

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
CORAL GABLES CITY HALL
405 BILTMORE WAY, COMMISSION CHAMBERS
CORAL GABLES, FLORIDA
WEDNESDAY, OCTOBER 8, 2014, COMMENCING AT 6:08 P.M.

Board Members Present:

Eibi Aizenstat, Chairperson
Jeffrey Flanagan, Vice-Chairperson
Marshall Bellin
Anthony Bello
Julio Grabiell
Maria Alberro Menendez
Alberto Perez

City Staff and Consultants:

Charles Wu, Assistant Development Services Director
Ramon Trias, Planning Director
Craig E. Leen, City Attorney
Jane Tompkins, Development Services Director
Walter Carlson, Assistant City Planner
Scot Bolyard, Principal Planner
Megan McLaughlin, City Planner
Michael Miller, Assistant Police Chief
Yamilet Senespleda, City Engineer
Carlos Mindreau, City Architect
Susan Lanelle Trevarthen, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske
Special Counsel to the City

Also Participating:

City Commissioner Frank C. Quesada
Mario Garcia-Serra, Esq.
Alberto Cordoves, of Corwil Architects, Inc.
Hugh Johnson, of Architectural Alliance
Robert Behar, AIA
Roney Mateu, AIA

Public Speaker:
Edgar Jones

1 a use that we had to have, per the
2 Constitution, and someone wanted to come in,
3 per the Constitution, you know, we might have
4 to allow it in that instance. So it's better,
5 though, to have an ordinance that addresses it,
6 which is actually -- That's precisely why we're
7 presenting this today, so that we do have an
8 ordinance that allows it, so no one could say,
9 "Well, you have no ordinance addressing it,
10 thus it can go anywhere in this area of the
11 City," or something like that.

12 CHAIRMAN AIZENSTAT: So, Maria, is your
13 motion -- just to be clear, is it with what
14 Charles said, with the thousand feet?

15 MS. ALBERRO MENENDEZ: No.

16 CHAIRMAN AIZENSTAT: It is not?

17 MS. ALBERRO MENENDEZ: No.

18 CHAIRMAN AIZENSTAT: Okay.

19 MR. GRABIEL: I have a question for --

20 CHAIRMAN AIZENSTAT: Please.

21 MR. GRABIEL: What happens with medical
22 facilities within the City limits, say, a
23 thousand foot? Would this be --

24 MS. TREVARTHEN: Medical marijuana
25 facilities?

1 MR. GRABIEL: No, no. Hospitals, Doctors
2 Hospital, as an example, within the City
3 limits, within the City of Coral Gables, and
4 would this regulation not permit them to use
5 medical marijuana to serve their patients?

6 MS. TREVARTHEN: It's a good question, and
7 let me tell you what I've learned about that.
8 I'm having a little feedback.

9 We have -- we've talked about it a little
10 bit here, but I had already been through this
11 process in another city that had a very
12 substantial medical presence, and the first
13 thing we did was, we called them and said, you
14 know, "Are you going to be doing clinical
15 trials and testing and is there going to be a
16 whole, like, economic development angle of this
17 that's very proper and part of your medical use
18 that we want to consider," and they said, "We
19 are not touching this with a 10-foot pole,"
20 because they have a lot of things that are at
21 risk, in terms of Federal grant funding,
22 approvals for their operations. So I have not
23 seen anyone, even in the State University
24 System, where the statute is assigning this.
25 The universities are like, "We have Federal

1 grants. We don't want anything to do with
2 this. We're not touching it."

3 I mean, so if we reach a point where those
4 entities are wanting to be involved with actual
5 production and retailing, which is, after all,
6 what we're talking about, not just giving a
7 patient a drug. We're talking about the
8 production and the retailing of the product.
9 If we reach that point, that's something we
10 could look at as a future change.

11 MR. GRABIEL: Perhaps giving a variance
12 or --

13 MR. LEEN: Yeah. Yeah, We would look at
14 that. There would have to be some other
15 action taken to address that.

16 MR. GRABIEL: I'll second it.

17 CHAIRMAN AIZENSTAT: We have a motion. Is
18 there a second?

19 MR. GRABIEL: I'll second.

20 CHAIRMAN AIZENSTAT: We have a second. Any
21 further discussion? And that is with the 500
22 feet?

23 MS. ALBERRO MENENDEZ: Yes, sir.

24 MR. LEEN: That's right.

25 CHAIRMAN AIZENSTAT: No further discussion?

1 Call the roll, please.

2 MR. BOLYARD: Julio Grabiell?

3 MR. GRABIEL: Yes.

4 MR. BOLYARD: Maria Menendez?

5 MS. ALBERRO MENENDEZ: Yes.

6 MR. BOLYARD: Alberto Perez?

7 MR. PEREZ: Yes.

8 MR. BOLYARD: Marshall Bellin?

9 MR. BELLIN: Yes.

10 MR. BOLYARD: Anthony Bello?

11 MR. BELLO: Yes.

12 MR. BOLYARD: Jeffrey Flanagan?

13 MR. FLANAGAN: Yes.

14 MR. BOLYARD: Eibi Aizenstat?

15 CHAIRMAN AIZENSTAT: Yes.

16 Susan, thank you for being so informative.

17 MS. TREVARTHEN: Thank you.

18 CHAIRMAN AIZENSTAT: Okay, the next item,
19 the next two items, are related and we'll go
20 ahead and read them into the record together.

21 The first one is an Ordinance of the City
22 Commission of Coral Gables, Florida, requesting
23 a change of zoning pursuant to Zoning Code
24 Article 3, "Development Review," Division 14,
25 "Zoning Code Text and Map Amendments," from

