

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-10**  
**October 9, 2018**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Frank Quesada**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Historic Preservation Officer, Dona Spain**

**Public Speaker(s)**

**Mario Garcia-Serra**  
**David Fuentes**  
**Dean Warhaft**  
**Maria Magdalena**  
**Barbara Bloom**

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**Agenda Item F-10 [0:00:00 p.m.]**

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as Lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida;

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Agenda Item F-10 - Resolution granting conditional use approval for a multi-family building on property zoned Multi-Family 2 legally described as Lots 1 thru 7, Block 43 of Douglas Section (24, 28 and 44 Zamora Avenue), Coral Gables, Florida.

including required conditions; providing an effective date. (Site plan review for a multi-family project to utilize infill regulations in the North Ponce Conservation Overlay District) (08 29 18 PZB recommended approval with additional conditions, Vote 5-0)

City Attorney Ramos: Item F-10 is a resolution of the City of Coral Gables granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill," for the multi-family building on property zoned Multi-Family 2 legally described as Lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. This is a public hearing item. Mr. Trias.

Mayor Valdes-Fauli: (INAUDIBLE) comments? Go ahead.

Planning and Zoning Director Trias: May I have the PowerPoint, please? The project, 44 Zamora, is requesting conditional use because when the Commission changed the requirements for North Ponce, one of the ideas was that the additional density and the additional development would be reviewed by the Commission as a conditional use, so that is why this item is here before you. The parcel is about half a block west of Douglas Road and it's right within the North Ponce area. As you can see, Zamora and Galiano are the main intersections there. Zamora is the frontage, the main frontage of the parcel. The zoning is MF2, which, as you know, has this overlay that is the infill overlay that you reviewed and approved that is being reviewed today. The project is within the grid, which deals with transportation requirements. And as you may recall, the residential infill regulations is another layer for MF2 properties that allows 100 units per acre, 2.5 FAR, as long as the parcel is over 20,000 square feet. And the project complies with all the requirements. They are not trying to request any additional or any variance or anything like that. So, as you can see, the site area is .9 acres. The FAR is 2.5. The height is 100 feet. And, the breakdown of the program of the different units is there are 68 one unit -- one-bedroom units, 23 two-bedrooms, and there's almost 12,000 square feet of landscaped open

space at the ground level, trying to create that sense of greenery that you requested for the North Ponce. A hundred and ten parking spaces, which is what's required.

Mayor Valdes-Fauli: I'm sorry. How many units could they build?

Planning and Zoning Director Trias: How many units?

Mayor Valdes-Fauli: Could they.

Planning and Zoning Director Trias: A hundred units per acre, so it's a little less than a hundred because it's .9 acres, and that's what's allowed. And without the overlay, it would be 50 units per acre under MF2.

Mayor Valdes-Fauli: And they have the green space?

Planning and Zoning Director Trias: Yeah. As you can see, the green space surrounds the whole project. In the front, in particular, it has been -- tried to be designed in conjunction with the sidewalks and the bulb outs and the on-street parking, so the frontage of the building, the public space, is going to be enhanced significantly. There's a plaza at the corner of Galiano and Zamora that is shown right there with some of the arcade. But as you can see, I think it complies with the idea, with the spirit, and also, with the requirements of the Code. The conceptual rendering -- and the applicant will explain in more detail. It has been reviewed by the Board of Architects and approved. And, these are some of the traffic calming or at least public space improvements that are part of the required conditions of approval. You can see some roundabouts, some crosswalk, some parallel parking and enhanced landscaping. The DRC Committee looked at this in January. The Board of Architects had a chance to review it in June. There was the required neighborhood meeting in August. Planning and Zoning was at the end of August. And today, we have the one -- there's one --only one hearing for this item, as it is a resolution. Staff has reviewed the application and provided comments from all of the

departments. The property owners were notified in writing, a thousand feet radius, as you can see in that map. There were three letters to the property owners, three times was the property posted. The website posting took place four times, and there were two newspaper advertisements, which are required by law. Staff recommends approval with conditions listed in the report. And, the standards of review have been satisfied and staff recommended approval on, so did the Planning and Zoning Board.

