

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, AUGUST 29, 2018, COMMENCING AT 6:06 P.M.

Board Members Present:  
Eibi Aizenstat, Chairman  
Rhonda A. Anderson  
Maria A. Menendez  
Julio Grabiell  
Maria Velez

City Staff and Consultants:  
Ramon Trias, Planning Director  
Craig Coller, Special Counsel  
Jennifer Garcia, City Planner  
Arceli Redila, Principal Planner  
Jill Menendez, Administrative Assistant, Board Secretary

Also Participating:  
Mario Garcia-Serra, Esq., on behalf of Item E-1  
Glenn Pratt, Architect  
Dean Warhaft, TWJ Zamora, LLC  
Dr. Barbara Bloom  
Aurelia Falero

1 THEREUPON:  
2 (The following proceedings were held.)  
3 CHAIRMAN AIZENSTAT: Okay. Let's go ahead  
4 and get started, please. We have a quorum.  
5 Before we start, if you're here for Item  
6 E-3, that has been deferred, just to let  
7 everybody know, in case there are some  
8 individuals here for that item. That's Item  
9 E-3, which has been deferred.  
10 Good evening. I'd like to call the meeting  
11 to order. I would like to ask you to turn off  
12 your cell phones or put them on silent, also  
13 pagers, at this time. Thank you.  
14 This Board is comprised of seven members.  
15 Four members of the Board shall constitute a  
16 quorum and the affirmative vote of four members  
17 shall be necessary for the adoption of any  
18 motion. If only four Board Members are  
19 present, an applicant may request and be  
20 entitled to a continuance to the next regularly  
21 scheduled meeting of the Board. If a matter is  
22 continued due to a lack of a quorum, the  
23 Chairperson or Secretary of the Board may set a  
24 Special Meeting to consider such matter. In  
25 the event that four votes are not obtained, an

1 applicant may request a continuance or allow  
2 the application to proceed to the City  
3 Commission without a recommendation.  
4 The next item is for lobbyist registration.  
5 I'd also ask, at this time, that any person who  
6 acts as a lobbyist pursuant to the City of  
7 Coral Gables Ordinance Number 2006-11 must  
8 register with the City Clerk prior to engaging  
9 in lobbying activities or presentations before  
10 City Staff, Boards, Committees and/or the City  
11 Commission. A copy of the Ordinance is  
12 available in the Office of the City Clerk.  
13 Failure to register and provide proof of  
14 registration shall prohibit your ability to  
15 present to the Board.  
16 As Chair, I now officially call the City of  
17 Coral Gables Planning and Zoning Board of  
18 August 29, 2018 to order. The time is 6:06.  
19 The reading of ex parte communication.  
20 Please be advised that this Board is a  
21 quasi-judicial board and the items on the  
22 agenda are quasi-judicial in nature, which  
23 requires Board Members to disclose any ex parte  
24 communication and/or site visits. An ex parte  
25 communication is defined as any contact,

1 communication, conversation, correspondence,  
2 memorandum or other written or verbal  
3 communication that takes place outside the  
4 public hearing between a member of the public  
5 and a member of a quasi-judicial board  
6 regarding matters to be heard by the Board.  
7 If anyone made any contact with a Board  
8 Member regarding an issue before the Board, the  
9 Board Member must state, on the record, the  
10 existence of the ex parte communication and the  
11 party who originated the communication. If a  
12 Board Member conducted a site visit  
13 specifically related to the case before the  
14 Board, the Board Member must disclose such  
15 visit. In either case, the Board member must  
16 state, on the record, whether the ex parte  
17 communication and/or site visit will affect the  
18 Board Member's ability to impartially consider  
19 the evidence to be presented regarding this  
20 matter. The Board Member shall also state that  
21 his or her decision will be based on  
22 substantial and competent evidence and  
23 testimony presented on the record today.  
24 Have any of the Members had such a  
25 communication or site visit to disclose at this

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1 time?

2 At this time, what I would like to do is

3 ask everybody who is coming up to speak to

4 please stand up so you could be sworn.

5 (Thereupon, all participants were sworn.)

6 MS. ANDERSON: Thank you.

7 Call the roll, please.

8 THE SECRETARY: Jolie Balido-Hart?

9 Robert Behar?

10 Marshall Bellin?

11 Julio Grabiell?

12 MR. GRABIEL: Here.

13 THE SECRETARY: Maria Menendez?

14 MS. MENENDEZ: Here.

15 THE SECRETARY: Maria Velez?

16 MS. VELEZ: Here.

17 THE SECRETARY: Maria Anderson?

18 MS. ANDERSON: Rhonda.

19 THE SECRETARY: Rhonda Anderson?

20 MS. ANDERSON: Old memories. Yes, here.

21 THE SECRETARY: Eibi Aizenstat?

22 CHAIRMAN AIZENSTAT: Here. Thank you.

23 Once again, Item E-3 has been deferred. If

24 anybody came in late, I'd just like to point

25 that out.

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1 granting conditional use approval pursuant to

2 Zoning Code Article 4, "Zoning Districts,"

3 Division 2, "Overlay and Special Purpose

4 Districts," Section 4-208.A.3(a), "Residential

5 Infill Regulations (RIR)," for multi-family

6 building on property zoned Multi-Family 2 (MF2)

7 legally described as Lots 1 thru 7, Block 43 of

8 Douglas Section, Coral Gables, Florida;

9 including required conditions; providing for

10 severability, repealer, and an effective date.

11 Item E-1, public hearing.

12 CHAIRMAN AIZENSTAT: Thank you.

13 MR. TRIAS: Mr. Chairman, first of all, I

14 want to congratulate the television staff.

15 They've done a great job with the new screens

16 and the high quality video feed. So I think

17 that's a great improvement. Thank you very

18 much.

19 The project today, 44 Zamora, is one of

20 those projects that takes advantage of the

21 recently adopted Overlay for North Ponce.

22 Remember that we adopted three sections in that

23 area. One of them was the Infill, and the

24 Infill is what they're trying to take advantage

25 of.

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1 Let's take a look at the -- is there a

2 motion for the minutes?

3 MS. VELEZ: So moved.

4 MR. GRABIEL: Second.

5 MS. ANDERSON: Second.

6 CHAIRMAN AIZENSTAT: Moved, second.

7 Any discussion?

8 MS. ANDERSON: No.

9 CHAIRMAN AIZENSTAT: Having heard none,

10 call the roll, please.

11 THE SECRETARY: Rhonda Anderson?

12 MS. ANDERSON: Yes.

13 THE SECRETARY: Julio Grabiell?

14 MR. GRABIEL: Yes.

15 THE SECRETARY: Maria Menendez?

16 MS. MENENDEZ: Yes.

17 THE SECRETARY: Maria Velez?

18 MS. VELEZ: Yes.

19 THE SECRETARY: Eibi Aizenstat?

20 CHAIRMAN AIZENSTAT: Yes.

21 The first item that we have on the agenda

22 is E-1. Mr. City Attorney, if you would please

23 read that into the record.

24 MR. COLLIER: Item E-1, a Resolution of the

25 City Commission of Coral Gables, Florida

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1 I'll also say that this is the second

2 significant project that is taking advantage of

3 the Overlay. So that shows that your advice

4 and your ideas certainly were very effective in

5 the process.

6 Now, the project is most of the northern

7 half of the block that is bound by Zamora and

8 Galiano. Zamora and Galiano is the

9 intersection, and then it's most of that

10 block -- most of the northern half of that

11 block.

12 The Zoning is MF2. MF2, you may recall, is

13 the Zoning designation that has created some

14 challenges in the past, and the project is

15 within the GRID, which, as you know, means that

16 the traffic impacts are not reviewed in terms

17 of capacity; however, we do have our traffic

18 expert here in case you have any issues or any

19 questions related to traffic.

20 Now, the North Ponce Residential Infill

21 Regulations achieved a couple of things -- or,

22 actually, four things. One, they apply to MF2.

23 So this is properly done. Then they allow an

24 increase in density to a hundred units per

25 acre. I think that, plus the FAR increase to

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1 2.5 with Med Bonus, those are the two main  
 2 issues that I think encourage these types of  
 3 projects in this area. And, finally, they have  
 4 to apply for a site that is 20,000 square feet,  
 5 just like so many other cases in the Code where  
 6 the larger projects require that minimum size.  
 7 So those are the basic regulations. And I  
 8 would say that the request follows the  
 9 regulation. They're not asking to do anything  
 10 different and it's not a Re-Zoning, it's not a  
 11 change of Land Use, it's simply applying the  
 12 regulations, except that in the Code, that the  
 13 Commission decided to make it a Conditional  
 14 Use -- a Conditional Use, because the projects  
 15 were larger and so on, and there may be an  
 16 opportunity to talk to you as a Board and come  
 17 up with some conditions. So that's basically  
 18 it.  
 19 So the site is a little bit less than an  
 20 acre. It's 39,000 square feet. The FAR is  
 21 2.5. The height is a hundred feet. And the  
 22 program has 68 one bedroom units, 23  
 23 two-bedroom units and a landscaped area all  
 24 around the perimeter, especially along the  
 25 front, that is consistent with the goal of

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1 Planning and Zoning.  
 2 Staff has reviewed the project several  
 3 times, and at all of those times, we got  
 4 comments from all of the departments. We  
 5 notified property owners within a thousand  
 6 feet, which is not a requirement of the Code.  
 7 This is beyond what the Code requires.  
 8 MS. MENENDEZ: I'm sorry, that says a  
 9 thousand feet?  
 10 MR. TRIAS: Yes.  
 11 MS. MENENDEZ: What does the Code require?  
 12 MR. TRIAS: It doesn't. It doesn't require  
 13 it for this kind of -- so we're doing some  
 14 additional --  
 15 MS. MENENDEZ: Why doesn't it require it,  
 16 if it's a Conditional Use?  
 17 MR. TRIAS: We are --  
 18 MS. MENENDEZ: Why doesn't it require it,  
 19 if it's a Conditional Use?  
 20 MR. TRIAS: Actually, Craig can explain how  
 21 -- the point I was making, Ms. Menendez, is  
 22 that we're making it -- we're sending letters  
 23 all of the time now, beyond what the Code  
 24 requires, because we're in the process of  
 25 adding requirements of the Code. So that was

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1 having as much greenery along those buildings  
 2 in North Ponce.  
 3 Now, the ground level, as you can see, the  
 4 green basically wraps around the project, but  
 5 it's particularly more carefully designed  
 6 towards the front, trying to create the public  
 7 space, with the sidewalk, and then, of course,  
 8 the bulb outs and the additional landscape that  
 9 is encouraged throughout the City. And that  
 10 gives you a general sense of the project.  
 11 The architect, of course, is going to  
 12 explain the project in great detail, so I will  
 13 just give you a sense of it.  
 14 And then, some of the concepts that we  
 15 believe should be conditions of approval, in  
 16 terms of the actual design of the public areas  
 17 at the ground level, nothing particularly new  
 18 compared to what the applicant has discussed,  
 19 just a little bit more detail, and we can talk  
 20 about that later on after the applicant makes  
 21 the presentation.  
 22 The review time line, DRC happened in  
 23 January. Then the Board of Architects reviewed  
 24 it in June. The neighborhood meeting took  
 25 place recently, in August. And today we have

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1 it. It's not a big discussion.  
 2 MS. MENENDEZ: No, but I have a question.  
 3 If it's a Conditional Use, what is the notice  
 4 requirement?  
 5 MR. TRIAS: We can check.  
 6 Oh, it's a thousand feet. Oh, I'm sorry,  
 7 it's a thousand feet for a Conditional Use.  
 8 MS. MENENDEZ: So there is a notice --  
 9 MR. TRIAS: Yes. I was wrong. I was  
 10 wrong.  
 11 MS. MENENDEZ: Okay.  
 12 MR. TRIAS: I'm sorry, I got caught up on  
 13 that.  
 14 So then we had two letters, the  
 15 neighborhood meeting and the Planning & Zoning.  
 16 Then the property was posted for DRC, Board of  
 17 Architects and Planning & Zoning. And then, of  
 18 course, we had the website posting three times,  
 19 and then the newspaper advertisement. We're  
 20 trying to -- like I said, we're trying to  
 21 enhance the notices. And I apologize. I got  
 22 confused.  
 23 Now, the Staff recommendation, the Staff  
 24 recommends approval with conditions, and  
 25 they're in the Staff report. And, again, after

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1 the presentation from the applicant, we can  
 2 discuss them. And, then, the conditions have  
 3 been satisfied based on our review.  
 4 So that is my presentation, and I'm sure  
 5 the applicant can follow up.  
 6 CHAIRMAN AIZENSTAT: Thank you, Ramon.  
 7 MR. GARCIA-SERRA: Good evening, Mr. Chair,  
 8 Members of the Board, Mario Garcia-Serra, with  
 9 offices at 600 Brickell Avenue, here  
 10 representing the property owner and applicant,  
 11 TWJ Zamora, LLC. I'm joined this evening by my  
 12 client, Dean Warhaft, as well as our project  
 13 architects, Glenn Pratt and Marshall Bellin.  
 14 The subject site is indicated here in that  
 15 yellow highlighting on the aerial photograph,  
 16 it's about 40,000 feet in size and it's located  
 17 on the southeast intersection of Galiano Street  
 18 and Zamora Avenue. The site's been vacant for  
 19 some time. Previous structures that existed  
 20 there were demolished many years ago.  
 21 The site is within the North Ponce  
 22 Residential Infill Overlay Zone, as Ramon  
 23 mentioned in his presentation, and the project  
 24 before you tonight complies with those  
 25 residential infill regulations that were

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1 Good evening, ladies and gentlemen. We're  
 2 presenting the building, 44 Zamora. We've been  
 3 developing the design for some time, and we  
 4 took a lot of, I guess -- give me just one  
 5 second to put a board up.  
 6 I'm not sure if you can see the board, but  
 7 one of the things that gave us a lot of  
 8 direction for the design was the original  
 9 school, the Coral Gables Military Academy, that  
 10 was across the street. The current building is  
 11 still there or -- actually, it's just kind of  
 12 the exterior shell now. So many of the details  
 13 have been striped off over the years by the  
 14 public school system and just, I guess, lack of  
 15 maintenance, but the original design was really  
 16 an incredible design, and it was one of the  
 17 first military schools, military academies,  
 18 here.  
 19 And it had a series of towers and turrets  
 20 and crenulated tops and arcades that wrapped  
 21 around the courtyard. The courtyard is still  
 22 there, and, actually, the courtyard is centered  
 23 or a tower for -- the main part of our building  
 24 is centered on that courtyard.  
 25 The other thing that gave us some design

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1 previously adopted by the City Commission.  
 2 The only request which we have before you  
 3 tonight is this Conditional Use Site Plan  
 4 request. In other words, it's to approve the  
 5 Site Plan that has been submitted.  
 6 The project before you tonight is generally  
 7 a seven-story building, with a small  
 8 eight-story, and has a total of 91 apartment  
 9 units, which are a mix of one and two bedrooms,  
 10 along with related amenities. My client is one  
 11 of South Florida's premiere developers and  
 12 owners of rental apartments, and this promises  
 13 to be a project that will truly implement and  
 14 fulfill the intent of the Residential Infill  
 15 Regulations which is to provide greater housing  
 16 opportunities, in strategic areas of the City,  
 17 such as this one, close to work areas and  
 18 transit.  
 19 With that said, I'll ask Glenn Pratt to  
 20 come up here and do the presentation of the  
 21 architectural plans, so you guys get a better  
 22 feel for the building that's being proposed.  
 23 MR. PRATT: Good evening. Glenn Pratt,  
 24 Bellin, Pratt, Fuentes Architects, 285 Sevilla  
 25 Avenue, Coral Gables 33134.