<p style="text-align: right;">Page 73</p> <p>1 Multi-Family 2 District, known as MF2, to 2 Commercial District, known as C, for the 3 construction of a commercial office building 4 referred to as "Ofizzina," including a 5 drive-through bank facility, for the portion of 6 the property legally described as Lots 6 and 7, 7 Block 26, Douglas Section, whose address is 8 1200 Ponce de Leon Boulevard, Coral Gables, 9 Florida; and providing for severability, 10 repealer and an effective date. 11 Also, an Ordinance of the City Commission 12 of Coral Gables, Florida, requesting 13 conditional use site plan review pursuant to 14 Zoning Code Article 3, "Development Review," 15 Division 4, "Conditional Uses," and Article 5, 16 "Development Standards," Division 1, "Accessory 17 Uses," Section 5-115, "Drive-throughs, walk-up 18 windows, and automatic teller machines," known 19 as ATMs, for a drive-through bank facility on 20 property designated Commercial District, known 21 as C, adjacent to a Multi-Family 2 District, 22 known as MF2 zoned district, and legally 23 described as Lots 6-10, Block 26, Douglas 24 Section, whose address is 1200 Ponce de Leon 25 Boulevard, Coral Gables, Florida; and including</p>	<p style="text-align: right;">Page 75</p> <p>1 our package? We got one tonight. Is the one 2 that we got tonight different from the one 3 that's in the package? Because the package one 4 has 12. 5 MR. GRABIEL: This one has 11. 6 MS. ALBERRO MENENDEZ: All right, so -- 7 MR. WU: If there is a variation, it's very 8 slight. If there is, the variation is very 9 slight. 10 MR. FLANAGAN: I don't know which my 11 package was. 12 MS. ALBERRO MENENDEZ: Yeah, one's within 13 your package. 14 MR. FLANAGAN: Okay. Maybe one was from my 15 package. I'm sorry. I've gotten the papers 16 mixed up. What was the one we got tonight? 17 MS. ALBERRO MENENDEZ: Eleven pages. 18 MR. FLANAGAN: Eleven, okay. 19 CHAIRMAN AIZENSTAT: Please proceed. 20 MR. GARCIA-SERRA: Good evening, Mr. Chair, 21 Members of the Board. My name is Mario 22 Garcia-Serra, with offices at 600 Brickell 23 Avenue, representing this evening the property 24 owner and applicant, Ofizzina 1200, LLC, which 25 is the owner of the property located at 1200</p>
<p style="text-align: right;">Page 74</p> <p>1 required conditions; providing for 2 severability, repealer and an effective date. 3 At this time, I would actually like to ask 4 the applicant to go first and do their 5 presentation. 6 MR. LEEN: Mr. Chair, we would also -- the 7 City would also ask that these be consolidated 8 for purposes of the public hearing, and that 9 they be voted on separately, though. 10 CHAIRMAN AIZENSTAT: Voted on separately? 11 MR. LEEN: Yes, following the public 12 hearing. 13 CHAIRMAN AIZENSTAT: That's why I read them 14 in together. 15 MR. LEEN: I knew that. I just wanted to 16 say that for the record. Thank you, Mr. Chair. 17 MR. FLANAGAN: Can I just ask, real quick? 18 CHAIRMAN AIZENSTAT: Yes, go ahead, please. 19 MR. FLANAGAN: Sorry. 20 Charles, I don't know if anybody else does, 21 I have two of these at my seat tonight. 22 They're slightly different. One has 11 pages; 23 one has 12 pages. I just want to make sure I'm 24 going to use the right one. 25 MS. ALBERRO MENENDEZ: Is it different from</p>	<p style="text-align: right;">Page 76</p> <p>1 Ponce de Leon Boulevard, between Antilla and 2 Sidonia Avenues, on the west side of Ponce, as 3 you can see indicated on that aerial photograph 4 on the left-hand side. 5 I'm joined this evening by Jose Boschetti 6 and Camilo Lopez, the principals of Ofizzina 7 1200; as well as Lester Garcia; Alberto 8 Cordoves, from Corwil Architects, our project 9 architect; Johanna Mead, of Witkin Design 10 Group, our landscape architect; Juan Espinosa, 11 of David Plummer & Associates, our traffic 12 engineer; and Hugh Johnson, our Art in Public 13 Places consultant. 14 The project that we're proposing is a 15 17-story, 96,000-square-foot, Class A office 16 building, with an accompanying six-story 17 parking garage. The portion of the property 18 which fronts Ponce de Leon Boulevard is already 19 zoned Commercial. The two back lots, which 20 have historically been used for parking uses, 21 are right now zoned Multi-Family. 22 We're requesting that these two back lots 23 be rezoned Commercial, which would be 24 consistent and correct an inconsistency that 25 there is right now between the zoning and the</p>

<p style="text-align: right;">Page 77</p> <p>1 Future Land Use Map of the City's Comprehensive 2 Plan. 3 We're also requesting conditional use 4 approval for a bank drive-through, to be 5 accessed off Antilla Avenue. Later in the 6 presentation, I'll go more into our sort of 7 legal justifications for each of these 8 proposals, but right now I think it would be 9 best if Alberto could come up and walk through 10 the plans and show you exactly the project it 11 is that we're proposing. 12 MR. CORDOVES: Thank you, Mario. 13 Good evening, Mr. Chair, Members of the 14 Board. Albert Cordoves, with Corwil 15 Architects, 4210 Laguna Street, Coral Gables, 16 Florida. 17 First and foremost, I want to thank you for 18 your time today and reviewing and considering 19 our application. We're extremely happy to be 20 here today. This is a project that from the 21 outset of its design, we started working very 22 closely with City Staff, with our clients, and 23 what has culminated in what we truly, strongly 24 believe is an incredible project for the City 25 and the end-users.</p>	<p style="text-align: right;">Page 79</p> <p>1 it's, again, totally internalized itself. 2 Our second floor is where we begin to have, 3 behind the office envelope, some of the 4 parking, which we count with 335 spaces 5 throughout, in five stories, six levels. The 6 second floor is a combination of parking and 7 office use, again, with a very urban feel 8 characteristic, fronting the colonnade and 9 Ponce. 10 This is our typical parking level, which 11 again has a centralized core, required means of 12 egresses, and as you can see from our 13 elevations, on every single facade of these 14 elevations, the parking system has been, what 15 we feel, very well articulated and integrated 16 into what becomes the actual uses above for 17 office. Everything that you see here is an 18 actual fenestration of window or storefront, so 19 it is not open to any kind of viewing of 20 automobiles from any of the facades whatsoever. 21 Okay, that parking facility essentially 22 culminates at the sixth level -- sixth, seventh 23 level, which is this top view, which we have a 24 few parking spots on the very last level, and 25 you'll see in some of our renderings and</p>
<p style="text-align: right;">Page 78</p> <p>1 I'd like to briefly take you through just a 2 brief explanation of the design and the 3 envelope of the project, if I may. 4 Starting with our ground floor, as Mario 5 alluded to, this is an approximately 97,000 6 square feet of office use, in 16 stories. 7 So, starting with our ground floor plan, 8 which essentially has the major frontage on 9 Ponce Boulevard, what we have on that 10 particular ground floor is obviously some of 11 the ground floor office uses, our main lobby, 12 and it's fully colonnaded against the major 13 thoroughfare of Ponce de Leon. 14 Again, the drive-through facility that is 15 mentioned is totally internalized within the 16 exterior envelope of the building. We have 17 internalized also our loading and unloading 18 spaces, which are easily accessible to the 19 central elevator core, and we've kept our 20 vehicular ramp with access to our levels of 21 parking above this, and obviously a great 22 distance from the inner section and also from 23 the entrance to the drive-through. We also 24 have accommodated the drive-through with almost 25 20 car positions for stacking purposes, and</p>	<p style="text-align: right;">Page 80</p> <p>1 elevations that again, what we have is a vine 2 pergola over it. 60 percent of all the cars 3 that are on that particular level, at the roof. 4 Again, this is where we start having our office 5 use, again, at the seventh level, and you'll 6 notice from our elevations that we have stepped 7 the building back at that particular level and 8 we've created beautiful terraces for the users, 9 that come around and actually accentuate that 10 particular level at the seventh floor. 11 This was greatly considered. We wanted to 12 have a beautiful building, something that we 13 could -- from every one of the angles, you 14 could actually feel that it was in good context 15 and in good proportion to the base. So, 16 instead of essentially spreading out the tower, 17 we created a small floor plate, what we feel is 18 a small floor plate, with again an internalized 19 core, and this happens from Floors 7 through 20 12, as you can see here, again, and then again 21 at Floors 14, 15 and 16, again, we step back 22 the building into very small penthouse levels, 23 as you can see here, and again, the building 24 steps back and it has features, Mediterranean 25 features, such as the barrel tile roofs, the</p>

1 railings, the fenestrations, and again
2 culminating in the very small penthouse terrace
3 that you see up here, and that is essentially
4 our envelope, as we have it today, 335 parking
5 spaces, all in 97,000 square feet of office.