Mayor Valdes-Fauli: Alright. Attorney for the applicant.

Mario Garcia-Serra: Good morning, again, Mr. Mayor and Commissioners. Mario Garcia-Serra, law offices at 600 Brickell Avenue, here today representing TWJ Zamora LLC, the owner of the property and applicant. And, I'm joined today by Marshall Bellin and David Fuentes from Bellin Pratt Fuentes Architects, our project architects, as well as John McWilliams, our traffic consultant. The subject site is about 40,000 square feet in size and is located at the southeast intersection of Galiano Street and Zamora Avenue. It has been vacant for several years now. It was used for some time for construction staging for the Miracle Mile streetscape project. And the site is within the North Ponce Residential Infill Overlay District, and the project complies in all ways with these regulations. The only request which we have before you today is for site plan approval. The project has seven stories, with one level of underground parking and six floors of apartments. The vast majority of the building is at a height of 73 feet, with certain architectural features reaching a height of 93 feet. This is well within the height permitted today by the existing MF2 zoning. There are a total of 91 apartments units, which are a mix of one- and two-bedroom units. As many of you already know, my client is one of South Florida's premiere developers and owners of rental apartments. And, this promises to be a project that will timely implement and fulfill the intent of the residential infill regulations, which is to provide greater and higher quality housing opportunities in strategic areas of the city, such as the North Ponce. With that said, I'll hand things over to David Fuentes from Bellin Pratt & Fuentes to run through the plans and rendering.

David Fuentes: Good morning, everyone. My name is David Fuentes, from Bellin Pratt & Fuentes Architects, in 285 Sevilla Avenue. I'm going to start a little bit of the historical reference that we have for the building. One of the main buildings that we looked is the existing Coral Gables Academy that is in front of the street, these three -- those three pictures over there. Some of the features of the building that we really liked at the time -- and the building is not the way that it was built right now, but they have very nice towers and turrets and very details on the top of the buildings that we think was great. There is another feature that the building has; that it has a two-story building with a one-story wraparound arcade in the courtyard, which brings the scale down for the activities in the courtyard. So, another important feature that we used is the -- so many entrance around Coral Gables, like the Alhambra entrance and Granada entrance that bring down the scale and control like the public spaces. So, let me show you the (INAUDIBLE). The four little turret -- towers that we have on the -- facing Zamora resemble or in proportion at the same height as the towers that would be in front of the school. So, that brings the scale down. Even though it's a seven-story building, we tried to bring down the scale to be more pedestrian and more walkable, friendly space. That's one of the features on the east side. The building contains seven stories, two of them are parking garage that we were trying to hide as much as possible from the front view. One of the entrances of the parking garage is in the east side. It's this little two-story portion that not only hides the parking, but brings down the scale of the building. Next is -- next to that is a residential building. So, we were concerned about how to bring down the scale that the people can walk and feel a very friendly atmosphere. Another feature that we developed in the building also thinking about the pedestrian spaces, the walking areas is this corner of Galiano and Zamora. What we did is we carved the corner and provide a space for people -- not only for residents, but for neighbors that they can protect from the elements or just walk around by the -- hearing the sound of the fountains. So, I think it's -- we think it's another feature that brings down the scale of the building to more a pedestrian-friendly use. One thing that is important to say is by doing the building high, we were able to compress on the east and west side to stay away from the setbacks, so we have more setbacks on the tower, so that gave us more open space and more -- I mean, we are not against the neighboring building. We are set back even more than --- because of the height of the building. One important thing

for the building is -- let me show you in the back. This is the view facing north. So, we were concerned about the mass of the building, so what we're trying to do -- we basically break the massing in two elements, so -- which allow us to -- because it's a long side so it allow us to reduce the impact on the -- that's the south side -- and allow us to create like an open area that the residents can do for their activities. Now, in this view, there are -- there is one element that we basically bring down from the military academy across the street that is those details in the parapet that basically carry out and connect the whole building. So, it's not only bringing the Mediterranean elements to the building, but also, it's a gesture of the -- of like tying the whole building together. And back to the site plan. I wanted to...