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1 direction was a lot of the entry features and  
 2 gables and arches that, as you can see from our  
 3 reference -- historical reference board, and so  
 4 we were trying to -- one of the really  
 5 beautiful things that I think George Merrick  
 6 did, when he initiated a lot of the entry  
 7 futures, was he introduced water into -- and  
 8 fountains and the play of water and reflecting  
 9 pools.  
 10 So one of the things that we've done with  
 11 our building, along with taking a lot -- or  
 12 trying to re-introduce some of the  
 13 architectural details that the school  
 14 originally had in the arcade that we used to  
 15 line Zamora, that they had, that was  
 16 wrapping -- these top three photos are of the  
 17 school, and the original arcade was actually an  
 18 internal arcade that went around the interior  
 19 or the courtyard of the school. And so we've  
 20 kind of picked up on the rhythm of those -- and  
 21 the detailing of that arcade, as well as also  
 22 kind of the scale and proportions of the tower,  
 23 to try and bring the scale of the new building,  
 24 the seven-story, 44 Zamora, to more of a  
 25 residential and pedestrian scale, so that the

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1 piece that meets the street -- so that the  
 2 pieces that meet the street -- and this is the  
 3 entry to the garage, to the upper level  
 4 parking.  
 5 The building contains two levels of  
 6 parking, an underground parking level to try  
 7 and conceal as many of the cars as we possibly  
 8 could and to minimize the impact of the parking  
 9 on grade, and also to be able to set up  
 10 essentially a liner element that is the main  
 11 lobby of the building, and we also have a  
 12 resident manager apartment at the opposite end,  
 13 that's on the ground level, to generate  
 14 activity, and, you know, animation, so that at  
 15 nighttime, evening, there's lights on and  
 16 people, you can see moving about inside the  
 17 building, and just to create a nicer urban  
 18 field and a nicer urban character, rather than  
 19 just looking in and seeing cars parked on the  
 20 ground level.  
 21 I mean, there are so many buildings around,  
 22 that that's really, we felt, a negative  
 23 feature, that we tried to do -- or we tried to  
 24 correct with this building, by concealing all  
 25 of the parking -- which the Residential Infill

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1 inside the building and to create a sense of  
 2 entry for the vehicular traffic, and to also  
 3 then kind of create a buffer, an auto court, so  
 4 that you don't really see the parking.  
 5 So that the parking is -- in three  
 6 locations, that's the only three parking spaces  
 7 that occur outside of the building, but they  
 8 are set back all of the way to the rear of the  
 9 property line.  
 10 Well, what I was saying before about the  
 11 fountain and the future, by allowing the  
 12 additional height for the RIR, what we were  
 13 able to do is pull the buildings in on the  
 14 side, with the additional height, so that we  
 15 were able to develop more buffer zones and open  
 16 areas, that the building isn't pushed right to  
 17 the side setbacks, and, you know, right up  
 18 against the adjacent neighbors.  
 19 We felt that it was very important to try  
 20 and transition the buildings down in height and  
 21 scale, so that the main part of the tower, the  
 22 main seven-story part of the building, really  
 23 sits on the -- well, I think we have it.  
 24 I don't know if you can see, but the white  
 25 is actually the building, and so we've got that

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1 Regulations actually mandate that at grade  
 2 level, all parking is to be set back on the --  
 3 which I'm sure you're aware of, is to be set  
 4 back 30 feet from the front property line.  
 5 And we have actually exceeded that. We  
 6 were able to -- this is all of the residential  
 7 and the liner that shields all of the parking  
 8 behind the building or under the building and  
 9 inside the building. And so our setback for  
 10 our parking, is actually 32 feet three. The  
 11 requirement is 30 feet.  
 12 So it was a challenge to try and provide  
 13 the necessary parking the Code requires and to  
 14 also satisfy the 30 feet, which is also partly  
 15 what drove us to -- pardon the pun, I guess,  
 16 which made us go with an underground level of  
 17 parking to be able to conceal that as much as  
 18 possible.  
 19 Going back to what I was saying about  
 20 George Merrick, one of the things that we tried  
 21 to do is, there are so many really beautiful  
 22 entry features in that area along Alhambra and  
 23 the Alhambra entrance and so many of the other  
 24 features, the Granada entrance, one of the  
 25 things we tried to do is to pull the parking

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1 much additional space and that much additional  
 2 space on the ends of the property that allow  
 3 for a transition back into a more residential  
 4 area. And, then, also, we've put, on the low  
 5 end of the side, that's where the pool and  
 6 amenity deck and all of that occurs. And,  
 7 again, what I was saying is that then, these  
 8 individual towers that create the entry for the  
 9 building, they're essentially the same  
 10 proportional height as the towers -- what would  
 11 have been the towers in the old school, so that  
 12 you get a sense of proportion, and that it  
 13 remains in more of a pedestrian scale.  
 14 Lastly, one of the things that we were  
 15 trying to do was, along with the fountains and  
 16 the entry portals for the garage, is to create  
 17 some nice plaza feature and open space and so  
 18 we carved out the building from the ground  
 19 level. So that at the Galiano corner and  
 20 Zamora corner, we've carved out the building  
 21 completely underneath -- from underneath -- the  
 22 area that's underneath the pool, and so that  
 23 this will be a series of cloisters and like a  
 24 grotto, essentially, but a cloister that will  
 25 be open, that works with the fountains, to

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1 create a nice space, you know, for the  
 2 residents and neighbors that are out for an  
 3 evening stroll, a husband and wife that are  
 4 taking their dog for a walk.

5 We've introduced a place where there's  
 6 seating and there's additional landscaping  
 7 that's actually inside, with ivy growing up the  
 8 walls, but just as a place where you can get  
 9 out of the sun, sit down and listen to the  
 10 trickle of the water. And one of the things  
 11 that we were doing is that then, you know, we  
 12 want to light that, so that at night it has  
 13 this glow, and one of the things that I always  
 14 love about the fountains is that, you know,  
 15 just the illumination of the water and the way  
 16 that the water refracts the light, that it just  
 17 creates this, you know, beautiful atmosphere  
 18 and twinkle.

19 So we've tried to really develop a really  
 20 nice amenity for the neighborhood and it's open  
 21 for everyone's use. It's not strictly a  
 22 feature of the residents of the buildings.  
 23 We've carved out a space on the -- one of the  
 24 other things that was important to us, this is  
 25 the rear of the building, and one of the other

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1 with the amenities and the pool and it's just  
 2 essentially an open deck, that if somebody, a  
 3 resident, has a birthday party for their child  
 4 or any kind of function, there could be a space  
 5 that they can break out, and, you know, have a  
 6 gathering, but we felt it was important to try  
 7 and carve away at the overall building and the  
 8 mass to create and make it something that, you  
 9 know, is not only visually, but physically  
 10 smaller.

11 So that's basically the concept of the  
 12 building, and we've tried to use as many  
 13 Mediterranean -- one of the things that's also  
 14 a mandate of the Infill is that it has to be a  
 15 Mediterranean design, and so we've tried to  
 16 study and implement as much of the  
 17 Mediterranean character that George Merrick  
 18 loved.

19 So that's it.

20 MS. ANDERSON: Thank you.

21 MR. PRATT: All right.

22 MR. GARCIA-SERRA: Thank you, Glenn.

23 As you can see from Glenn's presentation,  
 24 this was a very well thought-out designed. It  
 25 was very well received by the Board of

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1 things I was wanting to point out is that the  
 2 original -- one of the real, I think, wonderful  
 3 features of the original school, the original  
 4 military academy, was that it had this -- the  
 5 towers had these beautiful crenulated tops.  
 6 There was a very decorative form to the top of  
 7 the building.

8 And so we, as a way of integrating the  
 9 building, we've carried that kind of same  
 10 crenulated around the top of the parapet to  
 11 give it -- rather than just being a wall, but  
 12 to give it, you know, a really nice life and  
 13 detail, where there will be shadowing, and as  
 14 the sun changes, it will, you know, have a  
 15 different appearance, depending on, you know,  
 16 the time of the day, but you'll catch a lot of  
 17 activity and detail along the top of the  
 18 building.

19 One of the other things that we did, to go  
 20 back, is that we broke the building essentially  
 21 into two elements, so it doesn't feel like such  
 22 a huge mass, because the site is a very long  
 23 site. And so one of the things that we were  
 24 doing is to create -- and this is actually an  
 25 open sun deck that works on the third level

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1 Architects and unanimously approved by the  
 2 Board of Architects.

3 Your Staff is recommending approval, and we  
 4 would ask that you follow their professional  
 5 recommendation and also recommend approval of  
 6 the Site Plan.

7 That's the conclusion of our presentation.  
 8 I would like to reserve some time for rebuttal,  
 9 if necessary.

10 CHAIRMAN AIZENSTAT: Thank you.

11 What I'd like to do at this time is open up  
 12 the floor. Do we have any speakers for this  
 13 item?

14 THE SECRETARY: Yes, we have two.

15 CHAIRMAN AIZENSTAT: Okay. Please call  
 16 them.

17 THE SECRETARY: Dr. Barbara Bloom.

18 DR. BLOOM: Where shall I?

19 CHAIRMAN AIZENSTAT: Please. The  
 20 microphone.

21 DR. BLOOM: Here?

22 CHAIRMAN AIZENSTAT: Please.

23 DR. BLOOM: Okay. Hi.

24 CHAIRMAN AIZENSTAT: Hi. Please state your  
 25 name and address.

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1 DR. BLOOM: My name is Dr. Barbara Bloom.  
 2 I live at 1650 Galiano Street. It's a low-rise  
 3 upscale condominium building.  
 4 We are directly across from the school and  
 5 from Phillips Park. Our unit, and much of the  
 6 building, faces where the projected new  
 7 multi-family building is going to go.  
 8 Our objections are not to have a building  
 9 there, and we think that what they've designed  
 10 is lovely; however, I don't think George  
 11 Merrick ever really planned on having something  
 12 that large in the Gables. We certainly didn't  
 13 expect or want that in our neighborhood.  
 14 The immediate buildings around -- the  
 15 immediate blocks around where this is projected  
 16 are all low-rises. They're mostly three and  
 17 four, some five-story buildings. There may be  
 18 one or two six-story.  
 19 On Douglas, on the east side, that's a  
 20 business street, it's a major thoroughfare, so  
 21 those already have tall business buildings. On  
 22 Ponce, the same thing. There are a lot of  
 23 businesses. There's a lot of multi-use  
 24 buildings, and so those apartment buildings are  
 25 larger.

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1 Grove Station, those make sense to have high  
 2 multi-family, multi-use or whatever it is,  
 3 because the Metrorail is right there. Downtown  
 4 Dadeland, also.  
 5 This is not near mass transit. I don't  
 6 think it's realistic. I live there. There are  
 7 times where I will take and -- use the car as  
 8 little as possible, and I will take and walk  
 9 over to Ponce and take the trolley and then  
 10 have to wait, and if you miss it, it takes time  
 11 to then get over to the Douglas Station. If  
 12 you're working Downtown, you would have to  
 13 project an extra half hour to an hour. I don't  
 14 think most young people have the patience to do  
 15 that, and this building has been designed to  
 16 attract younger renters.  
 17 I think the design is beautiful. I think  
 18 it needs to be much lower. Some of it is eight  
 19 stories, some of it is seven stories. We would  
 20 like to see it be a lower height to it. We  
 21 would like to see fewer units and more parking  
 22 spaces.  
 23 What's going to happen is, they're already  
 24 eliminating -- they've gotten approval to  
 25 eliminate the parking on Zamora that's already

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1 We feel the major impact negatively is that  
 2 it's going to greatly impact on our parking on  
 3 Galiano and on Zamora. I don't know that this  
 4 was thoroughly thought out.  
 5 The concept that was presented to us at the  
 6 initial meeting, when we were at the Marriott  
 7 Courtyard, was that there was going to be  
 8 apartments attracting younger people, with  
 9 smaller units, and that the new rules  
 10 apparently now do not -- you do not need as  
 11 many parking spaces, and the belief system is  
 12 that younger people are going to use mass  
 13 transit more, and if there's two people, say, a  
 14 couple living in a unit, they're not going to  
 15 have two cars.  
 16 We don't believe that that's so, and we  
 17 think that's off in the future, and as much as  
 18 I think it's a wonderful dream, I don't think  
 19 it's a reality for that particular street.  
 20 It's not near mass transit.  
 21 When you look at the one that's going in  
 22 front of Merrick, in front of Douglas Station,  
 23 that's right in front of the Metrorail. When  
 24 you look at the two that are going on and  
 25 projected to be built in front of the Coconut

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1 there. They're going to be putting other  
 2 parking in. So the angle parking is going to  
 3 disappear, and they're going to have some  
 4 parallel parking to replace it.  
 5 As you know, on Miracle Mile, that  
 6 eliminated a lot of parking spaces.  
 7 Aesthetically you can debate whether it looks  
 8 good or not, but there are not a lot of parking  
 9 spaces there anymore. I know it has impacted,  
 10 for example, like the coin dealer there. I  
 11 remember I was reading that in one of the basic  
 12 articles recently.  
 13 But our main contention is, because we have  
 14 a special thing with Phillips Park and because  
 15 of the school, that our parking is different  
 16 than if it were in a different neighborhood.  
 17 You can't really make it better by having  
 18 permit parking, because you have a park there.  
 19 Also, if there's permit parking, the people  
 20 moving in are going to also have that permit  
 21 parking.  
 22 So if you're going to -- if you're not  
 23 going to have, on the two bedrooms, two parking  
 24 spaces, what's going to happen is, they're  
 25 going to park on the streets that are already

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1 crowded and we're going to have big issues. We  
 2 bought -- we bought an upscale place. We  
 3 didn't want to lower the value or where we are.  
 4 It's also a quiet neighborhood. This is a  
 5 very, very different feel.  
 6 So we are requesting that you reconsider --  
 7 the project is beautiful, but it needs to be a  
 8 smaller scale and you need much more parking.  
 9 Thank you.  
 10 CHAIRMAN AIZENSTAT: Thank you.  
 11 THE SECRETARY: Aurelia Falero.  
 12 MS. FALERO: Hello. Aurelia Falero, 1615  
 13 Galiano. I'm not going to tell you where it  
 14 is, 'cause you already know, but I'm just going  
 15 to reiterate what she said.  
 16 The building is beautiful. It is a great  
 17 improvement to what we have now, which is  
 18 horrible, but where we are, we are at the --  
 19 this does have the park and the school and many  
 20 small, low-rise buildings that do not have  
 21 parking. So as it is right now, we have a  
 22 parking issue on those streets. If we  
 23 introduce 91 units, with 110 parking spaces --  
 24 you do the math -- I don't believe that all of  
 25 these units are going to have one person living

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1 this is not a rental building that we live in,  
 2 so this is our investment. So to have somebody  
 3 that really -- you know, they're not going to  
 4 care if my values go down, because, you know, I  
 5 have 10,000 cars on the street and people can't  
 6 park.  
 7 And we have an added -- because of the park  
 8 and the school, we have people -- you know,  
 9 transient people parking all day long, because  
 10 people are coming in and out of the park. So  
 11 it's a real issue and we would like you to at  
 12 least, you know, pay attention to it. Thank  
 13 you.  
 14 CHAIRMAN AIZENSTAT: Thank you.  
 15 MS. MENENDEZ: Thank you.  
 16 CHAIRMAN AIZENSTAT: Are there any other  
 17 speakers? No?  
 18 At this time, what I'd like to do is close  
 19 the floor.  
 20 Mario, do you have any --  
 21 MR. GARCIA-SERRA: Sure. If I could just  
 22 address some of those concerns, and it's  
 23 similar to the concerns, or the exact same  
 24 concerns that we heard when we had the  
 25 neighborhood meeting a few weeks ago, and it's

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1 in them with one car.  
 2 You're going to have couples in a lot of  
 3 the one bedrooms, that have two cars, which  
 4 means that even if we're conservative, we're  
 5 going to have an extra 30 cars, and that's  
 6 conservative, spilling on to the street, that  
 7 we don't have space for right now. So we're  
 8 going to have an issue with parking.  
 9 Our only concern is the parking, is that  
 10 maybe they try to find a way to put more  
 11 parking in the building, and if they can do  
 12 that, to at least accommodate an extra 30 spots  
 13 for cars, because realistically people -- I  
 14 mean, I don't know anybody in this room that  
 15 each person that drives doesn't have a car.  
 16 And maybe we are and older -- an older  
 17 generation, and the younger generation, but I  
 18 know a lot of young people and they all have  
 19 cars.  
 20 So I don't know that that is a reality.  
 21 Maybe it is in four or five years, maybe it is,  
 22 but maybe it is not. So I would rather see  
 23 that we correct it now, before it's built,  
 24 than, you know, have a real problem going into  
 25 this, because I bought, and, you know, we --

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1 basically parking, and to a lesser extent,  
 2 perhaps, scale and size of the building.  
 3 And with parking, we really sincerely think  
 4 that what we're proposing, and similar  
 5 development is really part of the solution and  
 6 not the problem, and let me explain that a  
 7 little bit. First of all, you heard discussion  
 8 about the existing on-street parking on Zamora,  
 9 and while cars might park there, it's very,  
 10 very important to point out that they should  
 11 not be parking there. Those are not actually  
 12 designated on-street City parking spaces.  
 13 As you can see, cars are parked there, but  
 14 they are pretty much taking almost -- more than  
 15 half and almost the whole lane of travel in one  
 16 direction on that street. This is happening  
 17 haphazardly. It shouldn't be happening. They  
 18 should be cited.  
 19 What we're proposing to do, actually, as  
 20 opposed to this situation where you literally  
 21 have cars parking in the middle of the street,  
 22 is to create sort of standard parking spaces,  
 23 which Glenn can show you on the Site Plan where  
 24 they go, but standard parallel type parking  
 25 spaces along this street, so that cars could be



1 parking there in a proper, full parking stall  
 2 space and in a safe manner and not jutting out  
 3 to the street as it is right now.  
 4 MS. MENENDEZ: But that parking space is  
 5 striped? Those are legitimate parking spaces.  
 6 They're striped.  
 7 MR. GARCIA-SERRA: No. I've --  
 8 MR. PRATT: They're not striped I think  
 9 what you're seeing is actually dirt from the  
 10 road.  
 11 MS. MENENDEZ: Oh, really? Okay.  
 12 MR. PRATT: But they're non-striped and  
 13 they don't conform -- they don't have enough  
 14 for perpendicular parking. The swale is -- or  
 15 the area between the drive -- the street and  
 16 the sidewalk is only 16 feet, which is not  
 17 sufficient for a parking stall.  
 18 So what happens is that either the car  
 19 extends, as Mario was saying, into the street  
 20 or it extends and blocks the sidewalk, but  
 21 they're non-conforming right now and they  
 22 aren't marked --  
 23 MS. MENENDEZ: Right.  
 24 MR. PRATT: -- and people park there helter  
 25 skelter. It's sometimes --

1 around the neighborhood to see how much parking  
 2 is provided by the existing buildings, and we  
 3 were able to find, every property that you see  
 4 there highlighted is a building that does not  
 5 provide even one on-site parking space, and we  
 6 indicate there also how many living units there  
 7 are in each of those buildings. In total,  
 8 within a, what, two-minute walk probably from  
 9 this property, there's 120 apartment units that  
 10 do not provide even one parking space between  
 11 all of them.  
 12 MS. MENENDEZ: But --  
 13 MR. GARCIA-SERRA: Those people are parking  
 14 on the street right now.  
 15 MS. ANDERSON: A lot of those are  
 16 historical buildings. I mean, I recognize  
 17 which ones they are.  
 18 MR. GARCIA-SERRA: Sure. Sure.  
 19 MS. ANDERSON: There's no possibility for  
 20 them to provide parking.  
 21 MR. GARCIA-SERRA: But the point that I'm  
 22 trying to make is, the cars that are being  
 23 parked on the street right now are not in  
 24 response to buildings that are being built  
 25 today under the existing parking regulations.