6 I'll take you through some of the
7 elevations, as you can see. This is the
8 frontage elevation on Ponce, and you can see
9 our colonnade, our pedestal, and you can see
10 the tower as you can see it from Antilla. This
11 is our entrance to the drive-through facility.
12 This is our entrance to the parking facility
13 and parking levels above.

14 Again, our elevation from the south.
15 Again, notice that we have provided essentially
16 the same treatment throughout, regardless if
17 it's a side elevation or a rear elevation.

18 And I want to leave you with some of our
19 3-D renderings from Ponce, and I'll be open to
20 any questions, I'll answer any questions.

21 CHAIRMAN AIZENSTAT: I'd like to take a
22 moment just to recognize Commissioner Frank
23 Quesada and welcome him to our Board. Thank
24 you.

25 MR. GARCIA-SERRA: As you are aware, a

1 project of this scope has to comply with the
2 City's Art in Public Places Ordinance, which
3 permits one of two ways to comply; either you
4 pay one percent of construction costs in cash
5 to the City's Art in Public Places Fund, or you
6 incorporate a work of public art of equivalent
7 value into the project.

8 In this case, what we're doing, because of
9 the unique location of the office building,
10 across the street from Ponce de Leon Park,
11 which is pretty much on the median there of
12 Ponce de Leon Boulevard, we're proposing to
13 incorporate the public art into the park.

14 So I want Hugh Johnson, who's our Art in
15 Public Places consultant, to just talk to you
16 about that proposal and how it's going to look,
17 because it is something indeed unique that this
18 project is doing that few other projects have
19 done before.

20 MR. JOHNSON: Hi, I'm Hugh Johnson, from
21 Architectural Alliance, in Fort Lauderdale,
22 Florida. I'm very pleased to be before you
23 tonight.

24 We have three objectives in meeting the Art
25 in Public Places requirement and in designing

1 this park. We've met the Art in Public Places
2 requirement through the use of sculptures,
3 through the use of mosaic patterns in the parks
4 and park walls and in the paving in the park,
5 through botanics in the park. Our artist's
6 statement is based on the fact that this is
7 Ponce de Leon Park. Ponce de Leon named
8 Florida and called it La Florida, "Place of
9 Flowers." That was our starting point, and if
10 you read our artist's statement, that's how we
11 arrived at that, the design that we have.

12 Within the park, with the Art in Public
13 Places, we're working with the existing
14 sculpture of Ponce de Leon. That will be
15 refurbished. There's a plaque there that will
16 also be refurbished. There are mosaics
17 throughout the pedestrian walkways in the park
18 here. Down here we're creating a secondary
19 plaza within the park that has a sculpture, a
20 large sculpture, that will have bougainvillea
21 based on it and will be seen -- as you're
22 traveling on Ponce de Leon from the south, it
23 will be a -- Sorry. It will be a beacon in the
24 road and a long focal point as you're driving
25 down the street.

1 Another objective to this plan was to
2 satisfy the tree mitigation requirements for
3 the development and for the office tower. We
4 needed to mitigate 68 trees and palms on the
5 site. We're mitigating them in the park and in
6 the surrounding right-of-ways along the park.

7 Our third objective was to improve the park
8 and the surrounding vehicular and pedestrian
9 circulation. We've met several times with
10 Staff. They had concerns about crosswalk
11 connections, about pedestrian circulation,
12 about vehicular circulation around the park.
13 The way that we've done this is to take what
14 was on this edge of the park --

15 CHAIRMAN AIZENSTAT: If you turn your
16 microphone on, sorry.

17 MR. JOHNSON: Oh, I'm sorry.

18 CHAIRMAN AIZENSTAT: That's okay.

19 MR. JOHNSON: Is that better? Okay, sorry.

20 This is the proposed development. On this
21 side of the park, this is a two-way travelway,
22 at the current time. At Staff's suggestion, we
23 have made that a one-way travelway, preserved
24 the angled parking, made it a one-way
25 travelway, added a lane -- what would be the

width of a lane of traffic into the park, into the park, so enhancing the park, enhancing the pedestrian circulation on this edge of the park, creating crosswalks into the park from various points around, which don't exist now. We created this plaza with sculpture down at this end of the park, which also serves as a focal point as you're coming down Sidonia Avenue in either way. So those roads both dead-end into the park, and now you've got a nice focal point that will light up at night and really beautify the park.

We added landscape improvements to the park. Another thing that was important to this plan was, in the new development we're creating a new mid-block crosswalk into the plaza, which aligns with the front entry to the building and leads you into this plaza, into the park, and also at Staff's suggestion, we created paved -- a paved plaza here on this side of the road and on this side of the road.

This plan also reflects the proposed new plan for Ponce de Leon Boulevard, with the divided median and the landscaping.

MR. GARCIA-SERRA: Excellent. Thank you,

Hugh.

One other thing to note about this proposal, too, is that indeed it is a proposal at this stage. Assuming that we do get our zoning approvals from the City Commission for this project, we would then proceed to go through the Art in Public Places, Public Works and Parks' approval processes that would be necessary in order to actually build those improvements.

Now we'll just talk briefly about the relevant criteria that we have to comply with. Staff's already done a pretty extensive analysis of the rezoning and conditional use criteria that we have to comply with, and the conclusion has been that we meet those for many reasons, but principally because the lots where we're requesting the rezoning are already designated Commercial High Intensity on the Future Land Use Map of the Comprehensive Plan, and the fact that the drive-through has been designed in such a way so as to minimize any negative impacts.

We're in agreement with all of Staff's recommended conditions of approval, and would

ask that you follow that recommendation and recommend approval of this application to the City Commission.

The whole team, of course, is here, ready for any questions or concerns that you might want us to address.

CHAIRMAN AIZENSTAT: Thank you, Mario. Staff?

MR. GARCIA-SERRA: And I'll reserve any time, if necessary, for rebuttal.

CHAIRMAN AIZENSTAT: Charles?

MR. WU: Thank you. If Aaron can pull up our PowerPoint, I'll just try to hit the points that are not covered.

It's a two-part request; this is a conditional use and a rezoning. This is the property. I just want to highlight the surrounding area. You are aware the east side is the park, which is about .3 acres. To the northeast, we have a three-story hotel. To the north are a slew of one-story commercial, fronting on Ponce. Across the street, to the north, we do have a parking lot, but also a two-story multi-family, and immediately west, also, two-story and one-story multi-family

products. To the south, we have a recently completed Salamanca Tower, which is between an 11 and 12-story mixed-use project. Immediately south, along Ponce, is a one-story commercial building. South is a four-story apartment complex, and variation between one and two stories.

Here is a visual of -- the pictorial. This is -- The circular property is where the subject property is, the Salamanca Tower. The one on the bottom of that is going north along Ponce, the commercial frontage. This is the park, and to the left is an image where the parking lot is and the two-story multi-family. This is where the drive-through bank facility will be looking into, for what it's worth.

And to the lower right is a four-story apartment complex, immediately adjacent and south of the subject property. So that's just to give you an image of what's surrounding it immediately.

