at how can we
 15 make it a beautiful street by creating an edge
 16 that works, with pedestrian walkways and
 17 commercial development on the ground floor, and
 18 landscaping. It could become a beautiful
 19 Champs-Elysees type of street, because of the
 20 width of it, and the edges of the street, but
 21 for us to now pick up and say that this is a
 22 receiving site for TDRs, without looking at the
 23 overall comprehensively four blocks, I think
 24 we're wasting our time.
 25 I think it's got a tremendous potential. I

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1 MR. COLLER: Well, I believe that the Board
 2 has the opportunity, whatever action it takes,
 3 to include additional recommendations to the
 4 City Commission. And assuming you act today on
 5 this, whether you approve it or deny it or
 6 whatever recommendation you make, you can
 7 include recommendations such as, you know,
 8 additional information to be given to the
 9 public on TDRs and the impact of TDRs. I think
 10 that could be included as part of your
 11 recommendation.
 12 CHAIRMAN AIZENSTAT: As a Workshop.
 13 MR. COLLER: Or as a Workshop. You could
 14 recommend that. You could also include, you
 15 know, your suggestion about planning for
 16 Biltmore Way, and whatever action you take, you
 17 can include those recommendations as part of
 18 your action, and that way you're informing the
 19 City Commission of what you're interested in.
 20 So I might suggest that as an opportunity
 21 for the Board to consider.
 22 MR. TRIAS: Mr. Chairman, Staff has
 23 prepared a typical section that is on Page 5.
 24 That typical section is small, but I showed it
 25 in the PowerPoint, includes 18-foot sidewalks,

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1 think, if we show the residents around it that
 2 we are benefiting the value of their homes and
 3 condominium by creating this beautiful wide
 4 landscaped street, then we can look at TDRs as
 5 a way of creating those edges, but right now, I
 6 feel uncomfortable voting for the transfers of
 7 TDRs to that site without having an overall
 8 look at the street.
 9 MS. MENENDEZ: The problem with that -- the
 10 only problem I see is that we're not here to
 11 kind of like design Biltmore Way. It's not
 12 before us. I mean, that would be like a
 13 City --
 14 MR. GRABIEL: What we have is the head of
 15 our City Planning Department with us --
 16 MS. MENENDEZ: But those are capital
 17 projects that the City undertakes, and -- I
 18 mean --
 19 MR. GRABIEL: I agree.
 20 MS. MENENDEZ: It's nothing really in our
 21 purview, but -- I mean, I understand, but I'm
 22 not sure that -- I guess we can recommend
 23 anything we want, but at the end of the day,
 24 what's before us is the TDR issues.
 25 CHAIRMAN AIZENSTAT: Mr. Coller.

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1 with oak trees, separated bike lanes and two
 2 lanes of traffic and a median with landscape.
 3 So there's a lot you can do there, and we
 4 certainly would recommend that, if you want,
 5 you can forward that as an idea to start the
 6 design on the road.
 7 MS. VELEZ: We also have a lot of parking
 8 on that street. Would that be affected with
 9 this design on Page 5?
 10 MR. TRIAS: It may, and that's something
 11 that we may want to recognize, that we need to
 12 keep parking there, too.
 13 MS. VELEZ: Yeah.
 14 MR. TRIAS: I mean, there are multiple ways
 15 to do this. I think that, at a minimum, we can
 16 improve the sidewalks and the landscape on the
 17 sidewalks, meaning the shade trees, at a
 18 minimum, and that could be a fairly
 19 straightforward Public Works type of project.
 20 I've discussed that multiple times in the
 21 past, so I'm hoping that we can get this done
 22 in the near future.
 23 MS. MENENDEZ: The challenge when you do
 24 these types of developments with underdeveloped
 25 areas is that you make all of these

1 improvements, you make curb-cuts, you put in
2 the beautiful sidewalks, and then here comes a
3 development and then it gets interrupted and
4 then it gets -- you know, it just doesn't look
5 the same. That's why typically you wait for
6 developments to proffer these types of
7 improvements.