1 MS. MENENDEZ: So you're saying they're not  
 2 striped right now?  
 3 MR. PRATT: No.  
 4 MS. MENENDEZ: Okay. They look striped  
 5 from here.  
 6 CHAIRMAN AIZENSTAT: Any signs at all?  
 7 MR. PRATT: I'm sorry?  
 8 CHAIRMAN AIZENSTAT: Any street signs for  
 9 parking, anything that says do not park, park  
 10 to pay, at all?  
 11 MR. PRATT: That I don't know. I do know  
 12 that the City has used the site for a staging  
 13 area for multiple things for the street -- the  
 14 Miracle Mile and for the streetscape  
 15 improvement. There may have been signs at that  
 16 time, but I don't -- recently I haven't seen  
 17 any.  
 18 CHAIRMAN AIZENSTAT: Okay.  
 19 MR. GARCIA-SERRA: Secondly, the problem  
 20 that exists today is not a problem of newer  
 21 projects that have parking, but really it's  
 22 more a problem of older existing buildings that  
 23 don't provide any parking at all.  
 24 After hearing the concerns that we heard at  
 25 the neighborhood meeting, we started looking

1 CHAIRMAN AIZENSTAT: If I may, we closed  
 2 the floor.  
 3 MR. TRIAS: Mr. Chairman --  
 4 CHAIRMAN AIZENSTAT: Yes.  
 5 MR. TRIAS: -- just for historical  
 6 purposes, prior to 1964, there were no parking  
 7 requirements. So the older buildings don't  
 8 have parking.  
 9 MS. MENENDEZ: Right, but -- okay.  
 10 MS. ANDERSON: Let me run through a little  
 11 bit of math with you, Mario, and ask you what  
 12 the contingency plan is.  
 13 You have 68 one bedroom units, which we  
 14 know often people, boyfriend and girlfriend,  
 15 each will have their own vehicle and it's still  
 16 typical today. If half of those units, just  
 17 half of those, each have two cars, plus then  
 18 you have two-bedroom units, which will  
 19 typically be somebody that's a two-car type  
 20 family, you're going have 146 vehicles with 110  
 21 parking spaces. What's the contingency plan to  
 22 deal with the additional 36 cars?  
 23 MR. GARCIA-SERRA: Using that hypothetical  
 24 -- Dean Warhaft, my client, I think, wants to  
 25 provide some input on that himself.

1 MR. WARHAFT: Good evening. Dean Warhaft,  
2 Manager, TWJ, LLC.

3 CHAIRMAN AIZENSTAT: Could you state your  
4 office address?

5 MR. WARHAFT: Sure. It's 100 South  
6 Biscayne, Suite 900 --

7 CHAIRMAN AIZENSTAT: Thank you.

8 MR. WARHAFT: -- Miami 33131.

9 Good evening. So we talked a little bit  
10 about this at the community outreach, so I'm  
11 going to go backwards in time to some of things  
12 that we spoke to neighbors about.

13 One of the things that -- we just finished  
14 building a huge building in Downtown Miami,  
15 which is completely different than what we do  
16 here in the Gables, and we've built quite a few  
17 buildings here in the Gables, also, so we  
18 understand a lot of the differences about what  
19 goes on over there and what goes on here in  
20 Coral Gables, and onto themselves, they are  
21 very different places, and there's a different  
22 atmosphere that needs to be created.

23 So I say that to you, because when you hear  
24 my address, I don't want you to think that, oh,  
25 we're trying to bring the City of Miami to

1 Coral Gables, but we have learned some  
2 important things building in a highly populated  
3 urban area like Brickell, for example.

4 One of the things that we're doing at  
5 Panorama Tower right now, that we're going to  
6 bring to the buildings that we've been building  
7 and will continue to build here in Coral Gables  
8 is that we offer basically discounts to our  
9 residents when they come and they move into our  
10 buildings without vehicles.

11 And I don't know what the numbers are today  
12 to tell you what the discount will be for these  
13 units, because normally you get there when you  
14 get closer to opening the building, but, for  
15 example, at Panorama, we give a thousand dollar  
16 discount for somebody -- annually for somebody  
17 who moves in without a vehicle, and just so  
18 that you understand the size of the units we're  
19 talking about, we're talking about  
20 approximately a thousand square foot one  
21 bedrooms and 1,200 square foot two-bedroom  
22 units. So these are sizable units, and we're  
23 offering discounts to people to move in without  
24 vehicles.

25 Here, at this site, we'll be doing the

1 same, finding that it works and that we're  
2 getting people to move into the building that  
3 are taking advantage of the discounts and  
4 they're moving in, and they're not bringing  
5 vehicles.

6 Now, part of that is where you build the  
7 building. Just so that you understand what's  
8 in close proximity to this building, at the  
9 corner of Douglas, which is at the end of this  
10 street, you have a bus stop and you have three  
11 different buses that go to that bus stop, and  
12 those buses go in multiple different  
13 directions, including to the Douglas Road  
14 station. So you have immediate access from  
15 that side of the street, from the east, at the  
16 end of the block, to the Douglas Road station.  
17 Also, one block to the west, there's a station  
18 on Ponce for the trolley.

19 So from the standpoint of walkability and  
20 the concept of being able to use mass transit  
21 to get around, this is actually a perfectly  
22 located site for that purpose. And we look at  
23 all of those factors when we're trying to  
24 decide what makes sense and what doesn't make  
25 sense with regard to not just the amount of

1 units, the size of the units, the amount of  
2 parking. It's not just about what's necessary  
3 for meeting Code purposes. It's also, from our  
4 standpoint, what makes sense for the unit mix  
5 and how to design the property properly.

6 MS. MENENDEZ: Can I ask you a question?  
7 What is the percentage of your tenants that  
8 have utilized that incentive that you provide  
9 in your other buildings?

10 MR. WARHAFT: I'm going to guesstimate the  
11 number right now. So that building has 821  
12 units. So far we've got about two -- I think  
13 there's about 215 tenants that have moved into  
14 the building. There's another 90 move-ins  
15 happening over the next, you know, month or so.

16 I'd say, probably we see anywhere from a 20  
17 to 30 percent take, so far, where we have  
18 people moving into the building and not  
19 bringing their vehicles.

20 MS. MENENDEZ: So like 30 out of 300,  
21 something like that?

22 MR. WARHAFT: Maybe something like that.

23 MS. MENENDEZ: That's pretty high. I mean,  
24 I have to believe that there must be some  
25 People Mover, you're located right in Downtown,

1 and there's --

2 MR. WARHAFT: Yeah, we're a block away from

3 the People Mover, yes.

4 MS. MENENDEZ: Right.

5 MR. WARHAFT: I agree. That's why I said,

6 different places --

7 MS. MENENDEZ: Nobody is going to -- oh,

8 well, nobody is going to stand in Douglas Road

9 waiting for the bus. You know, it's just, our

10 weather doesn't really give that incentive for

11 people to say, you know what, I'm going to save

12 a thousand dollars a year and I'm going to go

13 and get the bus. I'm not sure it's going to

14 work, and my concern is that we're all kind of

15 like hoping that it will work, but, at the end

16 of the day, I'm not sure it's really going

17 to -- you can't compare, is what I'm trying to

18 say.

19 MS. VELEZ: I can see people say, "Oh, I

20 don't have a car," but they know that there are

21 places in the area where they can park. We

22 have Ponce and we have another side street. So

23 although I think it's a good idea, but I

24 believe in other parts of the city -- in other

25 cities, I have a daughter and son-in-law who

1 mass majority of people, you're going to see

2 that on their credit report. So you're going

3 to know that they have a vehicle they're paying

4 for.

5 There's certain indicators that we're going

6 to know what's going on, and, obviously, if

7 somebody was to not be telling the truth and

8 then, all of a sudden, they're parking in, you

9 know, one of the guest parking spaces all of

10 the time, and they're a tenant, of course, that

11 creates, you know, an issue where, as

12 management, you have to be watching those

13 things and you have to be taking care of those

14 types of issues, along with the plethora of

15 other problems.

16 There's always going to be somebody that

17 tries to break the rules. I mean, regrettably,

18 that's why we have law enforcement and alike,

19 because, in society, that happens. You know,

20 we also try and set things up so that we have

21 less of that, but I can't promise you that

22 we'll catch everybody, and I also can't tell

23 you that they're going to break the rules.

24 MS. ANDERSON: I'm going to ask to go back

25 to the beginning, because, I mean, there's a

1 have a car parked in a garage and they never

2 use it, because they live in another city,

3 where they have mass transit and they don't

4 need to use a car and the weather allows.

5 I love to walk, but I can't walk in this

6 weather and show up in my office dressed like

7 this. So we have certain limitations because

8 of where we are.

9 I also had another question, the 110

10 spaces, are they counting the ones on the

11 street?

12 MR. GARCIA-SERRA: No.

13 MS. VELEZ: They're not, okay.

14 CHAIRMAN AIZENSTAT: How do you control who

15 has a car and who doesn't have a car? They

16 just tell you they don't have a car? I mean,

17 they won't have a parking space in your

18 building, but how do you control if they have a

19 car and they park outside?

20 MR. WARHAFT: Well, one of the things that

21 you have to remember is that when you have

22 renters, you do credit checks. You're going to

23 see -- most people aren't buying their car

24 outright. Most people are paying for a lease

25 or they're paying their car monthly. So the

1 number of ways to control tenants. You can

2 restrict how many tenants have cars altogether

3 and not rent out any more units beyond that

4 point, if they have a vehicle, but you're going

5 to have to have a contingency plan, assuming

6 that you're not willing to put in any more

7 parking.

8 What are you going to do with the extra

9 vehicles?

10 MR. WARHAFT: Well, we are meeting the Code

11 requirements for the amount of parking. We

12 don't see it as an issue that we have -- an

13 issue that's going to require a contingency

14 plan.

15 You're saying that we will, but we don't

16 believe that we will.

17 MS. ANDERSON: I'm familiar with the area.

18 MR. WARHAFT: Okay.

19 MS. ANDERSON: There's a number of

20 historical buildings here, and, historically,

21 and I'm going back 30 years ago, there was a

22 fight for parking on those blocks. This is not

23 going to change that whatsoever. It's going to

24 exacerbate it.

25 So what is your contingency plan for

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1 dealing with the extra vehicles?  
 2 MR. GARCIA-SERRA: Ms. Anderson, if I  
 3 might -- if you don't mind, Dean -- we need to  
 4 have some faith in the City's parking  
 5 requirements. You know, these parking  
 6 requirements have been looked at I don't know  
 7 how many times. This Board has been part of  
 8 that process. They've been amended. They've  
 9 been revised multiple times in the last few  
 10 years. They have to mean something.  
 11 You know, those requirements are there.  
 12 There has to be some assumption that they've  
 13 been studied and that it has been determined  
 14 that that's what's appropriate and that's what  
 15 we're complying with. And if that's the issue,  
 16 then let's re-look at those requirements.  
 17 MS. MENENDEZ: Exactly. I agree with you a  
 18 hundred percent, because I don't think that we  
 19 ever envisioned this to be the case, in  
 20 particular in the area where the building's  
 21 going. Maybe if it was on Ponce, maybe if it  
 22 was somewhere else where you have constant flow  
 23 of the trolley, you know, the transportation  
 24 options, but I think you hit it right on the  
 25 nose. And at least I was thinking of that,

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1 1.5 for one bedrooms at one point in time?  
 2 MR. TRIAS: Yeah, and --  
 3 MR. GARCIA-SERRA: I think it 1.5 for one  
 4 bedrooms, 1.75 for two bedrooms and the 2.25  
 5 for three bedrooms.  
 6 CHAIRMAN AIZENSTAT: So what would have  
 7 been the total number of parking spaces?  
 8 MR. GARCIA-SERRA: In this project?  
 9 CHAIRMAN AIZENSTAT: Yeah.  
 10 MR. GARCIA-SERRA: I'd have to go back and  
 11 do the math right now.  
 12 CHAIRMAN AIZENSTAT: Roughly.  
 13 MR. GARCIA-SERRA: But it would increase by  
 14 a factor of like 30 parking spaces, right,  
 15 because we have about 68 one bedrooms, I think  
 16 it's what it is. So another half parking space  
 17 of each of those.  
 18 And, remember, this is a very sort of  
 19 sensitive sort of balancing that we're doing  
 20 here, because too much parking, as your  
 21 Planning Department will tell you, could  
 22 potentially be an issue, too. You start making  
 23 the massing of the building bigger. Those  
 24 liners that we have fought so hard to try to  
 25 get around the parking garages and so forth,

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1 "Where did we go wrong with these parking  
 2 reductions?" Because I think it is going --  
 3 MR. GARCIA-SERRA: Or did we really go  
 4 wrong? You know, do they actually work?  
 5 MS. MENENDEZ: Well, when you're looking at  
 6 one space for two bedroom apartments, I mean,  
 7 you're almost one to one -- almost one to one.  
 8 I imagine you have some guest parking.  
 9 MR. GARCIA-SERRA: The way the requirements  
 10 work right now, it's one parking space for  
 11 every one bedroom, 1.75 for every two-bedroom  
 12 and then 2.25 for a three-bedroom or more,  
 13 which isn't applicable here, because we don't  
 14 have any three bedrooms, but those are the  
 15 requirements as they are right now.  
 16 CHAIRMAN AIZENSTAT: And if you wouldn't  
 17 have the Overlay District, what would have been  
 18 the requirements?  
 19 MR. GARCIA-SERRA: The same. The Overlay  
 20 District didn't affect the parking requirement.  
 21 CHAIRMAN AIZENSTAT: The same? So that is  
 22 within the Code as it would have been --  
 23 MR. GARCIA-SERRA: Right.  
 24 MS. MENENDEZ: And what was it before?  
 25 MR. GARCIA-SERRA: Ramon, I want to say,

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1 could potentially be lost, also.  
 2 MS. MENENDEZ: I think that what would help  
 3 us, though, in these types of developments has  
 4 been, when you have mixed-use, you also have a  
 5 parking component to the retail or the  
 6 restaurant or whatever you have, so you always  
 7 -- and then you have the whole thought process  
 8 that when the retail might be closed, the  
 9 residents are arriving, and then you have the  
 10 same -- you know, the same people using the  
 11 same spaces. So I think that helped, right.  
 12 But here we have a purely residential  
 13 building, that basically you're almost one to  
 14 one on parking, and then, realistically, does  
 15 that work, right, because of the factor that  
 16 you're building in an area that has already a  
 17 parking deficiency, and then you potentially,  
 18 most likely, are going to add to that  
 19 deficiency. So I think that that's where  
 20 perhaps the Code really wasn't thought out  
 21 right, when you're looking at a building that's  
 22 just residential, as compared to the mixed-use  
 23 concept, which provides for more parking within  
 24 the development.  
 25 CHAIRMAN AIZENSTAT: Julio.