We touched upon that they're requesting a rezoning from Multi-Family 2 to a Commercial -- to a Commercial zoning, and just for your information, in 1971 and 1973, both lots, Lots

<p style="text-align: right;">Page 89</p> <p>1 6 and 7, got zoning to change to a particular 2 kind of zoning, which also is residential use, 3 but to allow off-street parking for a 4 proposed credit union located along Ponce. So 5 that was done in anticipation that it was going 6 to be commercialized.</p> <p>7 As you can see, and mentioned earlier, the 8 land use and zoning are not compatible. The 9 land use is now Commercial High, and the zoning 10 still retains the Multi-Family 2, which is one 11 of the close to 40 land use and zoning 12 inconsistencies we identified between our land 13 use and zoning maps. So this zoning change 14 will rectify one of the inconsistencies.</p> <p>15 I want to go through the site plan. This 16 is where the vehicular access is, this is where 17 the loading, and this is where the 18 drive-through bank facility entrance is. As 19 you can see, it's fairly secluded from public 20 view. We do have an arcade fronting on Ponce. 21 The landscape plan is proposing five mahoganies 22 on Antilla, two Bismarck palms at the corner, 23 and 10 Alexander palms along Ponce. I'll show 24 the visual, and this is the elevation. 25 For your information, the FAR as proposed</p>	<p style="text-align: right;">Page 91</p> <p>1 The drive-through facility will be enclosed 2 within the building and they're proposing a 3 triangular public park to satisfy and mitigate 4 the loss of landscaping and comply with the Art 5 in Public Places requirement. More 6 importantly, they have sufficient stacking of 7 the drive-through bank facility within the 8 building so it will not interfere with 9 pedestrian and vehicular circulation. At this 10 time, an ATM is not proposed.</p> <p>11 Findings of fact for the rezoning. It is 12 consistent with the Comprehensive Plan. We 13 mentioned that this will rectify an 14 inconsistency between the Land Use Plan and the 15 zoning map. It will continue the high quality 16 development along the North Ponce corridor, and 17 the Commercial District is consistent with the 18 proposed uses.</p> <p>19 This project received preliminary approval 20 from the Board of Architects at its July 3rd 21 meeting, and they held a neighborhood meeting 22 August 25th, all within the 1,000-foot property 23 owners.</p> <p>24 The Staff recommends approval, based on 25 conditions at Pages 26 and -- between 26 and</p>
<p style="text-align: right;">Page 90</p> <p>1 is a 3.43 FAR, which is slightly lower than the 2 3.5 that's allowed with architectural bonuses. 3 You've seen the elevations. They're proposing 4 Confederate jasmine along the walls.</p> <p>5 This particular south elevation is where 6 the adjacent commercial building will be 7 facing. On the left-hand side is where the 8 four-story multi-family structure will be 9 facing. This is the west elevation, where the 10 residential structure will be facing, also.</p> <p>11 They discussed extensively about the design 12 concepts for the park. We thought it was a 13 very creative solution. Just for your 14 information, as you are aware, it requires 15 approval from the Art Advisory Panel, Cultural 16 Development Board, also Board of Architects and 17 City Commission, prior to getting a building 18 permit.</p> <p>19 Okay, we went through that the FAR is 20 slightly lower than 3.5. They're proposing 21 97,650 square feet, all office space, and they 22 meet the parking requirement, providing nine 23 extra spaces.</p> <p>24 Findings of fact. We find the conditional 25 use satisfies Section 5-115 of the Zoning Code.</p>	<p style="text-align: right;">Page 92</p> <p>1 28. That concludes Staff's presentation. 2 CHAIRMAN AIZENSTAT: Okay. Are there any 3 speakers at this time? 4 MR. BOLYARD: No, not for this project. 5 CHAIRMAN AIZENSTAT: I'm sorry? 6 MR. BOLYARD: No, we don't have any 7 speakers for this project. 8 CHAIRMAN AIZENSTAT: There are no speakers. 9 At this time, I'd like to close the floor 10 and open up for comments. 11 Charles, let me ask you a question, please. 12 Why is -- Do you know why there is no ATM 13 proposed at this time on the project? 14 MR. WU: I think it's something the 15 applicant would have to answer. 16 CHAIRMAN AIZENSTAT: Mario? 17 MR. GARCIA-SERRA: It's a product of what 18 tenant we're going to ultimately get. Right 19 now there is no tenant committed for that 20 ground floor space, so it's going to be up to, 21 you know, a subsequent tenant to decide whether 22 they would want an ATM on the outside of that 23 building. 24 CHAIRMAN AIZENSTAT: But in your 25 drive-through, you're not -- Most institutions</p>

Page 93

1 today have ATMs at the drive-through. So
 2 you're not going to have an ATM on your
 3 drive-through, either?
 4 MR. GARCIA-SERRA: Right now, at least, not
 5 proposed. If a tenant comes along and wants to
 6 have an ATM there, then we'll have to go
 7 through the approval process.
 8 CHAIRMAN AIZENSTAT: Is there any special
 9 requirement that would be needed at that time
 10 for an ATM? Does it change anything with the
 11 overall --
 12 MR. WU: Other than the signage we would
 13 look at.
 14 CHAIRMAN AIZENSTAT: Okay.
 15 MR. WU: And the Police Department look at
 16 some accepted concerns about lighting, whether
 17 they have the adequate cameras, that kind of
 18 thing. It would definitely have to come
 19 through a permitting process.
 20 CHAIRMAN AIZENSTAT: Okay, and the other
 21 question I have, Charles, for you, on the site
 22 plan information, what you have under permitted
 23 or proposed, the permitted and the FAR times
 24 the total site area is with the zoning change
 25 or it's --

Page 94

1 MR. WU: It's with the zoning change,
 2 correct.
 3 CHAIRMAN AIZENSTAT: As is the property
 4 today, without the zoning change, what would be
 5 permitted?
 6 MR. WU: It would be residential.
 7 CHAIRMAN AIZENSTAT: But what about the
 8 entire project, overall? Because you're taking
 9 into account -- You're saying permitted, but
 10 you're taking into account that the zoning
 11 change has already taken place.
 12 MR. WU: Yes. This is concurrent
 13 application. It is advised that you take up
 14 the zoning, along with the conditional use,
 15 together.
 16 CHAIRMAN AIZENSTAT: But if the
 17 Single-Family was not changed, do you know what
 18 would be allowed on the existing property,
 19 as-of-right?
 20 MR. WU: Along the Ponce property or along
 21 the Antilla property?
 22 CHAIRMAN AIZENSTAT: The Ponce property.
 23 MR. WU: It would be allowed Commercial, I
 24 believe --
 25 CHAIRMAN AIZENSTAT: But what would the FAR

Page 95

1 be? How much would be allowed there?
 2 MR. WU: 3. 3 and 3.5 with architectural
 3 bonus, times the area of where the Commercial
 4 is.
 5 CHAIRMAN AIZENSTAT: Which would be what
 6 number? Right now you've got 99,834 square
 7 feet.
 8 MR. WU: I don't have the size for the
 9 three lots in front of me. Do you have that?
 10 MR. GARCIA-SERRA: No. You know, off the
 11 top of my head, I couldn't tell you, but I
 12 think the answer that you're looking for is
 13 that the Commercial zoned property -- it's
 14 already zoned Commercial fronting Ponce, 3.5,
 15 assuming that you get the Mediterranean bonus.
 16 The two MF2 zoned lots that we're looking to
 17 rezone to Commercial, in the MF2 zoning
 18 district, the FAR is a product of your height
 19 and I think the highest you could max it out,
 20 probably, is around a 2.0, or maybe a 2.5 plus
 21 the --
 22 CHAIRMAN AIZENSTAT: I'm trying to find
 23 out, how much are you gaining in FAR by getting
 24 the zoning on that?
 25 MR. GARCIA-SERRA: There is some gain.