Commissioner Lago: Go back to the previous -- the previous example. The green space that you have located there...

Commissioner Keon: On the back?

Commissioner Lago: On the back. Did you just want to omit the adjacent building on purpose just to -- just so we can focus on this building or what was it...

Mr. Fuentes: No, it's omitting the building that is near where we have -- what we have is we have the landscaped street in the -- that's the south side of the parking, which allow us to have trees. We even pull on the corners of the angled parking to create landscape corners where we can have bigger trees. But the building is set back farther, because of the -- the setback for the tower is bigger than the setback for the parking, so what we have there is basically showing the trees that can be placed inside the property because of the angled parking that we have. Let me show you on the site plan.

Commissioner Keon: Isn't that in the garage?

Mr. Fuentes: I'm sorry?

Commissioner Keon: Is that in the garage, that parking?

Mr. Fuentes: Yeah. That's the -- we have two garages; one is underground, the other one is at grade level.

Commissioner Keon: Yeah, I see.

Mr. Fuentes: So, what I was pointing out is the -- by doing the angled parking, we are able to pick some extra landscape area that we can have bigger trees, basically.

Commissioner Keon: So, how wide is that landscaped area that you have that green buffer.

Mr. Fuentes: It's five feet. The required and the minimum is five feet. That's what we have, but we additionally have the spaces on the angled parking where we can add extra space for the trees.

Commissioner Keon: So, you'll set the trees into those little triangular...

Mr. Fuentes: Right. We're picking -- by doing the angled parking...

Commissioner Keon: Yeah.

Mr. Fuentes: We're picking the extra spaces that we can...

Commissioner Keon: Oh, okay, and then you have a five-foot green space...

Mr. Fuentes: Correct.

Commissioner Keon: That runs the length of the building.

Mr. Fuentes: The complete length of the property.

Commissioner Keon: Okay.

Mr. Fuentes: Another thing that is -- I wanted to point out is that the main body of the building is centered in relation to -- with the existing courtyard, so we are trying to use the existing building across the street to create more like an urban reference that we think is going to be enhanced of the pedestrian feel and the pedestrian atmosphere by trying to match -- or no match, but trying to communicate with the existing building. We studied -- the building has to be Mediterranean style. It's mandatory in the infill, so we studied many elements to bring -- well, let me bring the elevation. We tried to bring all the elements that we can as possible to be a Mediterranean building. What we really like is that the pedestrian enhance -- the pedestrian atmosphere from all across Zamora and turn in Galiano is filled with reduced height volumes, with arcades, with additional landscape in front of the building, so we're trying to enhance the complete experience walking in front of the building, even though it's a seven-story building, but we're reducing the height -- we have elements that are a lower height at the front, which give us that character. Another thing that we did, we have two garage levels, so we have two entrances, one in Galiano and one in Zamora. So, the one in Galiano, with this two-story piece -- I'm talking about this piece. We basically create the feel of an internal outer corridor. We're shielding and screening the parking as much as possible with the building. So -- and also give us the opportunity to go back to a more residential scale on the east side. And that's it.

Mr. Garcia-Serra: That's it, David?

Mr. Fuentes: Yes, that's it.



Mr. Garcia-Serra: Thank you. Thank you very much. Now, if you'd allow us, Dean Warhaft, my client, will have a few words also describing the project and their intent behind it, and then we will wrap things up.

Commissioner Lago: How are you, sir?

Dean Warhaft: Morning.

Commissioner Lago: Good morning.

Mr. Warhaft: Morning, Mayor.

Mayor Valdes-Fauli: Morning.

Mr. Warhaft: Dean Warhaft, offices at 100 South Biscayne Boulevard, Miami 33131, manager of TWJ Zamora LLC. Good morning. Thank you for taking the time to review our project. And thank you, David. So, I don't want to go over the things that David spoke about, so I'll just talk about a few other things that I think are important. There were some questions from the neighbors at the community outreach regarding parking -- not regarding the parking that's for our building, but regarding parking in the neighborhood. If you take a look at -- I'm just going to pull the site plan up. If you take a look at the site plan, what you'll notice on Zamora is that during the initial meetings with the neighborhood and also with the initial Planning and Zoning Board hearing, we had the bulb-outs along Zamora Avenue. We removed those bulb-outs based on...