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1 MR. GRABIEL: Yeah.

2 I'm going to respectfully disagree with my

3 fellow members.

4 MS. MENENDEZ: That's okay.

5 MR. GRABIEL: I know we discussed, you

6 know, ad nauseam when we were going and looking

7 at the Code for this area and we saw a lot of

8 benefit to reducing the number of parking. I

9 think we agreed at that time that this Zone was

10 surrounded by access to rapid transit or public

11 transit, Ponce, Eighth Street and Douglas, that

12 it was going to reduce the size of the units,

13 and, therefore, attract younger couples and

14 people who don't need to have two cars, and

15 this is the result.

16 I think the building is well designed. I

17 think the massing is correct. And I know

18 parking could be a problem. I hope it's not,

19 but I have kids that live with only one car,

20 and I have a lot of friends who only live with

21 one car, and I think that's the direction we're

22 going, and this building is fitting that. It's

23 just the first wave of this kind of

24 development. So I don't have any problem with

25 the parking number.

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1 not going to take care of those people, and we

2 will probably need more parking for the people

3 who live in the building, and for their guests.

4 These people are going to have guests. Where

5 are their guests going to park?

6 I don't think that the Publix nearby is

7 going to allow them to park. I have no idea if

8 the school has any parking for the teachers and

9 the staff that work there all day. I don't

10 know that. But we do have a problem in the

11 neighborhood.

12 MR. GARCIA-SERRA: And that could very well

13 be the case, but we can't expect this one

14 building, which is already complying --

15 MS. VELEZ: No, no, understood. I think

16 we're all venting. I think we're all venting.

17 MS. MENENDEZ: No, but also we want to make

18 sure that whatever is being built is going to

19 take care of its own parking.

20 MR. GARCIA-SERRA: Agreed. Agreed. We

21 have confidence and they had that concern --

22 MS. MENENDEZ: That's, I think, the

23 concern. We're not looking for you to solve

24 the entire area's parking.

25 MR. WARHAFT: I have a good contingency.

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1 CHAIRMAN AIZENSTAT: Maria.

2 MS. VELEZ: I'm seeing more and more of the

3 curb cutting, which is a very attractive look,

4 on our streets, but the result of curb cutting

5 is that we're eliminating a lot of parking, and

6 although I wish we didn't rely on cars, we do.

7 And so I'm seeing -- I mean, I understand that

8 the parking that's taking place on the site

9 right now is not allowed, but it's there.

10 Those neighbors -- those are probably neighbors

11 who live in buildings that do not have parking.

12 I'm not saying that we're going to add a

13 lot more with this building. We may. But

14 there is existing shortages already. So if it

15 needs to be something that needs to be looked

16 at again, as far as what our requirements are,

17 then so be it. If you're within your rights,

18 from what I'm seeing, you are within the

19 numbers that we presently allow, then we may

20 have to bite the bullet, but I'm not happy

21 about it.

22 I don't like the fact that all of those

23 people, who are presently parking there, are

24 going to have to find somewhere else to park,

25 because what we're providing with the curb is

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1 So one of the things that we did was -- well,

2 it's at a much greater expense to us to go down

3 in order to create those subgrade parking

4 spaces. Part of the reason we did that was

5 because of, again, we wanted to create this

6 element of livelihood, where you don't see the

7 parking along the streetscape of Zamora and

8 that it's hidden behind the building and that

9 you don't have these cars peering out and

10 headlights peering into the neighbors and

11 everybody else's homes and alike.

12 The other thing that we did by doing that

13 is that -- and I was just verifying with our

14 architect, that we have, what was it, twelve or

15 thirteen -- we have twelve feet clear on one of

16 the parking floors, on the upper parking floor.

17 So what that means is, and this is because

18 I do a lot of work in Downtown Miami, we can

19 fit parking lifts into that floor. So,

20 hypothetically speaking, because we wouldn't

21 potentially need to buy them and install them

22 if our hypothesis is correct and Walker Parking

23 and the other consultants that we work with,

24 that work on a global scale with regard to

25 parking and the reduction that they're seeing

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1 globally with people buying vehicles, if we're  
 2 correct, then we would never need to install  
 3 those parking lifts, but in the case that we  
 4 had a parking issue, we could install them, and  
 5 we could fit them in there, where you could  
 6 stack cars on that floor.  
 7 MS. MENENDEZ: How many more do you think  
 8 you could get in?  
 9 MR. WARHAFT: So we'd have look at that,  
 10 but, I mean, we've got -- we've got 50 some odd  
 11 spaces on that floor.  
 12 MR. PRATT: Yes. Yes.  
 13 MR. WARHAFT: So just, you know, roughing  
 14 it, say that it would be -- I think it's  
 15 reasonable to say that we could probably get at  
 16 least 20 or 30 in there, if needed. I wouldn't  
 17 want to be held to a standard that's higher  
 18 than what we would have to have, if then it's  
 19 just basically throwing money away, but one of  
 20 the conditions of -- that Staff has made is  
 21 that we have to review the site, I think it's a  
 22 year after --  
 23 MR. TRIAS: And, Mr. Chairman, that's what  
 24 I would recommend. The traffic conditions talk  
 25 about a three-year process of review of

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1 there's 47 spaces that we could potentially  
 2 create two spaces --  
 3 CHAIRMAN AIZENSTAT: If needed.  
 4 MR. WARHAFT: Right.  
 5 CHAIRMAN AIZENSTAT: And then you'd have to  
 6 figure out, I guess, how to assign those spaces  
 7 so they're usable. Meaning, you'd have to have  
 8 two cars within the same apartment.  
 9 MR. WARHAFT: Right. Right. So, again,  
 10 this goes back to the fact that we build in  
 11 other areas. We have tandem spaces. We have  
 12 lifts. We've dealt with this before and we  
 13 understand the complexities that come from that  
 14 particular issue, because we deal with it  
 15 already.  
 16 MR. TRIAS: And I think that looking at the  
 17 data and doing the analysis will be better, you  
 18 know, to see what the real impact is, and,  
 19 therefore, we have some way to track it, in a  
 20 three-year period.  
 21 CHAIRMAN AIZENSTAT: Let me ask you  
 22 something. I wanted to ask you about  
 23 affordable housing. If you're doing rentals,  
 24 how are you taking care of that? What's the  
 25 City requirement today on affordable housing on

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1 traffic. We could add parking to that review,  
 2 parking impacts, and, then, based on the data,  
 3 make a requirement of more or less lifts, if  
 4 you feel comfortable with that.  
 5 CHAIRMAN AIZENSTAT: And what happens if  
 6 there's really a shortage of parking, what do  
 7 you do?  
 8 MR. TRIAS: Then, in the condition, it says  
 9 that they will be required to install as many  
 10 lifts as --  
 11 CHAIRMAN AIZENSTAT: So even on the  
 12 underground, where the space doesn't give to do  
 13 a lift? In other words, we're only limited to  
 14 that floor?  
 15 MR. WARHAFT: Correct, but that floor would  
 16 allow for quite a few lifts.  
 17 CHAIRMAN AIZENSTAT: Okay. Okay.  
 18 MR. TRIAS: What they've done is actually  
 19 pretty clever. They have two levels of parking  
 20 only and you don't get to see any of it,  
 21 because there's a liner in the front. So  
 22 basically you go down or up.  
 23 Anything beyond that is very, very -- is a  
 24 major redesign, except for the lifts.  
 25 MR. WARHAFT: And Glenn just confirmed

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1 a project, Ramon?  
 2 MR. TRIAS: We don't have a requirement.  
 3 CHAIRMAN AIZENSTAT: I thought we used to  
 4 have a requirement on affordable housing.  
 5 MS. MENENDEZ: No. There's been talks  
 6 about doing a study and I thought they had  
 7 engaged the services --  
 8 MR. TRIAS: There was a study done, yes.  
 9 There was a study, yes.  
 10 MS. MENENDEZ: There was a study done? But  
 11 we've never seen it. Are we supposed to see it  
 12 or no?  
 13 MR. TRIAS: There was really no interest in  
 14 taking any action at the Commission discussion.  
 15 If you want to discuss that in the September  
 16 meeting, we can talk about that, certainly.  
 17 MS. MENENDEZ: No?  
 18 He's just asking whether it exists.  
 19 MR. TRIAS: Yeah.  
 20 MS. MENENDEZ: What is the rental for these  
 21 units? Are you asking because of the rental  
 22 for the units?  
 23 MR. TRIAS: You're correct. I mean, you  
 24 would think --  
 25 CHAIRMAN AIZENSTAT: I'm asking because of

1 the rental for the units, and you've got people  
 2 that live in the City, that work in the City,  
 3 that have a certain affordability based on  
 4 their income.  
 5 MR. WARHAFT: Right, so --  
 6 MR. TRIAS: And Mr. Chairman, if I could  
 7 interrupt. There's also a minimum size of 650  
 8 square feet in the Code, which is fairly large  
 9 and it does contribute to the expense.  
 10 MS. MENENDEZ: It's not very large.  
 11 MS. VELEZ: For a one bedroom.  
 12 MS. MENENDEZ: It's not very large. I have  
 13 a one bedroom that's 700 square feet, that it's  
 14 only for a couple. You can't put anything else  
 15 there.  
 16 CHAIRMAN AIZENSTAT: Let's ask, what are  
 17 the sizes of your -- Mario, what are the sizes  
 18 of your one bedroom and two bedroom units in  
 19 this project, just ranges?  
 20 MR. PRATT: The average unit size -- well,  
 21 I think the average unit size for a one bedroom  
 22 is 750 square feet and the average for a  
 23 two-bedroom is 850 -- between 850 and 900.  
 24 CHAIRMAN AIZENSTAT: Okay. And what are  
 25 your projected rentals, as far as an average

1 completely concealed by the parapet, so that it  
 2 sits down on the roof, actually, and so that  
 3 it's concealed from the street. You won't see  
 4 any mechanical equipment or any conditioning  
 5 equipment --  
 6 CHAIRMAN AIZENSTAT: So it won't be usable  
 7 space for residents?  
 8 MR. PRATT: No. No. And the reason that  
 9 the tower -- aside from it being an  
 10 architectural feature and creating kind of a  
 11 visual point for the entry of the building, the  
 12 tower is really for the elevator overrides and  
 13 for the elevator equipment. There is no use of  
 14 the roof, other than for mechanical equipment  
 15 and elevator equipment.  
 16 CHAIRMAN AIZENSTAT: Are there any plans to  
 17 have valet on-site?  
 18 MR. WARHAFT: It could be. At this point,  
 19 we haven't envisioned having valet, especially  
 20 because it's strictly a residential building.  
 21 So since there's no mixed-use to it, we  
 22 don't -- at this point, we don't envision it,  
 23 but, in the plans, what you will notice is that  
 24 we've got a pretty big bike storage room.  
 25 We're finding that with these types of

1 for a one bedroom and a two-bedroom?  
 2 MR. WARHAFT: They range somewhere between  
 3 2.25 and 2.65.  
 4 MR. GARCIA-SERRA: A square foot.  
 5 MR. WARHAFT: A square foot.  
 6 MS. MENENDEZ: How much, I'm sorry?  
 7 CHAIRMAN AIZENSTAT: 2.25 to 2.65 a square  
 8 foot.  
 9 MR. WARHAFT: Right, and what happens is,  
 10 with the numbers, the way that that works is,  
 11 because there's a charge for somebody who has a  
 12 vehicle and there's a credit for somebody who  
 13 doesn't have a vehicle. So it has that range.  
 14 That's generally what happens.  
 15 CHAIRMAN AIZENSTAT: Understood.  
 16 Okay. The other question that I had is, if  
 17 I take a look at your rendering, where you see  
 18 your roof, that roof, what is that to be used  
 19 as or for? You've got quite a large roof  
 20 that's up there that's all enclosed by the area  
 21 that you talked about, how you picked up the  
 22 design.  
 23 MR. PRATT: Correct, and that would all be  
 24 a mechanical space or that would be where the  
 25 mechanical equipment would go and it will be

1 developments, that a lot of people are  
 2 utilizing the bike storage and we do -- what  
 3 we're doing at some of our other projects is,  
 4 we're actually creating a bike valet system,  
 5 where you've got a mechanic that comes and  
 6 washes and cleans the bikes and takes care of  
 7 the bikes. So it's more of a bike valet than  
 8 it is just a bike storage room.  
 9 CHAIRMAN AIZENSTAT: Would you be open to  
 10 somehow putting in there that if through the  
 11 years, if there is an issue with parking, that  
 12 you would put in a valet to take care of  
 13 whether you have to tandem space or you have to  
 14 go ahead and do lifts, so forth, so that your  
 15 parking is encompassed within your building,  
 16 what you need, so there's no overflow?  
 17 MR. WARHAFT: Right, so there's no  
 18 overflow. I understand where you're going to  
 19 with the valet. I don't know if that would end  
 20 up being the answer more so than potentially  
 21 putting the lifts in --  
 22 CHAIRMAN AIZENSTAT: Right, but if it  
 23 doesn't work.  
 24 MR. WARHAFT: -- but either way I think  
 25 that what we would definitely be agreeable to

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1 is, you know, being stuck with whatever the  
 2 results of the study three years later are and  
 3 what we would need to do to rectify the  
 4 situation.  
 5 So if it means that it would require valet  
 6 and that that would actually solve the problem,  
 7 that would be the case. The reason that the  
 8 valet might be necessary is depending on how we  
 9 actually manage the operation of the lifts.  
 10 CHAIRMAN AIZENSTAT: That's what I'm  
 11 concerned about, to be very honest with you.  
 12 MR. TRIAS: Right. That's a very good  
 13 suggestion, and basically what I'm saying is,  
 14 include all of that and do a professional study  
 15 that reviews the data and that could be one of  
 16 the options, valet, and another option  
 17 certainly is the lifts.  
 18 MR. WARHAFT: Right. So what we have at  
 19 another building, so that you -- because I  
 20 understand what you're saying. What we have in  
 21 another building is, we have two areas within  
 22 the parking structure that have lifts, totally  
 23 separate areas. One is a valet only use. The  
 24 other is where it's assigned spaces and the  
 25 people actually go through training. They have

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1 needed it, without actually having to do the  
 2 physical work.  
 3 CHAIRMAN AIZENSTAT: Ramon, does the Code  
 4 require any guest parking to be maintained on  
 5 site?  
 6 MR. TRIAS: No. It just has the overall  
 7 requirement that the applicant explained.  
 8 CHAIRMAN AIZENSTAT: And what about ADA  
 9 compliance with handicap and so forth?  
 10 MR. PRATT: ADA is required.  
 11 MS. ANDERSON: Is that counted within your  
 12 110 spaces?  
 13 MR. TRIAS: Yes.  
 14 CHAIRMAN AIZENSTAT: And how many ADA  
 15 spaces do you have?  
 16 MR. PRATT: Eight spaces.  
 17 CHAIRMAN AIZENSTAT: I'm sorry?  
 18 MR. PRATT: Eight.  
 19 CHAIRMAN AIZENSTAT: Eight spaces, and that  
 20 would be for residents that require those  
 21 spaces?  
 22 MR. PRATT: Yes.  
 23 MR. TRIAS: In addition, there's electrical  
 24 vehicle charging stations that are required by  
 25 the Code.