Page 96

1 There is some gain. There is same gain, and I
 2 would quantify it probably about a 1.0 FAR on
 3 those two lots.
 4 CHAIRMAN AIZENSTAT: Okay. It's just when
 5 I see site plan information, when I see
 6 permitted, to me I would normally think that's
 7 what's permitted today.
 8 MR. WU: Okay.
 9 CHAIRMAN AIZENSTAT: And that's why I asked
 10 that question.
 11 MR. BELLIN: And I think they already
 12 mentioned that there is no Single-Family zoning
 13 involved here.
 14 CHAIRMAN AIZENSTAT: Say that again.
 15 MR. BELLIN: There is no single-family
 16 zoning.
 17 MR. WU: It's Multi-Family 2.
 18 MR. BELLIN: It's Multi-Family.
 19 CHAIRMAN AIZENSTAT: Oh, it's Multi-Family.
 20 MR. BELLIN: Yes.
 21 CHAIRMAN AIZENSTAT: Yes, please.
 22 MR. FLANAGAN: Mario, does the -- Let's say
 23 Floors 7 and above of the building, do those
 24 sit on what is currently the commercial
 25 property fronting Ponce?

Page 97

1 MR. GARCIA-SERRA: Yes, they do.
 2 MR. FLANAGAN: They do?
 3 MR. GARCIA-SERRA: Uh-huh.
 4 MR. FLANAGAN: So the higher elevation part
 5 of the building is on the existing
 6 Commercial --
 7 MR. GARCIA-SERRA: Right.
 8 MR. FLANAGAN: -- and you are accommodating
 9 the parking, the seven stories of parking, on
 10 what is currently the residential.
 11 MR. GARCIA-SERRA: Right. Correct.
 12 MR. FLANAGAN: So, if we look at this and
 13 we look at the site plan, the parking, what
 14 I'll call the parking structure, give or take a
 15 hundred feet --
 16 MR. GARCIA-SERRA: Of height?
 17 MR. FLANAGAN: No, width, front to back,
 18 basically.
 19 MR. GARCIA-SERRA: Alberto would probably
 20 be better --
 21 MR. FLANAGAN: Or depth along -- What is
 22 that, Antilla? You might be able to extract it
 23 separately. The residential lots might be 50
 24 feet wide apiece.
 25 MR. GARCIA-SERRA: Right. Some of the

Page 98

1 parking garage might be on the Commercial zoned
 2 area, too.
 3 MR. CORDOVES: Correct. That's correct.
 4 That's approximately a hundred feet in depth.
 5 MR. FLANAGAN: Okay, and while you're up
 6 there, on the seventh floor parking, I was
 7 concerned about how that would look to the
 8 residential to the west, but I heard you
 9 mention something about some kind of lattice
 10 work or design structure helping to cover
 11 those?
 12 MR. CORDOVES: Sure.
 13 MR. FLANAGAN: Could you just go over that
 14 again for me?
 15 MR. CORDOVES: Yeah.
 16 MR. FLANAGAN: The concern with the
 17 visibility of the vehicles plus the lighting
 18 and the overflow of the lighting.
 19 MR. CORDOVES: All right. This is
 20 actually -- it's actually six stories, seven
 21 levels, because we're using the roof, but these
 22 six stories, what we've gone, and gone to great
 23 length, is to find a system, which is called
 24 GSKY System; it's a green wall system. We're
 25 cognizant of the proximity to the multi-family,

Page 99

1 so as you see, we've incorporated that not only
 2 on the side elevation or rear elevation facing
 3 that property, but also on the ones that
 4 actually step in from a building, throughout
 5 the entire facade of the building.
 6 The light levels above here, I believe
 7 we've provided a photometric plan that has the
 8 light levels to the maximum permitted by Code
 9 above that parking facility, as well, and all
 10 the light fixtures have been internalized and
 11 placed inside the columns that actually carry
 12 the pergola, so you don't actually have, you
 13 know, the outsource of light into the --
 14 MR. FLANAGAN: The vehicles that are on the
 15 roof deck up there, are they covered by lattice
 16 work or something?
 17 MR. CORDOVES: Yes, they are.
 18 MR. FLANAGAN: Okay.
 19 MR. GARCIA-SERRA: And one thing important
 20 to note on that issue, too, is that those two
 21 lots, while zoned Residential right now, have a
 22 zoning approval dating back, in the case of one
 23 lot, to 1971, and another one to 1973,
 24 permitting the surface parking that indeed is
 25 there today for the office building --

Page 100

1 MR. FLANAGAN: Right.
 2 MR. GARCIA-SERRA: -- for the existing
 3 office building.
 4 MS. ALBERRO MENENDEZ: May I?
 5 CHAIRMAN AIZENSTAT: Yes, please, go ahead,
 6 Maria.
 7 MS. ALBERRO MENENDEZ: I have a question.
 8 That elevation that faces the back, what's the
 9 height?
 10 MR. CORDOVES: This one here?
 11 MS. ALBERRO MENENDEZ: Uh-huh. About 65
 12 feet?
 13 MR. CORDOVES: The height is actually 63
 14 feet, 10 inches --
 15 MS. ALBERRO MENENDEZ: Okay.
 16 MR. CORDOVES: Yes, very close.
 17 MS. ALBERRO MENENDEZ: And do you have any
 18 elevations that show the height and the
 19 distance from the surrounding properties,
 20 anything that would show us -- I know you had a
 21 perspective there, but it really didn't give us
 22 an idea.
 23 MR. CORDOVES: I'm not sure --
 24 MS. ALBERRO MENENDEZ: I guess what I'm
 25 getting at is, what is the space between the