Mayor Valdes-Fauli: Moved what?

Commissioner Lago: Bulb-outs.

Mr. Warhaft: The -- these -- where it bumps out. So, we removed the bump outs as a result of those meetings and working with both Public Works and working with the director of Planning and Zoning. The reason that we did that was to take what is currently an existing problem, which is there is no legal parking along that strip, and it's actually dangerous the way that it's set up. And by doing what we did, we created legal parking spaces. However, in doing that, we also got comments back from the neighbors regarding the lack of parking in general for people around the neighborhood. By taking the bulb out and making this longer strip, it actually gave us a net increase of, I believe, one or two spaces around the site while still also increasing the green space. So, that was actually a net positive in two different respects. The other thing that it allowed us to do was to -- again, another recommendation -- was to create that crosswalk that you see which is for the school. And, so that now there's a more formal crosswalk to get to and from the school. The other thing that came out of those meetings and also out of Planning and Zoning Board was that the reason that these projects are conditional still is because at the original hearing, when the zoning was passed, Commissioner Quesada and -- had brought up the issue of parking and what we were going to do with parking in the future. Do we need parking? Do we need shared parking? Do we need less, more? That was part of the conversation and what do these projects mean to parking. So, when we were at Planning and Zoning Board, one of the members of the board asked us what do we do if we have insufficient parking, how do we handle that. And now that the building's built, you've got an area that already has a parking problem; how do you solve that? It was a difficult question to ask on the fly, but we thought about the building with them on the -- sitting as a board and we discussed it. And, we came to the realization that because of the fact that we made the additional effort to sink down the first level of parking, which keeps the overall building height down, and then in addition, that meant that this first level of parking that you see that's above grade. It actually has additional height, so it's 12 feet clear, because of that first-floor lobby area and everything else that's happening there. So, it actually allows us to add lifts. So, tied to the fact that we also agreed that we would do three years of traffic calming studies for the building, we've tied to that a parking study. So, for the first three years, we're also going to do a parking study. And, if there is a circumstance

where our project is creating additional parking issues, then we have the ability to add lifts to this project, so that we can then contain our parking no matter what.

Mr. Garcia-Serra: Thank you, Dean. And Mr. Mayor and Commissioners, your staff is recommending approval of this project with conditions. Those conditions are acceptable to us. The project is very well received by the City's Board of Architects, and it was also unanimously recommended for approval by the Planning and Zoning Board. We would ask that you follow those recommendations. I'll reserve time for rebuttal, if necessary, but that's the conclusion of our main presentation.

Mayor Valdes-Fauli: Thank you.

Mr. Garcia-Serra: Thank you.

Mayor Valdes-Fauli: We have two people that wish to speak. This is a public hearing. And the first one is Maria Magdalena, 21 Madeira. Morning.

Maria Magdalena: Good morning, Commissioners.

Commissioner Lago: Morning.

Ms. Magdalena: Good morning. My name is Maria Magdalena (INAUDIBLE). It's 21 Madeira Avenue, number 16. It just happens that we live right behind the building that they want to build. We had two years of pure hell there -- well, that lot was given to the people that were doing the construction for the Miracle Mile and everything else. Now, I find out about this project, because I came with one of my complaints about the lot being used for landfill and then the lady said, oh, you're here because of the building and I said what building. So, I never got a letter. I don't know how many letters they said that they sent. Otherwise, I would have taken action prior to this hearing. Now, we do have a problem with the setback. We do have a

problem with the excess of development that is happening in the city. This is not City Beautiful anymore. This is the city from hell. So, this is outrageous. How can we that are going to be affected -- and I believe that they said it's a five-foot setback. We're going to have a monster behind us. I respectfully ask you to please delay this, see what we can do about it. We have huge problems with the parking to the point that we had to go to the City to ask for permits for the people who have permits to be able for us to find parking space on our street.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Magdalena: So, what can we do about it? Otherwise, we are very seriously going to have to take measurements and it will have to be legal measurements. Thank you.