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1 training to learn how to use the lifts. And so  
 2 we have two different types of areas, and  
 3 they're separate and to themselves, in the same  
 4 building, with the same lifts.  
 5 CHAIRMAN AIZENSTAT: With the same lifts?  
 6 MR. WARHAFT: Yeah, and the lifts have all  
 7 kinds of life safety features to them. You  
 8 know, there's fire sprinkler requirements that  
 9 are heightened when you have lifts. There's  
 10 backup power requirements. There's an arm  
 11 crank so that you can get it down. There's a  
 12 safety mechanism so that the lift doesn't drop  
 13 if there's another vehicle below it. It locks  
 14 it out. So there's a lot of other safety  
 15 features that go along with the lift. It's not  
 16 just the lift.  
 17 And what we would also have to do at the  
 18 front end is just make sure that we got  
 19 together with FPL, that we also sized our volt  
 20 properly, to make sure that we had enough  
 21 power, that if we needed the additional load  
 22 capacity for the lifts, that we'd have it.  
 23 So, I mean, there's a few little things  
 24 that we would have to do on our end so that we  
 25 could future proof for the necessity, if we

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1 MR. PRATT: Yes. And lifts are permitted  
 2 by the Code, the utilization of them.  
 3 CHAIRMAN AIZENSTAT: Yes.  
 4 MR. TRIAS: But the power requirements of  
 5 the charging stations also need to be taken  
 6 into account.  
 7 CHAIRMAN AIZENSTAT: Understood.  
 8 Rhonda, do you have anything?  
 9 MS. ANDERSON: No, I had a few other  
 10 follow-up questions here.  
 11 You spoke about the power for the lifts. I  
 12 was also wondering about backup power for pumps  
 13 for the underground section. Do you have a  
 14 contingency plan, backup pumps?  
 15 MR. PRATT: Yeah. They'll be -- there's --  
 16 yeah, pumps and everything for emergency will  
 17 be supplied or be a part of the building and  
 18 that's a requirement by the building Code.  
 19 MS. ANDERSON: No, I'm talking about for  
 20 the underground parking, because it's a  
 21 historical problem in these buildings that have  
 22 this underground parking.  
 23 MR. PRATT: Yes, there are will be sumps,  
 24 and, you know, the necessary exfiltration  
 25 trenches, and, you know, the necessary means of



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1 getting any water that may come in out, yes.  
 2 MS. ANDERSON: And during a storm, will  
 3 they operate?  
 4 MR. PRATT: We haven't done those  
 5 calculations yet, but that will be addressed,  
 6 I'm sure. I'm sure the owner doesn't want to  
 7 have an underground basement full of submerged  
 8 cars.  
 9 MS. ANDERSON: Right.  
 10 MR. WARHAFT: Glenn, if you don't mind, I  
 11 happen to be a land surveyor, so -- so a couple  
 12 of things with regards to that. Number One is  
 13 that the way in which we're constructing, we're  
 14 still -- we're going to be above the Artesian  
 15 aquifer, Number One. We're not going down into  
 16 an area where we're going to be submerged.  
 17 In addition to that, we will have sump  
 18 pumps and exfiltration trenches mentioned, and  
 19 in all likelihood, depending on some of the  
 20 other scenarios that come into play whenever  
 21 you do something like this, we may have to  
 22 actually put up flood barriers and alike. So  
 23 those are all things that, at this point, we  
 24 haven't -- because we're in the stages of  
 25 working with kind of a concept and a design and

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1 excavation or the depth that we have to go down  
 2 for the underground parking.  
 3 MS. ANDERSON: Okay.  
 4 MS. MENENDEZ: I have a question on that.  
 5 How deep -- how far down is the aquifer?  
 6 MR. WARHAFT: I think it's --  
 7 MR. PRATT: I thought it was 14 feet.  
 8 MR. WARHAFT: Yeah, it's at about 14 feet  
 9 and we're in a Zone X, also. So based on the  
 10 location of the aquifer, we're actually --  
 11 we're pretty close to the outside edge of where  
 12 the Artesian aquifer kind of travels. The only  
 13 thing that I would say with that is, that over  
 14 time it can migrate from one area to another,  
 15 because it's basically like an underground  
 16 river. If you'd hit it, you'd know.  
 17 MS. ANDERSON: Oh, yeah.  
 18 MR. WARHAFT: But the way that this is  
 19 designed, we're not going to have any kind of a  
 20 hydrostatic slab issue or anything like that,  
 21 that we're going to have to create, because we  
 22 will be above all of that.  
 23 MS. ANDERSON: I just have a couple of more  
 24 questions, because in rental units, you usually  
 25 have pets and people, like a grassy area for

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1 we haven't gotten into the mechanical,  
 2 electrical and plumbing yet.  
 3 MS. ANDERSON: Right.  
 4 MR. WARHAFT: As we get into that, we'll  
 5 have to deal with all of those issues and make  
 6 sure that they're covered, because the building  
 7 will require it.  
 8 MS. ANDERSON: Right. Then I'm assuming,  
 9 since you're not going into any of the  
 10 aquifers, that you're going less than twelve  
 11 feet?  
 12 MR. WARHAFT: Yes.  
 13 MR. PRATT: Yes, the excavation of the  
 14 depth of the parking garage will not -- well,  
 15 as a part of the design, actually, one of the  
 16 things that we did and it was a part of working  
 17 with urban character, is to elevate the first  
 18 floor a little bit, so that there is a little  
 19 bit of -- you're not -- the residents and the  
 20 activities aren't directly at grade level.  
 21 So -- sorry -- so one of the things that we  
 22 did is, we elevated the first floor by several  
 23 feet, which minimizes the amount of excavation  
 24 and that's really one of the reasons why we did  
 25 that, too, was to minimize the amount of

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1 having their pets go. And other than using the  
 2 City side streets and swale, is there any area  
 3 in this building, either within the building,  
 4 on top of the building or any of the levels,  
 5 for people to take their pets?  
 6 MR. WARHAFT: So, you know, we haven't  
 7 designed a pet space within the building, but  
 8 in all of the buildings that we're doing now,  
 9 we're either -- well, for example, at our  
 10 building downtown, we have a company called Dog  
 11 Town that's coming in that's like an actual  
 12 like pet spa and they're going to actually be  
 13 in the building.  
 14 But what we will have is, we'll have dog  
 15 washing stations and alike in the building, so  
 16 that people can wash their dogs and take care  
 17 of them there. And then there's over 11,000  
 18 square feet of green space that's inside of our  
 19 property, that we also have.  
 20 MS. ANDERSON: You're talking about --  
 21 MR. WARHAFT: All of the way around.  
 22 MS. ANDERSON: -- the piece that surrounds  
 23 it?  
 24 MR. WARHAFT: Yeah.  
 25 MS. ANDERSON: Is there a walk path that's

1 going to make it feasible for people to walk  
 2 through it?  
 3 MR. WARHAFT: I mean, if you put the  
 4 hardscape down, then it won't be green.  
 5 MS. ANDERSON: Well, you know, pavers, a  
 6 little path like you would in your garden in  
 7 your own yard, instead of stepping in the  
 8 deposits that are left behind.  
 9 MR. WARHAFT: Yeah. I think probably the  
 10 more important thing to do is, what we've found  
 11 over time is fining residents for not picking  
 12 up after their dogs and creating a fine  
 13 committee that's made up of residents.  
 14 We've done that in rental properties and in  
 15 condominium buildings that we've built, and it  
 16 works. And it also works for -- because you're  
 17 talking about the landscape around the  
 18 property, but we also have that problem in the  
 19 elevators and in the lobby sometimes with small  
 20 dogs and the like.  
 21 So by creating a committee of your peers,  
 22 it creates a responsibility that's a little bit  
 23 different than just having management after  
 24 you, and we've found that people actually take  
 25 part in that. So it has worked in other

1 street, on all sides?  
 2 CHAIRMAN AIZENSTAT: So a massing study?  
 3 MS. MENENDEZ: Yeah, like --  
 4 MR. PRATT: Unfortunately I don't have them  
 5 with us. That was a part of our presentation  
 6 to the Board of Architects for the context and  
 7 for the contextual studies, and that was a part  
 8 of what I was explaining, too, in the beginning  
 9 of the explanation of the building; is that by  
 10 pushing the building in for the seven-story and  
 11 keeping that more in the center of the site, it  
 12 allowed us to transition the entry for the  
 13 garage and the raised deck for the pool and the  
 14 amenity level on the Galiano side to keep those  
 15 at three stories.  
 16 So, you know, it does transition back to --  
 17 and the adjacent buildings, actually there's --  
 18 to the east is, I believe, a four-story  
 19 building.  
 20 MS. MENENDEZ: To the east, do you go all  
 21 of the way to Douglas?  
 22 MR. PRATT: No. No. We only go -- there's  
 23 a building between us and Douglas.  
 24 MS. MENENDEZ: That's right.  
 25 So you're going -- how high are you on the

1 buildings and we'll continue to do it.  
 2 MS. ANDERSON: Okay. Now, regarding the  
 3 off-street parking and the parking inside, is  
 4 any of those high top accessible for those  
 5 individuals unfortunate enough to use a lift?  
 6 MR. WARHAFT: Yes. We have the high stop  
 7 accessible ADA spaces.  
 8 MR. PRATT: Yes. You're required by Code  
 9 to have one van accessible space for each --  
 10 for the handicap parking.  
 11 MR. WARHAFT: In this particular case,  
 12 while not all of them are -- because that  
 13 particular ADA space has to be wider than the  
 14 rest of the spaces, the rest of the ADA spaces,  
 15 all of the ADA spaces that we're talking about,  
 16 they're all located where you've got the  
 17 twelve-foot clearance. So there's no problem  
 18 at all there.  
 19 MS. ANDERSON: Okay.  
 20 CHAIRMAN AIZENSTAT: Maria, you had some  
 21 questions?  
 22 MS. MENENDEZ: Yes.  
 23 Do you have any elevations that show the  
 24 neighboring properties, as far as the elevation  
 25 of your building versus the one across the

1 east? See, it's hard. Normally we get  
 2 elevations that show that.  
 3 MR. PRATT: Yeah. Maybe I can show you by  
 4 the -- there's a large structure, there's a  
 5 couple of three-story and a two-story where we  
 6 meet with our two-story piece.  
 7 MS. MENENDEZ: How far back do you go from  
 8 that two-story?  
 9 MR. PRATT: I'm sorry?  
 10 MS. MENENDEZ: How far back do you go  
 11 before it goes up? What's the setback?  
 12 MR. PRATT: There's almost 40 feet, 39 feet  
 13 two-and-a-half inches from the setback -- or on  
 14 the side setback. Ten is all that's required.  
 15 But we're keeping that, which is the entry, and  
 16 keeping that as the entry feature. That's just  
 17 a two-story element that meets the adjacent  
 18 two-story building.  
 19 MS. MENENDEZ: Right.  
 20 MR. PRATT: And, again, on the two-story  
 21 portion --  
 22 MR. COLLER: It might be helpful -- Mr.  
 23 Chair, I'm a little concerned about the record.  
 24 I'm just wondering if you might be able to pick  
 25 up the mobile mike when he's referring to it so

1 it will be a little bit easier.  
 2 CHAIRMAN AIZENSTAT: Please. Thank you  
 3 Turn it on. Underneath, I think.  
 4 MR. PRATT: How is that?  
 5 CHAIRMAN AIZENSTAT: Here comes the guru.  
 6 MR. COLLER: Well, I thought it was a good  
 7 idea.  
 8 MR. PRATT: Well, no, I'll use this. I'll  
 9 try and stay close to the mike. Maybe what I  
 10 can do is to -- can everyone still see the  
 11 board?  
 12 CHAIRMAN AIZENSTAT: Yes.  
 13 MS. ANDERSON: Yes.  
 14 MS. VELEZ: Yes.  
 15 MR. PRATT: So on the east end of the  
 16 building, the required setback is ten feet.  
 17 What we have is approximately -- well, not  
 18 approximately, but it's 39 feet two-and-a-half  
 19 inches for the tower portion or for the  
 20 seven-story portion of the building.  
 21 MS. MENENDEZ: Right.  
 22 MR. PRATT: So there is -- you know, we  
 23 tried to create buffers around the building to  
 24 transition from the tower piece to the lower  
 25 scale, because those buildings may be there for

1 you perceive from the pedestrian experience of  
 2 walking on the sidewalk.  
 3 MS. MENENDEZ: Do you know what -- normally  
 4 in our packages Staff provides us a map that  
 5 shows the Zoning around your property, the  
 6 property that's being considered. Do we have  
 7 that map? Do we have --  
 8 MR. PRATT: I thought that was in the  
 9 package.  
 10 MS. MENENDEZ: I didn't see it.  
 11 MS. ANDERSON: It's here somewhere.  
 12 MS. VELEZ: I think they do.  
 13 MR. TRIAS: On Page 3 of the Staff report,  
 14 I think that's the information you're looking  
 15 for.  
 16 MR. PRATT: Yeah, it's all MF2.  
 17 MS. MENENDEZ: Oh, we normally get a nice  
 18 colored one.  
 19 MR. PRATT: Cut backs. Your taxes.  
 20 MR. TRIAS: Our default is black and white  
 21 on the printer. That's probably what happened.  
 22 MS. MENENDEZ: I'm sorry?  
 23 CHAIRMAN AIZENSTAT: Default is black and  
 24 white.  
 25 MS. MENENDEZ: Let me ask you --

1 another, you know, twenty years or more.  
 2 MS. MENENDEZ: How about on -- I'm sorry,  
 3 go ahead.  
 4 MR. PRATT: No, and we did the same thing  
 5 on the west and on the south, because the  
 6 buildings that -- actually, the buildings that  
 7 back up to us on the south side of the  
 8 building are actually two-story and so what  
 9 we've done is, in order -- as I was saying, in  
 10 order to try and transition back down to that  
 11 kind of massing and pedestrian scale, you know,  
 12 we pulled that end of the building down and set  
 13 the building -- the tower portion or the  
 14 seven-story portion of the building back so  
 15 that, on the Galiano side, the tower setback is  
 16 30 feet three inches, and the required setback  
 17 is 12.  
 18 So we did our best to try, and, you know,  
 19 transition the building with breaking down the  
 20 ends and to -- you know, to be able to kind of  
 21 go back into the surrounding character and  
 22 scale of the adjacent buildings, and I think  
 23 that they -- you know, I feel they were very,  
 24 you know, successful in doing that, in keeping  
 25 the building kind of at a smaller scale that

1 MR. PRATT: There's an "S" use across the  
 2 street, but that's the only different -- or the  
 3 only change of Zoning. Everything else is MF2.  
 4 MS. MENENDEZ: Right, but do we know like,  
 5 for example -- I'm just trying to get an idea  
 6 of how many more of this area is going to start  
 7 taking advantage of this Ordinance that was  
 8 approved last year.  
 9 MR. TRIAS: Ms. Menendez, the requirement  
 10 of the 20,000 square feet minimum is the one  
 11 that I think has the biggest impact.  
 12 MS. MENENDEZ: 200 by 100.  
 13 MR. TRIAS: True, and what happens is that  
 14 most of the parcels are not that large.  
 15 MS. MENENDEZ: Yeah, but they get  
 16 assembled. I mean, I'm sure that's how this  
 17 one happened, right?  
 18 MR. TRIAS: Absolutely. Absolutely. But --  
 19 MS. MENENDEZ: You assemble them and you  
 20 build them, and I'm just concerned that --  
 21 CHAIRMAN AIZENSTAT: But that's not a fault  
 22 of the applicant, though, that's coming before  
 23 us. Right now, the applicant is coming for  
 24 conditional approval based upon our Code.  
 25 MS. MENENDEZ: Right, but the Code that

1 approved the Infill basically calls for -- the  
2 maximum FAR could be 2.0 or 2.5, with  
3 architectural incentive, okay, and the maximum  
4 height can be 70 feet or 100 feet, with  
5 architectural incentives.

6 So, I mean, there's a lot of wiggle room  
7 here as far as who decides on the architectural  
8 incentives. And then it says, "Open space at  
9 ground level should be required to achieve  
10 maximum allowed height and FAR." And then it  
11 doesn't have, what is that, you know. So  
12 there's a lot of things here that I'm just not  
13 clear of how we determine them.

14 MR. TRIAS: What kinds of issues are you  
15 concerned about?

16 CHAIRMAN AIZENSTAT: What she just said.

17 MS. MENENDEZ: Size, the height primarily.  
18 Why 100? I mean, it's the maximum allowable  
19 height.

20 MR. TRIAS: We spent three years discussing  
21 those issues. I mean, many people did.

22 MS. MENENDEZ: The Ordinance just got  
23 approved last year.

24 MR. TRIAS: Yeah, and since 2015, when we  
25 had Workshops with the neighbors and so on,

1 that discussion began. All I'm saying is,  
2 there was a long discussion, and at the end,  
3 the Commission approved what you see here in  
4 terms of the dimensions and so on. And there  
5 were different opinions.

6 MS. MENENDEZ: And they approved a  
7 Condition Use, which requires a public hearing.  
8 It's not a given.

9 MR. TRIAS: Absolutely. Absolutely.

10 CHAIRMAN AIZENSTAT: I think you're saying  
11 the range.

12 MS. MENENDEZ: Yeah, the range. You know,  
13 2 to 2.5, everything is around the  
14 architectural incentives, which I'm not sure  
15 who determines that. Is that the Architectural  
16 Board?

17 MR. TRIAS: The Board of Architects, yeah,  
18 they determine the Mediterranean requirements,  
19 which are the same that apply to the  
20 Mediterranean bonus in other cases.

21 MS. MENENDEZ: Well, it doesn't mention  
22 Mediterranean in the Ordinance that approved  
23 the Infill.

24 MR. TRIAS: It does --

25 MS. MENENDEZ: It just says,

1 "Architectural."

2 MR. TRIAS: Architectural standards, Coral  
3 Gables Mediterranean Architectural Design.  
4 It's on page --

5 MS. MENENDEZ: Okay. I see that.

6 MR. TRIAS: Yeah, those things are  
7 mentioned specifically.

8 Now, what I would say to you is that  
9 through -- through the three-year process,  
10 there were different opinions about height,  
11 different opinions about FAR, and it went back  
12 and forth and so on, and what you see here is  
13 the final outcome of that discussion.