8 But I'm all for it, but, you know,
9 realistically I'm not sure if it's the way to
10 plan, you know, for an undeveloped area. And
11 when I say, undeveloped, meaning a potential
12 development area that might interrupt whatever
13 improvements and investment the City does for
14 the blocks.

15 MR. TRIAS: But Ms. Menendez, when I look
16 at the aerial photographs that are in the first
17 page and I see all of those large buildings, I
18 don't really see that many new buildings that
19 are going to come up. So I think this area is
20 fairly mature in its development.

21 MS. MENENDEZ: Okay.

22 MR. TRIAS: And it's at a point in which we
23 can probably follow up with Julio's
24 recommendation.

25 CHAIRMAN AIZENSTAT: Ramon, there was a

1 speaker that spoke about the drainage problem
2 and so forth in that area.

3 MR. TRIAS: I'm not aware of the details,
4 but I'll be happy to talk to the Public Works
5 Director about it. So I'm sure they are aware
6 of the issues.

7 CHAIRMAN AIZENSTAT: Would you be kind
8 enough to put that speaker in touch with the
9 Public Works Director?

10 MR. TRIAS: Yeah, we can do that. If you
11 can give your name to Jill.

12 MS. ANDERSON: Ramon, a couple of more
13 questions. Further down, towards the 700
14 Block, yeah, there is more of a drainage issue,
15 because the elevation declines towards the golf
16 course, but the public parking lot that exists,
17 I think it's in Block 7, between the Aloft
18 building and Le Roc --

19 MR. TRIAS: Yes, right west of the Aloft
20 building, yeah.

21 MS. ANDERSON: Right. Is it conceivable
22 that that could be, instead of just permit
23 only, additional parking for the Biltmore Way
24 area? We have a sidewalk now that transects
25 through that block that would alleviate some of

1 the parking concerns if the area is beautified.

2 MR. TRIAS: I mean, I think we can discuss
3 that with the Parking Director, and he's
4 extremely creative and open-minded. So if that
5 works better for the neighborhood, maybe that's
6 a solution. That could be discussed with him.

7 MS. ANDERSON: I do think a Workshop is
8 necessary here, because I'm trying to educate
9 myself, as well as, you know, those who are
10 here in the audience as to what the effect
11 would be, if a hypothetical section was sold,
12 such as the strip between the door store and
13 that section of the shops there, because those
14 are all low, and as you had indicated on your
15 presentation, primed for redevelopment. I
16 think that would be an appropriate hypothetical
17 to run.

18 MR. TRIAS: Okay.

19 CHAIRMAN AIZENSTAT: Okay. Any other
20 comments? Is there a motion? Anyone want to
21 make a motion?

22 Maria?

23 MS. VELEZ: I don't feel comfortable moving
24 forward on this at this point.

25 CHAIRMAN AIZENSTAT: What would you like to

1 see?

2 MS. VELEZ: I would like to see further
3 information out to the public. I'd like to
4 hear more from the public.

5 CHAIRMAN AIZENSTAT: But we can also make a
6 recommendation, and part of our recommendation
7 would be to have a Workshop to the public.

8 MS. VELEZ: Yes.

9 CHAIRMAN AIZENSTAT: Remember, it has to go
10 before the Commission, also. That's one
11 option.

12 MR. TRIAS: That may be the best option,
13 Mr. Chairman --

14 MS. VELEZ: All right.

15 MS. MENENDEZ: Yeah.

16 MR. TRIAS: -- in order to move forward,
17 because of the fact that I don't think anything
18 is going to happen in the summer. In fact, we
19 don't have anything scheduled until the end of
20 the August, and the summer, as some of the
21 speakers pointed out, is not a good idea.

22 CHAIRMAN AIZENSTAT: Okay.

23 MR. TRIAS: So you may want to recommend
24 that a Workshop be held some time after
25 September.

1 CHAIRMAN AIZENSTAT: And there's other
2 recommendations we can make, such as the
3 recommendations that Julio suggested, so and so
4 forth. So we can incorporate all of those.

5 MR. COLLER: Right. I mean, IF the Board
6 chooses to recommend denial based upon the fact
7 that there's insufficient information, that
8 there needs to be a Workshop, there's further
9 education, or you could approve it; however, we
10 have concerns about the following. So you can
11 go either way to express to the Commission how
12 you feel that the Commission should move or not
13 move forward on this type of an item.