Mayor Valdes-Fauli: Thank you. Thank you very much. The other card I have -- and if you wish to speak, please fill one of these out -- is Dr. Barbara Bloom. Finally, you got your turn.

Barbara Bloom: Good morning.

Mayor Valdes-Fauli: Morning.

Ms. Bloom: Good morning, Mayor. Good morning, Commissioners, and thank you for letting me speak. I had attended the first meeting when they announced this and we did get notice. I'm sorry that you didn't. I think a lot more neighbors would be here. And we came and we heard the original design. And then, when we had the zoning meeting in August, me and some other neighbors also attended. I live at 1650 Galiano in a low-rise condo building with my husband, Kenneth Bloom. And we are greatly affected, as are other neighbors, by this particular project. We are not opposed to a multifamily building on that property. It will be nice to have something beautiful on there. What we are opposed to are several things that negatively impact the neighborhood and we'd like to point them out. The immediate area and the woman that spoke -- the neighbor that spoke that lives behind, I really have condolences to you. Those are two-story

buildings. This is going to be a seven-story building and it's -- in parts, eight stories, with the towers. The area in general in North Gables for -- I'm pretty sure you all are familiar with that area -- are a lot of older buildings. Most of them are low-rise. Most of them are old buildings. And most of them are two and three stories. There are a few that are more recent that are four and five stories. The only ones that are really tall are those that are on the major streets, such as Douglas or Ponce de Leon or anything near Alhambra. The immediate neighbored streets are all low-rises. The building is beautifully designed and the concept is lovely. But, it is so inappropriate in height and size for the neighborhood. I realize that the Gables has had a lot of different feelings about whether to keep it a low-rise in general and there's more and more high-rises, but this is not consistent. The most important part, however, is it does have to do with what they spoke about. It has to do with parking. These buildings -- the majority of the buildings that are in this neighborhood are older buildings. When they were built, they were not required to have off-street parking. I know you're familiar with this. That means the only means that most of these people have, the residents in the neighborhood, is street parking, period. There is no other choice. We're very fortunate, our building -- I'm in -- you know, if you're in a two-bedroom condo, there are two parking spaces in our garage. If you have a one-bedroom, you have assigned one parking space. What this building has gotten permission so far to do and because of some of the new rules that the Gables have done with their zoning is they're allowing fewer parking spaces than what was previously required with new buildings. The concept obviously is -- and what all of us want is to have more and more people use mass transit to be able to get fewer cars on the street. I'm not opposed to that. Since I moved here from the Village of Pinecrest, I have a car. My husband has a car, but I walk to most of the things in the Gables. But when I need to get someplace else, to go visit someone on the Beach or to go visit someone in Pinecrest, you have to have a car. One of the premises that the builders said to us at zoning and the reason that they felt they did not need as much parking is that they were going to appeal to younger renters. It's a renter building. And the premise is that younger people, in general, are not going to own as many cars -- many of them will not own cars. And they're going to take Uber; they're going to take mass transit. That works downtown. That works beautiful downtown. However, I know a number of people who have children in their 20s and

30s that live downtown and they still own a car; some of them don't. But they own a car. They may use it less, but you still need to have a place to park your car. Where this is in North Gables is not directly where there's a lot of mass transit. Yes, you can go over to Ponce, you can take -- wait and take the trolley and it will then take you to Douglas Station and it will get you to some places in town. It will not get you every place. I've done all of it. You can take Uber -- I took Uber here today...

Mayor Valdes-Fauli: We get the point.

Ms. Bloom: Because I was worried we wouldn't get parking.

Mayor Valdes-Fauli: Yeah.

Ms. Bloom: Okay, so they've introduced the concept -- and by the way, they don't even take into account the visitors and guests. So, what they've introduced is -- because Zoning was made aware of this. And, because there's space in the building that they're going to allow the builder to have a three-year study after the building's built and after we're already impacted in the neighborhood with more parking problems. They're going to have a three-year study, and if it shows that there is a parking problem, they will then build the lifts. What we are requesting -- and I believe we were told at the zoning meeting by the builder was that it's about 46 additional parking spaces. We want you to have the builder be required to make the lifts now. It is not fair to the neighborhood to be going through over three years of terrible, terrible parking conditions and then first be told that they're then going to build lifts -- and we're talking three or four years of a nightmare of not having enough parking.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Bloom: That's what we would like to have happen. One more point I wanted to make...