14 The density was also an issue, and it was  
15 very -- discussed extensively, in terms of what  
16 the maximum density was, which ended up being  
17 another one of those simple requirements, 100  
18 units per acre, with architectural incentives.

19 And what happens is that all of those  
20 things, like I said, that was a long process,  
21 and that's what we have now in the Code. If  
22 you think that it should be different, we do  
23 have --

24 MS. MENENDEZ: No, I think that these --  
25 you know, when you have a Conditional Use, you

1 have to look at it case by case.

2 MR. TRIAS: Yeah.

3 MS. MENENDEZ: You know, because they meet  
4 some of these requirements doesn't mean that  
5 it's a given.

6 MR. TRIAS: Absolutely.

7 MS. MENENDEZ: It's a Conditional Use.  
8 It's a case by case application.

9 MR. TRIAS: This is the maximum.

10 MS. MENENDEZ: Right.

11 MR. TRIAS: And you have a responsibility  
12 to make a recommendation to the Commission  
13 whether it makes sense or not to go to the  
14 maximum.

15 MS. MENENDEZ: Right.

16 MR. WARHAFT: If I may --

17 MR. PRATT: Could I --

18 MR. COLLIER: Mr. Chairman, just on that  
19 point, there is the criteria in Section 3-408  
20 that outlines the criteria for consideration of  
21 Conditional Uses.

22 MS. MENENDEZ: Can you read that to us,  
23 because I don't think we have it?

24 MR. COLLIER: Sure. It states, "The  
25 Planning and Zoning Board and the City

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1 Commission shall provide findings of fact that  
 2 a Conditional Use complies with the following  
 3 standards and the criteria applicable to each  
 4 Conditional Use.  
 5 "A) The proposed Conditional Use is  
 6 consistent with and furthers the goals,  
 7 policies and objectives of the Comprehensive  
 8 Plan and furthers the purposes of these  
 9 regulations and other City Ordinances and  
 10 actions designed to implement the plan.  
 11 "The available use to which property may be  
 12 put is appropriate to the property that is  
 13 subject to the proposed Conditional Use and  
 14 compatible with existing and planned uses in  
 15 the area.  
 16 "C) The proposed Conditional Use does not  
 17 conflict with the needs and character of the  
 18 neighborhood and the City.  
 19 "D) The proposed Conditional Use will not  
 20 adversely or reasonably affect the use of other  
 21 property in the area.  
 22 "E) --"  
 23 MR. TRIAS: Craig, can I interrupt briefly?  
 24 MR. COLLER: Sure. Do you have it?  
 25 MR. TRIAS: Because on Page 8 of your Staff

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1 MR. PRATT: Can I just mention one thing?  
 2 CHAIRMAN AIZENSTAT: One second.  
 3 MS. VELEZ: I see on the landscape open  
 4 space we're required to have 98, 99 square  
 5 feet. It says the proposed development has  
 6 11,960 square feet. What I'm looking at, the  
 7 Diagram at A-0.2, I see that part of the  
 8 numbers that are being taken into account are  
 9 the parkway, which is not within your lot; is  
 10 that correct?  
 11 MR. PRATT: That's correct.  
 12 MS. VELEZ: So we're counting the swale,  
 13 basically, as part of the open space?  
 14 MR. PRATT: Yes, and that's a part of the  
 15 Code. That's permitted in the Code to do that.  
 16 MS. VELEZ: Wow.  
 17 MR. TRIAS: Well, they're rebuilding it and  
 18 that is the reason why. Now, all I'm saying is  
 19 that those are -- that's what's in the Code.  
 20 MS. VELEZ: No, I understand, but if we  
 21 remove the parkway, we don't even meet the  
 22 minimum landscape open space under the  
 23 currently permitted and required. So 9.49  
 24 percent of the space is parkway.  
 25 MS. ANDERSON: And some of the open space

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1 report, all of that information is listed.  
 2 MR. COLLER: Thank you for saving my  
 3 breath.  
 4 MR. TRIAS: Yeah, I'm just trying to help.  
 5 The criteria are listed and the analysis is  
 6 there.  
 7 MS. MENENDEZ: Where is the criteria? I  
 8 don't see that.  
 9 CHAIRMAN AIZENSTAT: On the left side.  
 10 MR. TRIAS: They're standards.  
 11 CHAIRMAN AIZENSTAT: They are standards,  
 12 and the recommendation from the standards.  
 13 MS. MENENDEZ: Okay. Yeah, but Staff says  
 14 yes to everything. That's always the case.  
 15 MR. TRIAS: Well, not exactly. We said,  
 16 no, recently to something. But the issue is  
 17 that Staff gives you a professional review and  
 18 certainly you can disagree.  
 19 CHAIRMAN AIZENSTAT: What's your thinking,  
 20 Maria?  
 21 MS. MENENDEZ: You know, I think that  
 22 there's the size, the height, the density is  
 23 potentially causing an adverse effect to the  
 24 area.  
 25 MS. VELEZ: I have a question.

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1 that we have here is not green. It's pavers  
 2 and things of that nature.  
 3 MS. VELEZ: Right. It's open.  
 4 MS. ANDERSON: So it doesn't give a lot of  
 5 greenery, and I think what the intent is, is to  
 6 increase the amount of greenery that we have,  
 7 in exchange for, if you're going to have  
 8 additional height, albeit with setbacks in  
 9 there, so it doesn't have the impact on the  
 10 neighborhood, then that's the benefit to the  
 11 neighborhood.  
 12 MR. PRATT: Mr. Chairman, can I address one  
 13 thing about the height?  
 14 CHAIRMAN AIZENSTAT: Yes.  
 15 MR. PRATT: The height permitted in the MF2  
 16 area for a lot with 20,000 square feet is 70  
 17 feet, and our building -- not counting the  
 18 tower, but our building is 73 feet eight  
 19 inches. So we're three feet eight inches over  
 20 what is permitted by Code or what is permitted  
 21 even without the Mediterranean, without this  
 22 Residential Infill Overlay additional height.  
 23 We're basically the same height as what  
 24 would be permitted just by the straight MF2  
 25 Code. Our tower is 93 feet four inches. So

1 we're under the 100 feet. But the overall size  
 2 of the building and the height of the building  
 3 is what is permitted in the MF2 area. That's  
 4 in the Zoning Code, and that's the allowable  
 5 height for a building without any limitation.  
 6 MS. ANDERSON: In exchange for that type of  
 7 height, though, I'd like to see a little more  
 8 area where people could enjoy green space, as  
 9 opposed to just squeezing between that building  
 10 and whatever building is going to be next to  
 11 it. That's my opinion on that.  
 12 CHAIRMAN AIZENSTAT: If you wouldn't have  
 13 gone ahead and done your parking -- you went  
 14 down for your parking. If you wouldn't have  
 15 done your parking and gone down and you would  
 16 have created what is the standard platform,  
 17 what would happen to the property?  
 18 MR. PRATT: What would happen is that the  
 19 building would become taller. We probably  
 20 would have gone up to the 100 feet with the  
 21 additional -- instead of going down and  
 22 concealing the parking, we would have had to  
 23 create multiple parking decks or you would have  
 24 had a parking structure, essentially, that then  
 25 the building sits on top of, you know, which is

1 the rear of the building. If you changed it up  
 2 a little bit --  
 3 MR. PRATT: Well, I guess everybody has  
 4 their --  
 5 MS. ANDERSON: Everybody has an opinion. I  
 6 understand.  
 7 MR. PRATT: -- aesthetics. It's the truth  
 8 and I'm not saying this in any other manner,  
 9 other than what I truly feel, but I actually  
 10 like the rear of the building better than I  
 11 like the front.  
 12 MS. ANDERSON: Again, we're all entitled to  
 13 an opinion, but I just thought it makes the  
 14 building look bigger.  
 15 MS. MENENDEZ: Can you put the elevation,  
 16 the front -- can you put up the building  
 17 elevation?  
 18 MR. TRIAS: Mr. Pratt, are you satisfied  
 19 with the rear at the ground level, the thin  
 20 columns in the rear?  
 21 MR. PRATT: Let me get the microphone.  
 22 CHAIRMAN AIZENSTAT: After we take a look  
 23 at the front, I'd like to see if we move this  
 24 along one way or another.  
 25 MR. PRATT: Let's see if this works better.

1 not an ideal situation, because by having all  
 2 of the parking in an elevated manner, then that  
 3 just increases the visual bulk of the building.  
 4 CHAIRMAN AIZENSTAT: Right. So you  
 5 softened it up, basically, by going down which  
 6 I think going down in parking is a greater  
 7 expense.  
 8 MR. PRATT: Yes. It's a substantial  
 9 expense.  
 10 CHAIRMAN AIZENSTAT: Right. So you've gone  
 11 down to soften it up and to add to the  
 12 surrounding area and the vision which Merrick  
 13 had for the ground floor --  
 14 MR. PRATT: Yes, sir.  
 15 CHAIRMAN AIZENSTAT: -- by the way you  
 16 described the pools and the water features.  
 17 MR. PRATT: Yes. That's correct.  
 18 MS. ANDERSON: I had one comment about, you  
 19 know, the bulking of the building. The front  
 20 of the building, you broke it up with some  
 21 architectural features, with some tile,  
 22 together with the vertical aspect. In the  
 23 back, it's just completely one design,  
 24 essentially. You broke it up in sections, but  
 25 the front is obviously much more prettier than

1 We broke the front up, and one of the  
 2 things that we tried to also do, which is more  
 3 of an expense for the building or greater  
 4 construction cost, is that unlike some of the  
 5 buildings that you see that are going up, that  
 6 really just have clip-on balconies and really  
 7 non-usable balconies, they're really just like  
 8 a decoration or an ornament on the face of the  
 9 building, we recessed the balconies and pulled  
 10 them back in, so that they're really usable.  
 11 They're eight feet in depth. In most  
 12 cases, they're covered by the balcony or by the  
 13 recessed balcony above and they're covered at  
 14 the roof with the roof elements, so that they  
 15 are truly a usable outdoor space rather than  
 16 just a little decorative piece. And so it all  
 17 goes to kind of our feeling in making the  
 18 building more of, you know, a really usable  
 19 building, so that somebody can use --  
 20 MS. MENENDEZ: It's a beautiful design. I  
 21 compliment you. It's very nice, very  
 22 beautiful.  
 23 MR. PRATT: And originally we had only  
 24 canvass awnings on the east and the west end,  
 25 on the north side, and the Board of Architects,

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1 when they reviewed it, their only comment, and  
 2 which we implemented -- actually, I apologize,  
 3 I think maybe this is from the Board of  
 4 Architects' presentation, they asked us to  
 5 introduce canvass awnings on all of these  
 6 windows on the corners, in the corner elements  
 7 of the building, which we did, and that should  
 8 be actually in your --  
 9 MS. VELEZ: It is.  
 10 CHAIRMAN AIZENSTAT: It is.  
 11 MS. ANDERSON: It is.  
 12 MS. VELEZ: It looks good.  
 13 MR. PRATT: So that, you know, the canvass  
 14 gives some color and softness and creates a lot  
 15 of play of light and shadow. But one of the  
 16 things -- and, again, on the south side of the  
 17 building, we carved out balconies, so that  
 18 really they're all usable spaces that, you  
 19 know, truly have a function rather than just  
 20 being a decorative piece.  
 21 The only thing that we were unable to  
 22 accomplish, which Mr. Trias was just  
 23 mentioning, is that, on the ground level,  
 24 traditionally -- and I don't know when it was  
 25 implemented, but it's been a function of the

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1 the design and we're past that.  
 2 MR. GARCIA-SERRA: And the bonuses.  
 3 MR. TRIAS: And that review is what allows  
 4 the 100 feet and the --  
 5 CHAIRMAN AIZENSTAT: That's one of the  
 6 layers that there is within the City.  
 7 MR. TRIAS: Yes. Yes.  
 8 CHAIRMAN AIZENSTAT: Yes. Julio?  
 9 MR. GRABIEL: I like the building. I think  
 10 the developer and the architects have done a  
 11 good job of trying to mass down the building in  
 12 all directions, on Galiano and on Zamora and on  
 13 the sides.  
 14 As we talked before, the design of this  
 15 building is based on arguments that we've had  
 16 for years of what all of these issues should be  
 17 and this is what they're working with. It's  
 18 been approved by the Board of Architects.  
 19 I have one concern architecturally, which  
 20 is, the back wall, that screens the cars?  
 21 MR. PRATT: Uh-huh.  
 22 MR. GRABIEL: Could that be raised higher,  
 23 so --  
 24 MR. PRATT: Yeah. It's a retaining wall to  
 25 prevent the lights from the cars going out to

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1 Code since I've been practicing architecture,  
 2 but there's a mismatch between the setback of  
 3 the parking and the setback of the building,  
 4 and so that one of the most difficult things is  
 5 to try to design the building so that you can  
 6 contain or conceal as much of the parking  
 7 within the building itself, without having the  
 8 front of the car or the parking space itself  
 9 extend beyond the building line, because then  
 10 what happens is that then you get, like some of  
 11 the buildings that you see on University, that  
 12 are just boxes sitting on top of stilts and  
 13 it's really an ugly condition. So the only  
 14 part that we were --  
 15 MR. TRIAS: Mr. Pratt, if you were to  
 16 design it differently, then you would lose a  
 17 lot of parking, also, if you had --  
 18 MR. PRATT: Yeah.  
 19 MR. TRIAS: And that's the issue. There's  
 20 a balancing act, that decisions have  
 21 significant consequences in terms of the  
 22 numbers.  
 23 CHAIRMAN AIZENSTAT: But you've already  
 24 gone through the Board of Architects and their  
 25 responsibility is to look at design, approve

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1 the adjacent --  
 2 MR. GRABIEL: So it's tall enough? I don't  
 3 know. I can't tell how tall it is.  
 4 MR. PRATT: Yeah, it's four feet tall above  
 5 the deck of the parking.  
 6 MR. GRABIEL: Okay. So it hides the cars  
 7 from the neighbors to the south?  
 8 MR. PRATT: Correct. And in addition, I  
 9 don't, but if you look on the plan, one of the  
 10 things that we also -- I thought was a  
 11 little -- we've actually kind of sawtoothed the  
 12 back retaining wall so that we can put  
 13 substantial trees and planting along the back  
 14 of the property line to shield that from the  
 15 adjacent neighbors and from -- it's just a nice  
 16 thing to do and it's a neighborly thing to do  
 17 to try and --  
 18 MR. GRABIEL: So I'd would like to move for  
 19 approval, taking into consideration Staff's --  
 20 DR. BLOOM: Are we allowed any comments --  
 21 CHAIRMAN AIZENSTAT: No. The floor's been  
 22 closed.  
 23 MR. GRABIEL: -- with the conditions that  
 24 the Staff has done, plus the additional  
 25 conditions of the analysis of parking for the

1 building to be looked at, obviously with  
 2 Staff --  
 3 CHAIRMAN AIZENSTAT: Including the valet --  
 4 MR. GRABIEL: Including the valet and --  
 5 MS. VELEZ: Tandem.  
 6 MR. GRABIEL: -- and tandem --  
 7 CHAIRMAN AIZENSTAT: If needed.  
 8 MS. MENENDEZ: So they would have to design  
 9 for that?  
 10 MR. GRABIEL: Yes.  
 11 MS. MENENDEZ: It has to be designed  
 12 prepared for the possible lifts in the future,  
 13 because, you know, we would hate to hear later,  
 14 "Well, it wasn't designed."  
 15 MR. PRATT: We have the height. It would  
 16 be --  
 17 MS. MENENDEZ: The height, but also the  
 18 backup system for FP&L.  
 19 MR. PRATT: Yeah, it would be basically  
 20 implementing the systems -- the electrical and  
 21 so forth into the development of the  
 22 construction documents.  
 23 MR. WARHAFT: The main thing that would  
 24 have to be done, because FPL obviously is a  
 25 matter of making sure that they can provide the

1 to say is 100 pounds, but I'm not positive. I  
 2 don't have the specs in front of me --  
 3 CHAIRMAN AIZENSTAT: But you would make  
 4 sure that it is.  
 5 MR. WARHAFT: Yeah, but we would meet the  
 6 specs.  
 7 MR. TRIAS: The point I was making is that  
 8 it may be helpful to put some of that precise  
 9 information in the condition. I mean, we don't  
 10 know exactly what it is right now, but just so  
 11 there are no mistakes.  
 12 MR. WARHAFT: Yeah, what we would do is, we  
 13 would work with Staff between now and  
 14 Commission to make sure they have the  
 15 appropriate specs so that we would then  
 16 incorporate that in as a condition.  
 17 CHAIRMAN AIZENSTAT: So that would be part  
 18 of your recommendation?  
 19 MR. GRABIEL: Yes. Structurally,  
 20 mechanical, electrical all would be built into  
 21 the design, so if you need to increase the  
 22 number of cars, you'd be able to do that  
 23 without any reasons whatsoever.  
 24 CHAIRMAN AIZENSTAT: There's a motion. Is  
 25 there a second for going to discussion?