<p style="text-align: right;">Page 101</p> <p>1 proposed building and the existing buildings 2 surrounding it? 3 MR. CORDOVES: The existing building here 4 is -- I don't have that particular elevation, 5 but it's probably in the neighborhood of 15 to 6 20 feet from what's existing today. What could 7 be existing -- 8 MS. ALBERRO MENENDEZ: So your building is 9 going to be about 15 feet from that existing 10 building? 11 MR. CORDOVES: Which happens, essentially, 12 right here. 13 MS. ALBERRO MENENDEZ: Okay. So, if it has 14 windows, if it has anything like that, because 15 of the side setbacks, or their side setbacks, 16 they're protected? 17 MR. CORDOVES: Correct, and that's why 18 we -- 19 MS. ALBERRO MENENDEZ: Is that the case on 20 the other sides, and, you know, the other 21 buildings that surround your building? 22 MR. CORDOVES: Pretty much so, yeah. The 23 only case that is adjacent is a small 24 commercial building that its frontage -- that 25 it has a frontage on Ponce, which I think it's</p>	<p style="text-align: right;">Page 103</p> <p>1 MR. CORDOVES: -- a self-propulsion 2 irrigation system, and it's maintained by the 3 same company who -- 4 MS. ALBERRO MENENDEZ: So you're going to 5 put that around? 6 MR. CORDOVES: Yes. 7 MS. ALBERRO MENENDEZ: Oh, great. Okay. 8 That's it. Oh, just one more question. The 9 plaza, is that a historic plaza? Is the plaza 10 historic? 11 MR. JOHNSON: Dedicated historic? I'm not 12 sure. 13 MS. ALBERRO MENENDEZ: You're not sure? 14 MR. GARCIA-SERRA: The Ponce de Leon Park, 15 we're talking about, right, in the -- 16 MS. ALBERRO MENENDEZ: Where the 17 improvements are. 18 MR. GARCIA-SERRA: Right. Where the 19 improvements are -- are proposed for? There is 20 definitely -- I believe there's a historic bust 21 there of Ponce de Leon, a fountain. Whether 22 it's actually designated historic in the City's 23 Register of Historic Places, I don't know. 24 CHAIRMAN AIZENSTAT: Charles, would you 25 know that answer?</p>
<p style="text-align: right;">Page 102</p> <p>1 a small, one-story bank building. 2 MS. ALBERRO MENENDEZ: And that one is up 3 against each other? 4 MR. CORDOVES: That's up against -- That's 5 up against the building itself, yeah. 6 MS. ALBERRO MENENDEZ: Okay. With no space 7 in between? 8 MR. CORDOVES: There's a small space. 9 We've left actually about a foot and a half 10 between the actual building walls and the 11 property line, in order to service the lattice 12 or service any of the, you know, painting that 13 we had to do in the future and the maintenance 14 of the building itself. 15 MS. ALBERRO MENENDEZ: Right, and how are 16 you going to treat that space? What are you 17 going to put down so it doesn't become -- 18 MR. CORDOVES: Okay, so that's why we've 19 instituted the system -- 20 MS. ALBERRO MENENDEZ: Okay. 21 MR. CORDOVES: -- which is a very 22 sophisticated system. It's actually -- It's 23 called GSKy. It has -- 24 MS. ALBERRO MENENDEZ: I'm familiar with 25 it.</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. WU: No, I don't, and that's a good 2 question to follow up before City Commission. 3 MR. JOHNSON: In our plans with the City 4 and our park plan, we are keeping the historic 5 bust. 6 MS. ALBERRO MENENDEZ: Right. 7 MR. JOHNSON: And there's a historic 8 plaque, as well, and if any restoration, we've 9 agreed to restore them. 10 MS. ALBERRO MENENDEZ: Right. It just has 11 to go through another step, though. 12 MR. GARCIA-SERRA: If it is, yeah. 13 MS. ALBERRO MENENDEZ: If it is. 14 MR. JOHNSON: If it's -- 15 MS. ALBERRO MENENDEZ: One more question, 16 since I have you up. The crosswalks, are they 17 going to be signaled, or it just textured on 18 the pavement? In other words, will you be able 19 to push a button or -- I'm not advocating one 20 way or the other. I'm just wondering for -- 21 MR. JOHNSON: For the mid-block crosswalk 22 only. 23 MS. ALBERRO MENENDEZ: Okay. 24 MR. JOHNSON: Uh-huh. 25 MS. ALBERRO MENENDEZ: All right. Thank you.</p>

MR. JOHNSON: Yeah.

CHAIRMAN AIZENSTAT: Julio?

MR. GRABIEL: Don't sit down. I've got some questions.

I want to say that it's a very well thought out project. I think the team should be commended, starting with the architects, their staff and the owner. I love the idea of having the glass on the parking area so you don't see it. I like the idea that there's offices on the second floor, so from the street you really see activity and not just dead spaces, so that's -- and the building works very well with our Mediterranean Ordinance, and I know that Staff worked very hard with you.

My questions are on the park, and I love the idea. I work around that area and I've taken Sidonia and a couple of times I've almost been hit by cars crossing, so I think bringing those two triangles together and eliminating Sidonia is going to improve conditions in that area completely, create more green area. I love the idea of expanding the park.

Now, my question is on the art. Who is the artist who will be working on this project?

MR. JOHNSON: The artist that we're working with is a gentleman called Victor Arias. He's done public -- I've done public art projects with him in the past. He's done public art projects for the City of Miami. He's done public art projects for Miami Beach. He's done public art projects in Fort Lauderdale, in Lauderdale-By-The-Sea.

MR. GRABIEL: Has this gone through the City's Art in Public Places review yet?

MR. JOHNSON: No.

MR. GRABIEL: No?

MR. JOHNSON: But we have been working with the Assistant City Manager and the Planning Director. We've had several meetings, and we're moving into that process.

MR. GRABIEL: As impressed as I am with the building and the architecture and everything you've done, I'm under-impressed with the artwork. I think there's goals within the City to really push the quality of our Art in Public Places Program to a higher level than we've had to date. So my only caveat is, please make sure -- For example, the tree that you show us, the sculpture, that's something that's been

done already. Miami Beach has one in the middle of its park and it's beautiful, but why do we have to copy something that the City of Miami Beach has? There's other ways of working something unique that is unique Coral Gables, that will make that park something special.

MR. JOHNSON: And that is certainly our intent, for that to be --

MR. GRABIEL: Okay, I --

MR. JOHNSON: -- to be a very large sculpture and to be a focal point.

MR. GRABIEL: I want to encourage opening the idea of raising the quality of Art in Public Places. I know the Commission is very much interested in doing that, so it would benefit you.

The other point, and this is to the Staff, there's parking on the west side of the new park, parallel parking on Ponce, which I don't know who is it serving, because you already have all the parking, diagonal parking, on Ponce, the other Ponce, East Ponce.

MR. GARCIA-SERRA: East Ponce.

MR. JOHNSON: On East Ponce.

MR. GRABIEL: I wonder if there's an

opportunity for eliminating that parallel parking and actually expanding the new park so it's even wider, so we steal from not only the east side of the park, but also from the west side, and I'm just putting that out there as something that maybe you might want to explore with the City, as something --

MR. GARCIA-SERRA: Understood. I believe --

MR. GRABIEL: -- that I think will benefit your property, plus the park itself.

MR. JOHNSON: We will continue to work with Staff and take their --

MR. GRABIEL: Okay, great. Thank you.

MR. PEREZ: I have a few questions. Number one, going back to -- I have a few questions. Number one, the first question has to do with the non-ATM at this point. I'm nobody to tell you how to run a business, but should they, at some point in the future, want to add an ATM, don't they have to now amend the site plan, at a future date?

MR. WU: I don't believe so.