Mayor Valdes-Fauli: Yes, please. Go ahead.

Ms. Bloom: You need to be made aware -- which has nothing to do with parking -- that you need to call attention that you may need to have some more patrols at the beginning and end at the school.

Mayor Valdes-Fauli: Okay.

Ms. Bloom: The other thing is it says that the County -- that the City can make the builder pay for any problems that are negative impact from the parking, but what good does that do to the neighbors if they have to pay if we still don't have parking.

Mayor Valdes-Fauli: Thank you, ma'am.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Thank you very much. Mr. Garcia-Serra.

Mr. Garcia-Serra: Yes, Mr. Mayor. If I can, I'd like to just take a few minutes to rebut some of the objections that we heard. Basically, the objections tended to concentrate around parking, height and setback. The issue of parking -- it's very important to put this in context. Is there a parking issue existing right now in the North Ponce? It is. That parking issue, more than anything, is because of existing development. There's a tremendous amount of existing older development that literally did not provide even one parking space or very few parking spaces. Of course, thereby creating an overflow situation onto the streets. This project itself is compliant with the parking requirements 100 percent as they are enacted right now by the City and as they have been thoroughly sort of reviewed and analyzed over the last few years repeatedly by staff, the Planning and Zoning Board and the City Commission. Still, the issue of parking is one that's important to the neighborhood. We don't necessarily want to be contributing to the worst

problem. And, this City Commission itself anticipated that that issue might arise when you originally adopted the residential infill regulations. When you adopted the residential infill regulations back -- I think it was in May of 2017 -- and there was extended discussion. And in particular, I think it was Commissioner Quesada, with you, when you were talking about the issue of parking. And as part of that discussion, this Commission ended up putting another section in the ordinance that specifically says we have to address the sufficiency of parking, so as to not negatively impact the neighborhood. Regarding our particular parking plan and explicitly saying -- even though it's already there -- that the City Commission can further condition approval to try to address this impact. That ordinance and that section have essentially worked in that as we were going through the process this issue came up. It came up, in particular, Planning and Zoning Board. And, at Planning and Zoning Board is where we came upon this solution to essentially have a contingency or a backup plan whereby we would be monitoring the parking situation for a three-year period, annually doing parking studies. And, if the situation arose that we needed more parking, the contingency plan would be put into place and you would install the list, which would give us an additional 35 parking spaces and increase the amount of parking to 145 spaces for these 91 units. Clearly, we'd have to assume that our Code is correct and requires the correct amount of parking. But, even if it is not requiring the correct amount of parking for this situation and this sort of condition, we have this contingency fallback place -- situation in place, which will even provide us more than one parking space for every bedroom. I really don't know how much more parking you could possibly require. We have to be aware of the fact, too, sometimes more parking is not necessarily the best thing sometimes can make -- and it won't make it in this case, but sometimes, could make for a bigger building and so forth.

Commissioner Lago: Yeah, but if I may interject one second, Mayor. You said you have 91 units. What's the breakdown, one bedrooms versus two bedrooms and three bedrooms?

Mr. Garcia-Serra: Well, it's either one or two.

Commissioner Lago: Okay.



Mr. Garcia-Serra: And let me see here. Okay, we have 68 one-bedrooms and 23 two-bedrooms.

Commissioner Lago: Okay.

Mr. Garcia-Serra: So, the total number of bedrooms would be 114 for the whole project.

Commissioner Lago: So, it's 91 units -- so, it's 114 bedrooms.

Mr. Garcia-Serra: Correct.

Commissioner Lago: Okay. How many parking spaces are you providing right now?

Mr. Garcia-Serra: Right now, 110.

Commissioner Lago: So, you're actually short per bedroom.

Mr. Garcia-Serra: If you look at it per bedroom, yes.