1 appropriate power to the volt, the main thing  
 2 that comes into play is probably the load  
 3 capacity of the floor. That's the dead load on  
 4 the floor to be able to withstand the weight in  
 5 concentrated areas.  
 6 MR. TRIAS: Also the height.  
 7 MR. WARHAFT: Well, we would already have  
 8 the height.  
 9 MR. TRIAS: And we had a case in which they  
 10 didn't build it sufficiently tall, so, you  
 11 know, that's very significant and you need to  
 12 make --  
 13 CHAIRMAN AIZENSTAT: What would you do?  
 14 MR. WARHAFT: For a basic lift, you need  
 15 ten feet six inches clear, and one of the  
 16 things that you have to consider in height  
 17 differential is that you also have your fire  
 18 sprinklers that run on the underside of slab.  
 19 So in a specific situation like this, where you  
 20 have 12 feet clear, you have enough space that  
 21 once you hang your fire sprinklers, you'll  
 22 still have enough space.  
 23 CHAIRMAN AIZENSTAT: And your  
 24 weight-bearing?  
 25 MR. WARHAFT: And the load bearing, I want

1 Anybody want to second Julio's motion?  
 2 MS. MENENDEZ: Can I just ask one last  
 3 question?  
 4 CHAIRMAN AIZENSTAT: Yes.  
 5 MS. MENENDEZ: The height, you mentioned  
 6 that most of it -- so I'm looking, there is 70  
 7 feet. The height from ground floor up, for the  
 8 most part --  
 9 CHAIRMAN AIZENSTAT: 73.  
 10 MS. MENENDEZ: -- 70 --  
 11 MR. PRATT: Well, let me be clear. By the  
 12 Zoning Code, the height is measured to the top  
 13 of the roof slab.  
 14 MS. MENENDEZ: Okay. Tell me where 70 feet  
 15 hits there.  
 16 MR. PRATT: 70 feet would be essentially to  
 17 this part here.  
 18 MS. MENENDEZ: Okay. So how much higher  
 19 does it go up after that?  
 20 MR. PRATT: And we had a six-foot parapet  
 21 that was going up --  
 22 MS. MENENDEZ: Okay. So 76 feet.  
 23 MR. PRATT: By the time you get done  
 24 with -- the air conditioning has to sit on  
 25 stands that are approximately about 30 to 36



1 inches high and the unit itself is  
 2 approximately 30 to 36 inches. So by the time  
 3 you get done with the equipment, it's generally  
 4 about five feet or so.  
 5 And so we were wanting to make the parapet  
 6 a sufficient height to conceal --  
 7 MS. MENENDEZ: Cover all of that so it  
 8 looks nicer.  
 9 MR. PRATT: Yeah.  
 10 MS. MENENDEZ: Okay. So they could have  
 11 gone to 100. They went to 70 something.  
 12 That's encouraging.  
 13 MR. PRATT: Yes.  
 14 MS. MENENDEZ: I think the biggest  
 15 challenge is the parking.  
 16 CHAIRMAN AIZENSTAT: Yes. I agree with  
 17 you.  
 18 MS. ANDERSON: I'm glad to see that we've  
 19 incorporated the lift. I think that alleviates  
 20 some of the concerns. The valet, I think that  
 21 helps, as well. I'd like to see a little more  
 22 usability of green space, with a path or  
 23 something like that. If you're not going to  
 24 use the roof for solar panels, to put a green  
 25 roof up there, a section available for the

1 if you wanted.  
 2 MS. ANDERSON: Actually, I would like to  
 3 see that. I do like the tile around the front  
 4 of the building and I'm partial to that, but  
 5 the solar panels on the top --  
 6 MR. WARHAFT: But those tiles, if you go  
 7 online and look at them, you can't tell that  
 8 it's not Tuscan tile.  
 9 MS. ANDERSON: No. I have no quarrel with  
 10 the solar panel tile.  
 11 CHAIRMAN AIZENSTAT: Let me ask, would you  
 12 add that to your motion?  
 13 MR. GRABIEL: Yeah, I would welcome that.  
 14 MS. ANDERSON: Okay.  
 15 CHAIRMAN AIZENSTAT: Would you second his  
 16 motion and we can go into discussion before we  
 17 take a vote?  
 18 MS. MENENDEZ: Can I ask one last question?  
 19 LEED certification?  
 20 MR. WARHAFT: We're going to be going for  
 21 Florida Green Building, and it's a requirement,  
 22 actually, I think.  
 23 MR. PRATT: It's a part of the RIR. It is  
 24 a requirement that it either has to be LEED or  
 25 Florida Green Building.

1 tenants to use, pavers instead of asphalt for  
 2 percolation around the building -- those are  
 3 some of my comments.  
 4 MR. WARHAFT: Just with regard to the solar  
 5 panels and the roof, actually all of the -- on  
 6 the roof, right now, what we're actually  
 7 looking at with any of the mansard areas is,  
 8 we've actually been in talks with Tesla, where  
 9 they're now producing a Tuscan style solar  
 10 panel tile and they're actually in the process  
 11 of trying to get all of their NOAs in place.  
 12 So once that happens, we're actually looking at  
 13 it on another project that Bellin, Pratt,  
 14 Fuentes designed for us here in the Gables, so  
 15 we would be implementing that into our project,  
 16 if we're able to, because this project would  
 17 have to be a Florida Green Building.  
 18 MS. ANDERSON: Does that work on a flat  
 19 roof or is this just for the tile around the  
 20 edge?  
 21 MR. WARHAFT: The tile around the edge, for  
 22 that particular portion of it --  
 23 MR. TRIAS: It may be better to do the flat  
 24 roof behind design and then have it behind the  
 25 parapet, and that could be one condition, also,

1 MS. MENENDEZ: Okay.  
 2 MS. ANDERSON: What level are you going to  
 3 be seeking?  
 4 MR. PRATT: A Florida Green Building, I  
 5 don't think they have levels.  
 6 MS. ANDERSON: No? Just a green building?  
 7 So you would have the solar panels on top?  
 8 MR. TRIAS: Page 14 of the conditions has  
 9 that.  
 10 CHAIRMAN AIZENSTAT: Right. That's in  
 11 there.  
 12 MS. ANDERSON: Okay. I'll second the  
 13 motion.  
 14 CHAIRMAN AIZENSTAT: We have Rhonda with a  
 15 second.  
 16 Any further discussion? Maria?  
 17 MS. MENENDEZ: No.  
 18 CHAIRMAN AIZENSTAT: No?  
 19 Having no discussion, call the roll,  
 20 please.  
 21 THE SECRETARY: Julio Grabiell?  
 22 MR. GRABIEL: Yes.  
 23 THE SECRETARY: Maria Menendez?  
 24 MS. MENENDEZ: Yes.  
 25 THE SECRETARY: Maria Velez?

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1 MS. VELEZ: Yes.

2 THE SECRETARY: Rhonda Anderson?

3 MS. ANDERSON: Yes.

4 THE SECRETARY: Eibi Aizenstat?

5 CHAIRMAN AIZENSTAT: Yes.

6 MR. GARCIA-SERRA: Thank you very much.

7 Have a good night.

8 MR. PRATT: Thank you very much. Thank you.

9 CHAIRMAN AIZENSTAT: Thank you.

10 MS. ANDERSON: Thank you.

11 MS. VELEZ: Thank you.

12 MS. MENENDEZ: I'd like to ask a question.

13 We're not taking a break, are we?

14 CHAIRMAN AIZENSTAT: No, we weren't going

15 to.

16 MS. MENENDEZ: Ramon is going there? Good.

17 So I asked the City Staff for these

18 Ordinances that approved this Infill and I

19 wanted them to look into something and maybe

20 our capable attorney would be the one looking

21 into it, but if you look at -- well, you don't

22 have it. Ordinance 2017-22, on Page 2, and I

23 will give you this, it mentions our Board and

24 it says that we recommended approval on a six

25 to one vote. I don't think we have seven

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1 MR. COLLER: The same? Okay. The same one.

2 MS. MENENDEZ: Yeah. And then on Page 2 --

3 I'm repeating myself. On Page 2 of 3 of that

4 Ordinance, it has, in one of the whereas, that

5 the Board took a vote and it was a six to one

6 vote, and so we have to look at that.

7 But, that same day, there was another

8 Ordinance passed, right after this one, I'm not

9 sure why we had two Ordinances -- why it was

10 presented this way -- this Ordinance which is

11 2017-23 says, "Residential Infill Regulations

12 to modify and supplement the existing

13 Multi-Family 2 standards and criteria for

14 certain properties located within the North

15 Ponce area to allow for a Conditional Use,

16 appropriate redevelopment, including increased

17 density, intensity and height."

18 And then it says that the Board, on Page 2

19 of 5, we voted in favor on a four to three

20 vote. So it's kind of strange. It seems to be

21 the same date, but I don't remember going

22 through two different Ordinances. Maybe I'm

23 the one that doesn't remember.

24 MR. TRIAS: I was just going to say,

25 there's two Ordinances. One is Zoning and the

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1 members here. So that's one thing. And that

2 was passed on May 13th of 2017.

3 And then the next Ordinance, which was that

4 same day, which I'm not sure how these

5 Ordinances --

6 MR. TRIAS: Do you remember the actual vote

7 by any chance or do we need to --

8 MS. MENENDEZ: I don't remember the actual

9 vote. That's too far away from me.

10 CHAIRMAN AIZENSTAT: It would be in your

11 minutes.

12 MS. MENENDEZ: It's going to be in the

13 minutes.

14 MR. TRIAS: Yeah. I was just wondering.

15 MS. MENENDEZ: The strange thing is, so we

16 presented this Ordinance, right?

17 MR. TRIAS: Yes.

18 MS. MENENDEZ: And this one was to provide

19 an increase in maximum density, intensity and

20 height to permit for development pursuant to

21 Residential Infill Regulations. That's

22 Ordinance 2017-22. And, again, on Page --

23 MR. COLLER: Wait a minute. The first one

24 you mentioned was 201 --

25 MS. MENENDEZ: No, this is the same one.

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1 other is Land Use. That's the reason.

2 MS. MENENDEZ: Okay. So I guess then the

3 only issue is the vote, where this one says

4 four to three.

5 CHAIRMAN AIZENSTAT: You're asking for a

6 verification?

7 MS. MENENDEZ: A verification because we

8 don't have seven members so I'm not sure how

9 that vote came about.

10 MR. TRIAS: We certainly can do that.

11 MS. MENENDEZ: I'll give you these.

12 Forgive my notes. My challenge is there.

13 MR. TRIAS: Okay.

14 MR. COLLER: I'm going to give them to

15 Ramon, because he has the minutes.

16 MR. TRIAS: I have it here. You saw the

17 errors. They're in the whereas clauses,

18 they're not in the text of the Ordinance, so

19 that's a good thing, but we'll certainly verify

20 it. Thank you very much.

21 CHAIRMAN AIZENSTAT: All right. The next

22 item on the agenda is E-2. Would you please

23 read it?

24 MR. COLLER: E-2, Item E-2, an Ordinance of

25 the City Commission of Coral Gables, Florida

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1 providing for a text amendment to the City of  
 2 Coral Gables Official Zoning Code by amending  
 3 Article 4, "Zoning Districts," Division 3,  
 4 "Nonresidential Districts," Section 4-302,  
 5 "Commercial District" requiring conditional use  
 6 review for schools located within a Commercial  
 7 zoning district; providing for severability,  
 8 repealer, codification, and an effective date.  
 9 Item E-2, public hearing.  
 10 Mr. Chairman, let the record reflect that I  
 11 only see Staff here.  
 12 CHAIRMAN AIZENSTAT: Very good.  
 13 MR. TRIAS: Mr. Chairman, the request is to  
 14 add the Conditional Use to the Commercial  
 15 District, the Conditional Use of schools.  
 16 CHAIRMAN AIZENSTAT: Sorry.  
 17 MS. MENENDEZ: Sorry.  
 18 MR. TRIAS: No. No. It's fine. That's  
 19 the request.  
 20 MS. VELEZ: And why is this needed to be  
 21 done?  
 22 MR. TRIAS: There was some interest -- the  
 23 Commission discussed the fact that it would be  
 24 good to encourage schools and there was some  
 25 difficulty finding sites and so on, and one of

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1 they come --  
 2 MR. TRIAS: That's right.  
 3 MR. GRABIEL: -- which otherwise we  
 4 wouldn't?  
 5 MS. VELEZ: I would like to defer that  
 6 until we consider an actual application and we  
 7 see the whole picture.  
 8 CHAIRMAN AIZENSTAT: Is everybody okay with  
 9 deferring this until -- as Maria has said?  
 10 MR. TRIAS: I think that the applicant had  
 11 some challenges with the time frame and so on,  
 12 and one of the requests was to have a September  
 13 meeting. So we could look at it at that point.  
 14 CHAIRMAN AIZENSTAT: Well, we'll discuss  
 15 that at the end maybe on the date, but --  
 16 MS. MENENDEZ: Why are we changing the date  
 17 to September 10th?  
 18 MS. VELEZ: We don't have a September  
 19 meeting.  
 20 MR. TRIAS: We haven't --  
 21 MS. MENENDEZ: They asked about whether we  
 22 were available for September 10th.  
 23 CHAIRMAN AIZENSTAT: Let's take that up at  
 24 the end of the meeting. That way we can get  
 25 all of the agenda -- no, it's okay. Just let's

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1 the ideas is to have more urban schools and an  
 2 urban school could be located, let's say, in a  
 3 mixed-use building, and that could have some  
 4 impacts. So a Conditional Use may be a good  
 5 way to review that. So that was that thinking.  
 6 MS. VELEZ: I know we deferred E-3, which  
 7 has to do with this particular use.  
 8 MR. TRIAS: Yeah, E-3 was an actual request  
 9 for a school.  
 10 MS. VELEZ: I think I would like to see all  
 11 of that before I consider a Conditional Use for  
 12 schools.  
 13 MR. TRIAS: And that's a very good point,  
 14 because what happened was, that particular  
 15 school, upon review, we realized that there  
 16 were some issues that had not been addressed,  
 17 that dealt with the ultimate size of the  
 18 student body, some issues about drop-off areas  
 19 and circulation and so on, that we needed to  
 20 review further. So that's why that was  
 21 deferred.  
 22 But the request is simply a Code change, is  
 23 a text change, that adds the school as a use.  
 24 MR. GRABIEL: If I understand it, this  
 25 would help review the school's conditions when

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1 get all of the agenda items out of the way.  
 2 Maria has asked for this item to be  
 3 deferred since --  
 4 MS. VELEZ: Yes.  
 5 MS. MENENDEZ: I second.  
 6 CHAIRMAN AIZENSTAT: We have a second. Any  
 7 discussion?  
 8 MR. COLLER: Is the desire to have it  
 9 deferred to the date that the E-3 item actually  
 10 comes back on the agenda? Is that the request?  
 11 Is that how you want to do it?  
 12 MS. VELEZ: Yes, because that way we would  
 13 see an actual proposal and be able to have more  
 14 information. Right now I have no information  
 15 on this.  
 16 CHAIRMAN AIZENSTAT: Well, is it to be  
 17 heard on the same day or is it to be heard  
 18 afterwards?  
 19 MS. VELEZ: No, it would have to be heard  
 20 before.  
 21 MR. COLLER: You're going have to adopt --  
 22 well, ultimately it's going to be at the  
 23 Commission, but in order to accomplish -- in  
 24 order to accomplish E-3, E-2 would have to be  
 25 adopted first. E-2 just merely makes it a

1 Conditional Use.  
 2 Whether a particular school in mind is  
 3 compatible with the neighborhood, obviously  
 4 just like we had this discussion, is going to  
 5 be dependent on Site Specifics. So this only  
 6 allows the consideration of the school. It  
 7 doesn't mandate a school in the Commercial.  
 8 MS. VELEZ: It does not make it something  
 9 that would have to be mandatory for us to --  
 10 MR. COLLER: No. It makes it a Conditional  
 11 Use, which means you separately consider  
 12 whether -- when an application comes before  
 13 you, whether in this particular instance that  
 14 school would be compatible with the Commercial  
 15 District.  
 16 All this does is authorize for people to  
 17 come forward or an applicant to come forward.  
 18 MR. TRIAS: Yeah. What I would say is that  
 19 it's very difficult to predict the actual  
 20 impact until you actually have a proposal.  
 21 That is why the Conditional Use proposed makes  
 22 sense, now, if you agree with the concept of  
 23 having schools in Commercial areas.  
 24 MS. VELEZ: Well, we already have Coral  
 25 Gables Elementary and Coral Gables 6 to 8.