14 MS. MENENDEZ: Should we just continue it,
15 though?

16 MR. COLLER: Well, I think there's some
17 concern about the Board just kind of pocketing
18 an item and just continuing and continuing it
19 and it's been a concern in the past. And so I
20 think the best way to communicate to the
21 Commission what you want to have accomplished
22 is through a recommendation.

23 MS. MENENDEZ: Well, I think, whenever
24 we've continued an item, it's been for a very
25 good cause.

1 recommended approval with some recommendations,
2 those recommendations have been followed. I
3 mean, that has been the prior practice. So I
4 wouldn't discourage that idea.

5 CHAIRMAN AIZENSTAT: Correct.

6 MS. MENENDEZ: Okay.

7 CHAIRMAN AIZENSTAT: Julio, would you like
8 to make a --

9 MR. GRABIEL: I am willing, then, to
10 approve it with a conditional --

11 CHAIRMAN AIZENSTAT: Make a motion.

12 MR. GRABIEL: Okay. I'd like to make a
13 motion approving the item, but conditional to
14 creating and establishing a Workshop that will
15 analyze the urban character of that street, the
16 appropriateness of the transfer of TDRs to that
17 concept, and an urban plan that will improve
18 the quality of the street from Anderson to Le
19 June.

20 MS. MENENDEZ: How about educating the
21 public?

22 MR. GRABIEL: I'm sorry, and, yeah, and in
23 the process educating the residents of the TDRs
24 so that everybody understands what it is and
25 the impact they may have on them.

1 MR. COLLER: No, and I'm --

2 MS. MENENDEZ: And I think we've expressed
3 it. Whether you agree with us or not is
4 different. But I'll do whatever the majority
5 of the Board wants to do.

6 MR. GRABIEL: Let me ask a question. Can
7 we approve it, but conditionally --

8 CHAIRMAN AIZENSTAT: Sure.

9 MR. GRABIEL: -- that it could not go forth
10 until the City creates a Workshop that analyzes
11 the concerns of the residents and comes up with
12 an urban plan for Biltmore Way from Anderson to
13 Le Jeune?

14 MR. COLLER: That's entirely appropriate.

15 MS. MENENDEZ: That's a recommendation.

16 CHAIRMAN AIZENSTAT: That's only a
17 recommendation. We can't stop it.

18 MR. GRABIEL: Yeah.

19 MR. TRIAS: Right.

20 MS. MENENDEZ: They could move forward with
21 it regardless of what we say. Either way,
22 right, so --

23 MR. GRABIEL: Yeah, that's true, either
24 way.

25 MR. TRIAS: Now, generally, when you have

1 MS. MENENDEZ: The concept.

2 CHAIRMAN AIZENSTAT: And there was also
3 discussion about looking into maintain parking
4 in the area.

5 MR. GRABIEL: Well, when I say, "Urban
6 plan," they will look at parking, will look at
7 landscaping, will look at existing conditions.

8 CHAIRMAN AIZENSTAT: All encompassed?

9 MR. GRABIEL: Yeah.

10 MS. ANDERSON: I would not like this to
11 move forward without that Workshop being
12 conducted first and the public having a chance
13 to be educated and have additional input and
14 the urban plan being part of this proposal.

15 CHAIRMAN AIZENSTAT: We have a motion. Is
16 there a second?

17 MS. MENENDEZ: I'm going to second it.

18 CHAIRMAN AIZENSTAT: We have a motion. We
19 have a second. Discussion?

20 Rhonda?

21 MS. ANDERSON: My comments, I'd just repeat
22 them.

23 CHAIRMAN AIZENSTAT: Okay. I feel that the
24 Public Workshop in our recommendation is there
25 and it's up to the Commission to move this

1 forward.

2 MS. MENENDEZ: See, even if we don't

3 approve it, they're going to get it and they're

4 going to decide whether to move forward or not.