MR. GARCIA-SERRA: I believe the nature of the ATM is a relatively minor modification to the plans, so I don't think you'd have to go

<p style="text-align: right;">Page 109</p> <p>1 back through the public hearing process. It 2 would be a revision. 3 MR. PEREZ: You would have to -- 4 MR. GARCIA-SERRA: No, it would not. It 5 would not have to go through the public hearing 6 process. 7 MR. PEREZ: So that's just administrative? 8 MR. GARCIA-SERRA: Correct. 9 MR. WU: Ramon is coming to the podium. 10 MR. TRIAS: The anticipated location is 11 within the building. If it was outside of the 12 building, then there would be an issue and the 13 amendment of the site plan. So in this case, 14 they wouldn't have to. 15 MR. PEREZ: But my understanding is, if 16 they want to put a drive-through ATM, you would 17 have to amend the site plan, right? 18 MR. TRIAS: But it's anticipated to be 19 inside the parking garage, in the design. The 20 the architect can explain it, so -- 21 MR. PEREZ: Okay. 22 MR. TRIAS: There's really no amendment. 23 It would be an amendment if it was affecting 24 the outside. 25 MR. PEREZ: Okay.</p>	<p style="text-align: right;">Page 111</p> <p>1 Lots 6 and 7, the inconsistency for the two 2 lots. 3 MR. PEREZ: I'm not sure I'm -- I mean, 4 right now, if 6 and 7 is MF2, fronted by a C 5 district, which is Commercial, then the two 6 lots abutting it to the south will remain 7 MF2 -- 8 MR. WU: Yes. 9 MR. PEREZ: -- but yet we're changing 6 and 10 7 to C, so how are we correcting an 11 inconsistency? 12 MR. WU: Because the land use is C, but 13 Lots 6 and 7, the zoning is Multi-Family. 14 Ideally, you'd want to have the Commercial land 15 use and the Commercial zoning. 16 MR. GARCIA-SERRA: Albert, if you like, I 17 can maybe weigh in here a little bit here, 18 so -- 19 MR. PEREZ: No, no, I saw it. Never mind. 20 All right, and the last question has to do 21 with the improvements to the plaza. Who's 22 going to maintain that? 23 MR. GARCIA-SERRA: The improvements to the 24 plaza, that would be -- Well, we would be 25 responsible for installing the improvements,</p>
<p style="text-align: right;">Page 110</p> <p>1 Going to Staff's presentation, under 2 Findings of Fact, the rezoning for Lots 6 and 7 3 will correct the land use and zoning 4 inconsistency. 5 MR. GARCIA-SERRA: Yes. 6 MR. PEREZ: Okay. I'm just a little 7 confused on that. Can you walk me through how 8 6 and 7 being MF2 and going to C, how would 9 that correct land use and zoning 10 inconsistencies? 11 MR. WU: The land use is now Commercial 12 High. The zoning is still MF2 for Lots 6 and 13 7. So it's got a Commercial land use, but a 14 Residential zoning. 15 MR. PEREZ: But the lots behind, at 12 and 16 13, will remain MF2. 17 MR. WU: Yes. That is also inconsistent, 18 by the way. It's a very similar situation for 19 6 and 7; also there's a problem on the rear 20 lots. So you're correct. 21 MR. PEREZ: So it doesn't really -- 22 MR. WU: It rectifies these two lots. It 23 doesn't rectify all four lots. 24 MR. PEREZ: So the statement isn't correct. 25 MR. WU: Well, we're rectifying two lots,</p>	<p style="text-align: right;">Page 112</p> <p>1 and then maintenance of the art would be our 2 responsibility, also. That's a standard part 3 of the Art in Public Places, you know, 4 Ordinance, but the operations of the park would 5 still continue to be under the purview of the 6 City Parks & Recreation Department. 7 MR. PEREZ: But even if there's a -- So I 8 understand from your consultant that there's a 9 shortfall within your parcel and you're 10 planting more trees in the plaza -- 11 MR. GARCIA-SERRA: Right. 12 MR. PEREZ: -- so that the trees that are a 13 shortfall within your piece, which are being 14 installed across the street -- 15 MR. GARCIA-SERRA: Correct. 16 MR. PEREZ: -- would still be maintained by 17 the City? 18 MR. GARCIA-SERRA: The City, yes. 19 MR. WU: It's an off-site improvement. But 20 ultimately, it's a City park. The City will be 21 maintaining it. 22 MR. PEREZ: Okay. 23 CHAIRMAN AIZENSTAT: Marshall? 24 MR. BELLIN: I'm wondering if we can't 25 rectify the zoning situation with regard to the</p>

Page 113

1 two lots that are not being addressed by this
 2 application.
 3 MR. WU: It's something if the City
 4 Commission directs us to do, we can take it as
 5 a City-initiated, but at this time we have an
 6 applicant-driven rezoning application. That's
 7 what we have at hand. We certainly can point
 8 it out to the City Commission. Typically, we
 9 react to a development proposal, and a question
 10 will come up. We do have a four-story
 11 residential apartment on one of those
 12 inconsistent land use and zoning, so I think we
 13 probably will just take a wait-and-see
 14 approach.
 15 MR. BELLIN: Okay.
 16 MR. WU: Because it's always possible that
 17 the single-story commercial building on the
 18 south may want to come in together and just
 19 have an expansion of that adjacent to this
 20 project. That would be a logical redevelopment
 21 opportunity.
 22 MR. FLANAGAN: And I think if you -- if the
 23 City were to rezone the four-story apartment
 24 building, you would end up creating a legal
 25 non-conforming use, which I think could cause

Page 114

1 some problems for that property owner down the
 2 road.
 3 MR. WU: In terms of refinancing and --
 4 MR. FLANAGAN: If there's a hurricane or,
 5 you know, you end up with a 50 percent rule
 6 problem at some point.
 7 CHAIRMAN AIZENSTAT: Mario, let me ask you
 8 a question, please. I notice on the second
 9 floor of your plan, you've got some tandem
 10 parking spaces. Is there any other area that
 11 you have tandem parking spaces besides the
 12 second floor?
 13 MR. CORDOVES: No, that is the only area.
 14 CHAIRMAN AIZENSTAT: That was the only
 15 area?
 16 MR. CORDOVES: That was the only one.
 17 CHAIRMAN AIZENSTAT: So it's minimal
 18 parking --
 19 MR. CORDOVES: Correct.
 20 CHAIRMAN AIZENSTAT: What's your idea,
 21 what's your plan with that tandem? Because I
 22 notice it's maybe five times two, ten spots, or
 23 roughly.
 24 MR. CORDOVES: Correct, and they were done
 25 because of the proximity of the ramp on the

Page 115

1 other side. We're actually inclining up, so we
 2 can't park from the other side. But the idea
 3 is to actually assign those parking spaces to
 4 one of the tenants, in their offices, where
 5 people come into their office maybe usually at,
 6 you know, early or at different times, and we
 7 can assign. It will definitely be assigned to
 8 the same tenant.
 9 CHAIRMAN AIZENSTAT: Now, this is being
 10 done as a rental project?
 11 MR. CORDOVES: No, this is a fully
 12 condominium project.
 13 CHAIRMAN AIZENSTAT: Oh, because you said
 14 tenants, so that's why --
 15 MR. CORDOVES: I'm sorry, owners.
 16 CHAIRMAN AIZENSTAT: That's okay. Yeah,
 17 but I didn't know if it was a rental office or
 18 if it was a condominium office. Thank you.
 19 Any other questions? No? Anybody like to
 20 make a motion?
 21 MR. BELLO: Move approval.
 22 CHAIRMAN AIZENSTAT: As presented, with
 23 Staff's recommendations?
 24 MR. BELLO: Yes.
 25 MR. PEREZ: I'll second.