1 that, so we'd have some discussion?  
 2 MS. MENENDEZ: Sure.  
 3 CHAIRMAN AIZENSTAT: Continue please.  
 4 MR. TRIAS: I think it would be helpful to  
 5 have the discussion, because -- again, thank  
 6 you very much -- because that school, the one  
 7 in Madruga, is a perfect example. Just to  
 8 be -- did you work on that one?  
 9 MR. GRABIEL: No.  
 10 MR. TRIAS: No? It used to be an office  
 11 building.  
 12 Somebody did. Somebody did. I'm sorry, I  
 13 didn't mean anything by it.  
 14 CHAIRMAN AIZENSTAT: Let the record show  
 15 that he was pointing to Julio.  
 16 MR. TRIAS: It was an office building, and  
 17 then it became a school, and it seems to  
 18 function well.  
 19 MR. GRABIEL: It's very successful.  
 20 MR. TRIAS: Yes. That is what this request  
 21 would allow, a Conditional Use, in a Commercial  
 22 area, for a school.  
 23 MS. ANDERSON: Okay. I don't have a  
 24 problem putting schools in a Commercial area  
 25 if, you know, it meets the requirements, you

1 MR. TRIAS: Yes.  
 2 CHAIRMAN AIZENSTAT: They're already  
 3 existing. It would just now be a Conditional  
 4 Use.  
 5 MR. TRIAS: And the likely scenario would  
 6 be, a multi-story building, and, let's say, two  
 7 stories are going to be a school, for example.  
 8 MS. VELEZ: Don't we have a school south of  
 9 US-1?  
 10 MR. TRIAS: We do. We do. And what I'm  
 11 saying is that this is not something -- we have  
 12 these things. I mean, sometimes I speak to the  
 13 Board -- we're talking about things that are  
 14 fairly normal. It's just that the Code doesn't  
 15 quite allow us to make those decisions. For  
 16 example, the school in Madruga, that would be a  
 17 Conditional Use, if it was a private school,  
 18 following this process, if it were to be a  
 19 private school. Now, it's a public school, so  
 20 it didn't go through this process.  
 21 CHAIRMAN AIZENSTAT: Now, before we  
 22 continue, we have a motion and we have a  
 23 second. Would you like to withdraw it to --  
 24 MS. VELEZ: Yes, I think we can.  
 25 CHAIRMAN AIZENSTAT: Are you okay with

1 know, pickup and drop-off areas, things of the  
 2 nature, that would go into the evaluation of  
 3 whether the building is appropriate for a  
 4 school.  
 5 Would it also allow like different college  
 6 levels or we're just talking about --  
 7 MR. TRIAS: Colleges are allowed already.  
 8 MS. ANDERSON: All right.  
 9 MR. TRIAS: That's a different category.  
 10 This is a school, elementary through high  
 11 school.  
 12 MS. ANDERSON: Okay.  
 13 MS. VELEZ: We have other schools in the  
 14 City that are in Commercial areas.  
 15 MR. TRIAS: Yeah. We have some colleges  
 16 that are located in mixed-use buildings.  
 17 CHAIRMAN AIZENSTAT: What you're asking for  
 18 would be a condition we'd be looking at when an  
 19 item is brought before us, correct, as opposed  
 20 to setting a standard at this point? You're  
 21 not asking us to set any standards?  
 22 MR. TRIAS: No. It's important, because  
 23 traffic and drop-off areas, major issues, and  
 24 in the Madruga school, they weren't reviewed,  
 25 because that's a public school.

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1 CHAIRMAN AIZENSTAT: Understood. It's not  
 2 required.  
 3 MR. COLLER: When you say, "We don't set  
 4 standards," there are standards for Conditional  
 5 Uses, which we just talked about. So they  
 6 would have to go through the criteria that's  
 7 set forth in the Code for any Conditional Use.  
 8 CHAIRMAN AIZENSTAT: But we're not going to  
 9 set any standards today for this Conditional  
 10 Use, if we want to have it as a Conditional  
 11 Use?  
 12 MR. TRIAS: Right.  
 13 MR. COLLER: You have general standards for  
 14 Conditional Uses, like all Conditional Uses,  
 15 that's in the Code already.  
 16 CHAIRMAN AIZENSTAT: Which are in the Code,  
 17 correct. That's not for us today.  
 18 MR. COLLER: Correct.  
 19 MR. TRIAS: That's correct. That's  
 20 correct.  
 21 And you may want to have more standards, if  
 22 you want to. I mean, there's room for that  
 23 recommendation.  
 24 CHAIRMAN AIZENSTAT: But the only way I  
 25 think that we can see for more standards is for

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1 MS. VELEZ: And this is only within  
 2 Commercial Zoning Districts.  
 3 MR. TRIAS: Yes.  
 4 MS. ANDERSON: I have one more question.  
 5 If the County came and purchased a piece of  
 6 property in a Commercial Zoning District, would  
 7 we get the same process of the Conditional Use  
 8 review?  
 9 MR. TRIAS: The School Board does not  
 10 follow that process, but they do coordinate  
 11 with Staff and they --  
 12 CHAIRMAN AIZENSTAT: As a courtesy.  
 13 MR. TRIAS: As a courtesy.  
 14 MS. MENENDEZ: There's some statute that  
 15 allows them, but it's more in terms of the  
 16 Building Code. I think Zoning is still  
 17 something that we always argue.  
 18 MR. COLLER: Well, our argument is that we  
 19 utilize the balancing of interests test, which  
 20 is a general test when you have two different  
 21 governmental entities involved in a particular  
 22 Zoning issue.  
 23 CHAIRMAN AIZENSTAT: I remember that.  
 24 MR. COLLER: So we use a little bit  
 25 different standard when you're dealing with two

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1 examples from you --  
 2 MR. TRIAS: Yes.  
 3 CHAIRMAN AIZENSTAT: -- in, you know, some  
 4 areas that have failed and some areas that have  
 5 been good and have worked. So am I looking for  
 6 that, to approve this? Do I need that from  
 7 you?  
 8 MR. COLLER: Well, can I just suggest, one  
 9 option, of course, is that when you look at a  
 10 particular school, in a particular place, there  
 11 may be unique things about the location of the  
 12 school where those standards become conditions  
 13 of approval, in theory, of a school.  
 14 For example, we talked about drop-off and  
 15 pick-up and there may be certain conditions  
 16 that you want to impose on a particular school  
 17 because of where the location is --  
 18 MS. MENENDEZ: Right.  
 19 MR. COLLER: -- where you need those  
 20 conditions. So that's the advantage of a  
 21 Conditional Use. You get to tailor a specific  
 22 approval based on that.  
 23 MR. TRIAS: That was my thinking, and the  
 24 standards of review that the attorney read last  
 25 time, those give you enough flexibility.

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1 different governments.  
 2 MS. MENENDEZ: Okay.  
 3 MR. TRIAS: This is for private schools,  
 4 and I think that the Conditional Use process is  
 5 the best way to address that issue, if you  
 6 agree, that it's a good use for a Commercial  
 7 District.  
 8 MS. MENENDEZ: Are you saying that this is  
 9 for private schools or are you just leaving it  
 10 open?  
 11 MR. TRIAS: Well, I'm just saying, from a  
 12 practical point of view, the public school  
 13 system doesn't follow our Code as a Conditional  
 14 Use, for example.  
 15 But, for example, when West Lab did an  
 16 addition, they went before the Board of  
 17 Architects, they went to DRC --  
 18 MS. MENENDEZ: That's why I'm saying, I  
 19 wouldn't just exclusively say just the private  
 20 schools.  
 21 MR. TRIAS: -- voluntarily. They argued,  
 22 but at the end they decided, we will go through  
 23 the process, but they weren't required to go  
 24 through the process, and it was a very good  
 25 experience. I mean, it really worked out. It

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1 was very nicely done, and they did a very good  
 2 job.  
 3 So I think the reality right now is that  
 4 this probably applies mostly for the private  
 5 schools that may want to locate in the Downtown  
 6 area. That's my intuition on this or what I  
 7 think that is the most likely scenarios.  
 8 MS. VELEZ: All right. So I'll go ahead  
 9 and move that we approve it as a Conditional  
 10 Use.  
 11 MS. ANDERSON: I'll second it.  
 12 CHAIRMAN AIZENSTAT: We have a motion and  
 13 we have a second by Rhonda?  
 14 MS. ANDERSON: Yes.  
 15 CHAIRMAN AIZENSTAT: Any discussion?  
 16 Call the roll, please.  
 17 THE SECRETARY? Maria Menendez?  
 18 MS. MENENDEZ: Yes.  
 19 THE SECRETARY: Maria Velez?  
 20 MS. VELEZ: Yes.  
 21 THE SECRETARY: Rhonda Anderson?  
 22 MS. ANDERSON: Yes.  
 23 THE SECRETARY: Julio Grabiell?  
 24 MR. GRABIEL: Yes.  
 25 THE SECRETARY: Eibi Aizenstat?

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1 CHAIRMAN AIZENSTAT: Thank you.  
 2 Mr. Julio.  
 3 MR. GRABIEL: I want to thank Staff for  
 4 coming up with a text for the Ordinance. I  
 5 think it's required. Even though we voice it,  
 6 there's nothing written that does not allow  
 7 screening -- good screening of parking garages.  
 8 So I thank you for it. Thank you.  
 9 MR. TRIAS: Any questions? I mean, I think  
 10 that this type of language is the most useful  
 11 for the Board of Architects and for the Staff  
 12 to be able to make the projects better.  
 13 MR. GRABIEL: Therefore, I would like to  
 14 move it.  
 15 MS. VELEZ: I'll second it.  
 16 CHAIRMAN AIZENSTAT: Any discussion on the  
 17 Julio Ordinance?  
 18 MS. ANDERSON: No. I think it's about  
 19 time.  
 20 MS. VELEZ: Yes. Yes. Well done.  
 21 CHAIRMAN AIZENSTAT: Call the roll, please.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Rhonda Anderson?  
 25 MS. ANDERSON: Yes.

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1 CHAIRMAN AIZENSTAT: Yes.  
 2 If you would please read -- Item E-3 is  
 3 deferred, and the next and last item that we  
 4 have is E-4.  
 5 MR. COLLER: Item E-4, an Ordinance of the  
 6 City Commission of Coral Gables, Florida  
 7 providing for a text amendment to the City of  
 8 Coral Gables Official Zoning Code by amending  
 9 Article 5, "Development Standards," Division  
 10 14, "Parking, Loading, and Driveway  
 11 Requirements," Section 5-1405, "Landscaping,  
 12 screening, and design" clarifying requirements  
 13 for screening of integrated structured parking  
 14 and requiring additional screening on parking  
 15 garages; providing for severability, repealer,  
 16 codification, and an effective date.  
 17 MS. MENENDEZ: This one is called the Julio  
 18 Ordinance.  
 19 MR. COLLER: Item E-4, public hearing.  
 20 MR. TRIAS: Absolutely. It's the Julio  
 21 Ordinance, so I will defer to Julio.  
 22 MS. ANDERSON: Thank you, Julio.  
 23 MR. COLLER: Let the record reflect that  
 24 the only persons in attendance is Staff and the  
 25 Board.

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1 THE SECRETARY: Julio Grabiell?  
 2 MR. GRABIEL: Yes.  
 3 THE SECRETARY: Maria Menendez?  
 4 MS. MENENDEZ: Yes.  
 5 THE SECRETARY: Eibi Aizenstat?  
 6 MS. ANDERSON: Yes.  
 7 Ramon --  
 8 MR. TRIAS: Yes.  
 9 CHAIRMAN AIZENSTAT: -- let's discuss now  
 10 the dates in September and what you were saying  
 11 earlier, please.  
 12 MR. TRIAS: Yeah. We've had a request from  
 13 an applicant from the school to have a  
 14 September meeting. I had recommended to cancel  
 15 it, because we're doing this meeting so late in  
 16 August, and then we have our Workshop in  
 17 September for the 21st. So if you're  
 18 available, I would like to see if we could have  
 19 a September meeting.  
 20 Now, we sent an e-mail this morning with  
 21 September 10th as an idea. Certainly it's up  
 22 to you, whatever you think is best and whatever  
 23 date that makes more sense.  
 24 CHAIRMAN AIZENSTAT: And the response --  
 25 MR. TRIAS: I'd prefer not to deal with it

1 on the 21st, because we're going to be pretty  
 2 busy.  
 3 CHAIRMAN AIZENSTAT: I saw Robert's  
 4 response, since he's not here, that he was  
 5 available on September 10th.  
 6 MR. GRABIEL: I said that I was available  
 7 also.  
 8 CHAIRMAN AIZENSTAT: I didn't see that.  
 9 MS. MENENDEZ: I won't know if I'm  
 10 available until next week. I might be out of  
 11 town.  
 12 CHAIRMAN AIZENSTAT: Okay.  
 13 MS. VELEZ: Is there any chance of just  
 14 moving that over to the October meeting or is  
 15 there a time sensitive --  
 16 MR. TRIAS: I really tried and the  
 17 applicant felt that it was very time sensitive  
 18 and it has to do with the scheduling of the  
 19 City Commission meetings, which there's only  
 20 one in November or one in December. So it's a  
 21 little bit more difficult to go through it.  
 22 CHAIRMAN AIZENSTAT: Let me ask you a  
 23 question, why was it deferred?  
 24 MR. TRIAS: Because it was not ready, and  
 25 in our judgment there were so many -- there

1 whenever we make reference to legislation in  
 2 your Staff report, if you can include the  
 3 legislation.  
 4 MR. TRIAS: That's a very good idea. We  
 5 can do that as attachments so it's clear, yes.  
 6 MS. MENENDEZ: Right. And the color map  
 7 for the analysis is helpful.  
 8 MR. TRIAS: I informed my Staff that they  
 9 have to do that, yes.  
 10 MS. MENENDEZ: Thank you.  
 11 CHAIRMAN AIZENSTAT: Actually, that's very  
 12 helpful.  
 13 MS. ANDERSON: Yeah.  
 14 MR. TRIAS: It was in the PowerPoint, but  
 15 it just didn't make it to your Staff report.  
 16 MS. MENENDEZ: Right.  
 17 MS. ANDERSON: I mean, even if you don't  
 18 print it in color, I download this stuff --  
 19 MR. TRIAS: Yes. No, absolutely.  
 20 MS. MENENDEZ: That's smart. I'm going to  
 21 start doing that. That's a good idea.  
 22 MS. ANDERSON: Yeah.  
 23 MS. MENENDEZ: Save all of the trees.  
 24 MS. ANDERSON: That fine print is a killer.  
 25 CHAIRMAN AIZENSTAT: Let's go ahead and

1 were multiple issues that dealt with traffic  
 2 and parking that had not been resolved.  
 3 CHAIRMAN AIZENSTAT: Okay. So they had an  
 4 issue? The applicant was the one who had an  
 5 issue with it?  
 6 MR. TRIAS: Yes. And it wouldn't make any  
 7 sense to deal with it. You would have had  
 8 multiple questions on the issue.  
 9 CHAIRMAN AIZENSTAT: I mean, I can only  
 10 speak for myself, I'm available September 10th.  
 11 I would not want to have it with the other  
 12 September meeting.  
 13 MR. TRIAS: Right.  
 14 MS. ANDERSON: I am also available  
 15 September 10th.  
 16 MS. MENENDEZ: Then you guys have a quorum.  
 17 MR. TRIAS: Okay. In that case, then,  
 18 we'll need to advertise tomorrow morning and do  
 19 a September 10th.  
 20 MR. TRIAS: I'm available, too. I've  
 21 already notified Jill that I am available on  
 22 the 10th.  
 23 MR. TRIAS: Okay. Thank you very much. I  
 24 don't have any more items.  
 25 MS. MENENDEZ: Can I just ask Staff that

1 adjourn. Is there a motion to adjourn?  
 2 MR. GRABIEL: Moved.  
 3 MS. MENENDEZ: Second.  
 4 CHAIRMAN AIZENSTAT: Second.  
 5 All in favor?  
 6 MR. TRIAS: Aye.  
 7 MS. VELEZ: Aye.  
 8 MS. MENENDEZ: Aye.  
 9 MS. ANDERSON: Aye.  
 10 CHAIRMAN AIZENSTAT: Thank you very much  
 11 for coming.  
 12 MS. MENENDEZ: Thank you, Mr. Chairman, for  
 13 keeping us straight.  
 14 MS. VELEZ: Thank you.  
 15 (Thereupon, the meeting was adjourned at  
 16 8:15 p.m.)  
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CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

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

DATED this 4th day of September, 2018.

\_\_\_\_\_  
NIEVES SANCHEZ