5 We're just a recommending body.

6 MS. ANDERSON: I understand.

7 MS. MENENDEZ: Okay.

8 CHAIRMAN AIZENSTAT: We have a motion and a

9 second. Any other discussion? No? Call the

10 roll, please.

11 MS. VELEZ: One question.

12 CHAIRMAN AIZENSTAT: Oh, yes. Sorry.

13 MS. VELEZ: Do we need to make any

14 provisions for the Junior League Building? Do

15 we have to say anything at all about that?

16 CHAIRMAN AIZENSTAT: No. It's on the

17 record. My understanding is, it's on the

18 record --

19 MR. TRIAS: Right. Yeah.

20 CHAIRMAN AIZENSTAT: -- with Ramon --

21 MR. TRIAS: That's fine.

22 MS. VELEZ: All right.

23 CHAIRMAN AIZENSTAT: Call the roll, please.

24 THE SECRETARY: Maria Menendez?

25 MS. MENENDEZ: Yes.

1 subsection, "Section A-58 - Hammock Oaks Harbor

2 Section 2(F)," providing provisions governing

3 the use of the proposed private yacht basin

4 facility, on property legally described as A

5 portion of Tract E, Block 4 of Hammock Oaks

6 Harbor Section Two, Coral Gables, Florida;

7 providing for severability, repealer,

8 codification and an effective date.

9 Item E-4, a Resolution of the City

10 Commission of Coral Gables, Florida granting

11 conditional use approval pursuant to Zoning

12 Code Article 3, "Development Review," Division

13 4, "Conditional Uses," for a private yacht

14 basin on property zoned Single-Family

15 Residential for the property legally described

16 as A portion of Tract E, Block 4 of Hammock

17 Oaks Harbor Section Two, Coral Gables, Florida;

18 including required conditions; providing for

19 severability, repealer, providing for a clause,

20 and providing for an effective date.

21 I think there's an issue in the title here,

22 on the second one.

23 CHAIRMAN AIZENSTAT: Can you elaborate,

24 please?

25 MR. COLLER: Yeah. I'm not sure what

1 THE SECRETARY: Maria Velez?

2 MS. VELEZ: Yes.

3 THE SECRETARY: Rhonda Anderson?

4 MS. ANDERSON: No.

5 THE SECRETARY: Julio Grabiell?

6 MR. GRABIEL: Yes.

7 THE SECRETARY: Eibi Aizenstat?

8 CHAIRMAN AIZENSTAT: Yes.

9 Thank you.

10 If we can now go ahead and move on to the

11 next item, which would be E-3 and E-4, as they

12 are related.

13 Are you going to read them into the record?

14 MR. COLLER: Yes. I'm going to read both

15 items into the record, and we'll have one

16 public hearing on both items, and we can then

17 vote on them separately.

18 CHAIRMAN AIZENSTAT: Okay. Go ahead,

19 please.

20 MR. COLLER: Okay.

21 Item E-3, an Ordinance of the City

22 Commission of Coral Gables, Florida providing

23 for text amendments to the City of Coral Gables

24 Official Zoning Code, Appendix A, "Site

25 Specific Zoning Regulations," by creating a new

1 "providing for a clause is." I want to just

2 double-check that with Staff for a minute. I

3 don't think it affects our ability to hear it.

4 It might just be a scribe's thing.

5 MS. MENENDEZ: Where is that?

6 CHAIRMAN AIZENSTAT: The last one.

7 MS. VELEZ: The last one.

8 MS. MENENDEZ: But where?

9 MR. COLLER: Item E-3 and E-4, public

10 hearing.

11 CHAIRMAN AIZENSTAT: Would you like to take

12 a five-minute recess while you do that or what

13 would you like to do?

14 MR. COLLER: I think we can take a

15 five-minute recess if you'd like or I can do it

16 while we're going through the hearing.

17 CHAIRMAN AIZENSTAT: No, go ahead. Let's

18 do it while we're going through the hearing.

19 MR. COLLER: Okay.

20 MR. TRIAS: All right. Mr. Chairman, I

21 have a brief PowerPoint, and the request is a

22 little bit unusual, so let me see if I can

23 explain it. If I could have the PowerPoint.

24 There are two requests. One is a

25 conditional use, which is one of the