Commissioner Lago: Well, I mean, obviously, unless somebody's getting a two-bedroom to have an office...

Mr. Garcia-Serra: Yeah, but the second bedroom could potentially be children...

Commissioner Lago: Or unless you're in a situation like I was with my wife where we lived at 100 Edgewater, we both had cars and one of us -- there was an insufficient amount of parking in that building, because they had foolishly sold off a parcel of land years and years before I got there. There was -- Commissioner Keon will tell you. There's a major issue with parking there. But okay, so we're talking about 110 parking spaces, correct?

Mr. Garcia-Serra: Correct. That's how many are proposed right now.

Commissioner Lago: Okay, alright.

Mr. Garcia-Serra: Okay.

Commissioner Lago: No, my questions are for...

Mr. Garcia-Serra: Okay.

Commissioner Lago: Mr. Trias after.

Mr. Garcia-Serra: Okay. Then on the issue of height, it's really important that you realize that this building that's being proposed today is a seven-story building. It is 73 feet in height for most of its mass. Architectural features do go up higher from 93 feet, but those are architectural features. That seven-story scale is a scale that we've been striving to try to achieve here in Coral Gables already for a while. For the longest time, we've been seeing usually buildings being maxed out in the sort of medium designation to 100 feet and ten stories. Here, we have seven stories, 73 feet, for the large mass of the building -- a height that could be achieved today under the MF2 zoning that exists in place without this overlay district. The height that is permitted today is up to 97 feet in height, and we are not maximizing that amount of height that is being utilized right now. If you look around to the neighborhood, south...

Vice Mayor Quesada: You're saying...

Mr. Garcia-Serra: West, east...

Vice Mayor Quesada: 73 is where you're going to be at?

Mr. Garcia-Serra: 73...

Vice Mayor Quesada: With architectural height?

Mr. Garcia-Serra: We have a...

Vice Mayor Quesada: What's your architectural height?

Mr. Garcia-Serra: David, if you could bring up...

Commissioner Lago: 93.

Commissioner Keon: 93 with...

Vice Mayor Quesada: 93.

Mr. Garcia-Serra: The exhibit.

Commissioner Keon: With the...

Vice Mayor Quesada: Okay.

Mayor Valdes-Fauli: Yeah, decorative, it's 93.

Commissioner Keon: Decorative elements.

Mayor Valdes-Fauli: 93 is the building.

Mr. Garcia-Serra: 73 for most of the building and architectural features go up higher to about 93. And indeed, the height that's permitted today -- and factoring in architectural bonuses and so forth -- is 97 feet in height.

Commissioner Lago: But, let me ask you a question since we're talking about that. And, I want to put this on the record and be very clear. I voted against the increase in North Gables. I was in favor of 75 units an acre. I was not in favor of 100 units an acre, which is where we ended up at. You -- your lot size is 40,000 square feet, correct?

Mr. Garcia-Serra: Correct, just short of 40,000.

Commissioner Lago: So, you're short of the 43,560 which would constitute an acre. And you're asking for 91 units.

Mr. Garcia-Serra: Correct. Okay, so you fall -- I can't do the calculation, so you actually fall underneath. My question is more geared towards the breakdown of one bedrooms and two bedrooms. Obviously, one bedrooms are a lot easier to rent. Because the ratio -- and I guess this is a question for Ramon -- is the ratio of one bedrooms versus two bedrooms more skewed than it should be as what's allowed by the Code or is it in line with what's allowed by the Code?

Planning and Zoning Director Trias: The Code doesn't have any ratios for one or two bedrooms in terms of the preference, in terms of development, but it's a reasonable ratio from a market point of view. I didn't find anything unusual about it. So, in terms of the parking, they are providing the parking that is required. Actually, they're exceeding the parking by one space.

Commissioner Keon: You're exceeding it by one space?

Planning and Zoning Director Trias: Yes. And in addition, as the applicant explained, they have designed the building in such a way that it could be retrofitted with lifts should that become an

issue. And, there was one of the discussions that took place at the Planning and Zoning meeting and the solution was to create this yearly study of the parking impact.

Mayor Valdes-Fauli: So, they will have a yearly study.