Page 116

1 MR. WU: Which application? Can we clarify
 2 for the motion? Both applications or the
 3 conditional use or the rezoning? We have two
 4 applications before you.
 5 MR. BELLO: We're voting on them
 6 separately, right?
 7 CHAIRMAN AIZENSTAT: Yes. We're going to
 8 do it -- Actually -- Craig's not here.
 9 MR. WU: I suggest you take up the rezoning
 10 first.
 11 CHAIRMAN AIZENSTAT: The rezoning first, so
 12 go backwards.
 13 MR. WU: Yes.
 14 MR. BELLO: So moved.
 15 MR. PEREZ: I'll second.
 16 CHAIRMAN AIZENSTAT: As presented, you'll
 17 second?
 18 MR. BELLIN: Yeah, I'll second it.
 19 CHAIRMAN AIZENSTAT: Any comments or
 20 questions?
 21 Call the roll, please.
 22 MR. BOLYARD: Maria Menendez?
 23 MS. ALBERRO MENENDEZ: Yes.
 24 MR. BOLYARD: Alberto Perez?
 25 MR. PEREZ: Yes.

<p style="text-align: right;">Page 117</p> <p>1 MR. BOLYARD: Marshall Bellin?</p> <p>2 MR. BELLIN: Yes.</p> <p>3 MR. BOLYARD: Anthony Bello?</p> <p>4 MR. BELLO: Yes.</p> <p>5 MR. BOLYARD: Jeffrey Flanagan?</p> <p>6 MR. FLANAGAN: Yes.</p> <p>7 MR. BOLYARD: Julio Grabiell?</p> <p>8 MR. GRABIEL: Yes.</p> <p>9 MR. BOLYARD: Eibi Aizenstat?</p> <p>10 CHAIRMAN AIZENSTAT: Yes.</p> <p>11 Now, on Item Number --</p> <p>12 MR. GARCIA-SERRA: Thank you very much.</p> <p>13 CHAIRMAN AIZENSTAT: On Item Number 5,</p> <p>14 which is the first part of this, is there a</p> <p>15 motion?</p> <p>16 MR. BELLIN: I'll make a motion to approve</p> <p>17 it.</p> <p>18 MR. PEREZ: I'll second.</p> <p>19 CHAIRMAN AIZENSTAT: We have a motion, we</p> <p>20 have a second. Any comments or questions? No?</p> <p>21 Call the roll, please.</p> <p>22 MR. BOLYARD: Alberto Perez?</p> <p>23 MR. PEREZ: Yes.</p> <p>24 MR. BOLYARD: Marshall Bellin?</p> <p>25 MR. BELLIN: Yes.</p>	<p style="text-align: right;">Page 119</p> <p>1 Commission of Coral Gables, Florida, requesting</p> <p>2 an amendment to the Future Land Use Map of the</p> <p>3 City of Coral Gables Comprehensive Plan,</p> <p>4 pursuant to Zoning Code Article 3, "Development</p> <p>5 Review," Division 15, "Comprehensive Plan Text</p> <p>6 and Map Amendments," and Small Scale amendment</p> <p>7 procedures, as Florida Statutes 163.3187, from</p> <p>8 "Residential Multi-Family Medium Density" to</p> <p>9 "Commercial Mid-Rise Intensity" for the</p> <p>10 property legally described as Lots 11-16, Block</p> <p>11 203 of the Riviera Section Part 14, whose</p> <p>12 address is 1500 Venera Avenue, Coral Gables,</p> <p>13 Florida; and providing for severability,</p> <p>14 repealer and an effective date.</p> <p>15 The next item, also, is an Ordinance of the</p> <p>16 City Commission of Coral Gables, Florida,</p> <p>17 requesting a change of zoning pursuant to</p> <p>18 Zoning Code Article 3, "Development Review,"</p> <p>19 Division 14, "Zoning Code Text and Map</p> <p>20 Amendments," from Multi-Family 2 District,</p> <p>21 known as MF2, to Commercial District, known as</p> <p>22 C, for the property legally described as Lots</p> <p>23 11-16, Block 203, Riviera Section Part 14,</p> <p>24 whose address is 1500 Venera Avenue, Coral</p> <p>25 Gables, Florida; and providing for</p>
<p style="text-align: right;">Page 118</p> <p>1 MR. BOLYARD: Anthony Bello?</p> <p>2 MR. BELLO: Yes.</p> <p>3 MR. BOLYARD: Jeffrey Flanagan?</p> <p>4 MR. FLANAGAN: Yes.</p> <p>5 MR. BOLYARD: Julio Grabiell?</p> <p>6 MR. GRABIEL: Yes.</p> <p>7 MR. BOLYARD: Maria Menendez?</p> <p>8 MS. ALBERRO MENENDEZ: Yes.</p> <p>9 MR. BOLYARD: Eibi Aizenstat?</p> <p>10 CHAIRMAN AIZENSTAT: Yes.</p> <p>11 MR. GARCIA-SERRA: Thank you very much.</p> <p>12 Appreciate it tremendously.</p> <p>13 CHAIRMAN AIZENSTAT: You're welcome. Thank</p> <p>14 you.</p> <p>15 We'll just wait a --</p> <p>16 Let's go ahead and take just a very short</p> <p>17 break, if we can, maybe just five minutes, and</p> <p>18 then we'll continue. Thank you.</p> <p>19 (Thereupon, a brief recess was taken.)</p> <p>20 CHAIRMAN AIZENSTAT: Let's go ahead and</p> <p>21 move forward, please, if everybody would sit</p> <p>22 down.</p> <p>23 The next three items are related, so we'll</p> <p>24 go ahead and read them in together.</p> <p>25 The first is an Ordinance of the City</p>	<p style="text-align: right;">Page 120</p> <p>1 severability, repealer and an effective date.</p> <p>2 And the final item on that is a Resolution</p> <p>3 of the City Commission of Coral Gables,</p> <p>4 Florida, requesting mixed use site plan review</p> <p>5 pursuant to Zoning Code Article 4, "Zoning</p> <p>6 Districts," Division 2, "Overlay and Special</p> <p>7 Purpose Districts," Section 4-201, "Mixed Use</p> <p>8 District," for the mixed use project referred</p> <p>9 to as "Shoma Park Tower," on the property</p> <p>10 legally described as Lots 11-16, Block 203, of</p> <p>11 the Riviera Section Part 14, whose street</p> <p>12 address is 1500 Venera Avenue, in Coral Gables,</p> <p>13 Florida; including required conditions;</p> <p>14 providing for an effective date.</p> <p>15 At this time, I would like to ask the</p> <p>16 applicant to make their presentation.</p> <p>17 MR. GARCIA-SERRA: Good evening, Mr. Chair,</p> <p>18 Members of the Board. My name, again, for the</p> <p>19 record, Mario Garcia-Serra, with offices at 600</p> <p>20 Brickell Avenue, representing Sunset Place</p> <p>21 Luxury Holdings, the owner of the property</p> <p>22 located at 1500 Venera Avenue, which you see</p> <p>23 indicated on the aerial photograph, which is</p> <p>24 the middle board that's up right now, just</p> <p>25 immediately west of Riviera Park and north of</p>