Commissioner Lago: So, if we took 91 units, are they following the Code as prescribed or are they asking for more units?

Planning and Zoning Director Trias: They're following the Code.

Commissioner Lago: They're not asking for one...

Planning and Zoning Director Trias: No.

Commissioner Lago: One additional unit.

Planning and Zoning Director Trias: No, they're following the Code. This is a conditional use process, but they're not asking for anything that is not allowed by the overlay.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: Alright.

Commissioner Lago: And in reference to open space -- I have a few questions.

Mayor Valdes-Fauli: Oh, no.

Commissioner Lago: Then I won't say -- first off, in regards to open space, what is the percentage of open space that is being proposed? I know that we're revamping the Code right now and it's being reviewed...

Planning and Zoning Director Trias: Right.

Commissioner Lago: But currently, the requirement...

Planning and Zoning Director Trias: The exact percentage proposed -- maybe the applicant knows the exact number.

Mr. Garcia-Serra: The amount of open space that's being...

Planning and Zoning Director Trias: Let's see.

Mr. Garcia-Serra: Built or being provided on the ground floor is 32 percent of the area.

Planning and Zoning Director Trias: It's 30 percent -- 30.21 percent according to our review.

Commissioner Lago: Okay, and the Code...

Planning and Zoning Director Trias: Which 25 percent is required.

Commissioner Lago: Required, but that 25 percent currently includes mezzanines, second floor stairwells, arcades, which -- is that being included in this 30 percent number or is that not being included?

Planning and Zoning Director Trias: No, the 30 percent number includes all the ground level spaces, a small portion's an arcade, a small portion, but at the corner.

Commissioner Lago: Okay. What's the nearest park location to this property or open...

Commissioner Keon: Phillips Park.

Commissioner Lago: Green space.

Commissioner Keon: Phillips Park is right across the street.

Planning and Zoning Director Trias: I think so. I think that's the answer.

Commissioner Keon: Phillips Park is right across the street...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: From there on Galiano, runs from Galiano to Douglas.

Commissioner Lago: And, in reference to Art in Public Places -- maybe this is a question for Dona. Are you going to be...

Mr. Garcia-Serra: We're looking to incorporate it in to the project.

Commissioner Lago: Do we have an idea of what that Art in Public Places is just yet?

Mr. Warhaft: Excuse me, Commissioner. I'll respond to that. We're actually working with an artist for him to put together his information for the board so that he -- because he's not currently approved by the board. And what we're looking to do is, as most of the Commission knows, we have three different parcels in the North Ponce area, and we're putting together a package where it would be mixed media of blown glass, other types of glass mixed with the water feature

fountains and some metal work as art exhibits amongst the three. And so, we're actually going to be planning to present to the board and to Dona regarding that.

Commissioner Lago: What I'm going to ask you, if you don't mind...

Mr. Warhaft: Yeah.

Commissioner Lago: And, I don't want to overstep my bounds and I apologize if I do. I would ask for Dona to show you the similar situation that occurred on Alhambra...

Mr. Warhaft: We know.

Commissioner Lago: In reference to the Ponce -- let me make a -- let me make an ask, and I don't want to -- correct me if I'm wrong...

Mr. Warhaft: This is a real...

Commissioner Lago: Madam City Attorney.

Mr. Warhaft: This is a real...

Commissioner Lago: Okay.

Mr. Warhaft: World-renowned artist that we're looking to work with.

Commissioner Lago: I don't doubt it. I don't doubt it, but...

Mr. Warhaft: And we wouldn't...



Commissioner Lago: But, I get very nervous when we talk about certain things now...

Mr. Warhaft: Yeah.

Commissioner Lago: And then we vote on things and then later, I find out and I drive by and I see what's happened. I say what happened.

Mr. Warhaft: Well...

Commissioner Lago: And it's not -- let me just -- give me one -- I promise...

Mr. Warhaft: Sure, sorry, sorry.

Commissioner Lago: I'm going to be...

Mr. Warhaft: Sorry.

Commissioner Lago: I promise I'm going to be really quiet. I won't say anything else. I just have a few questions to ask. Madam City Attorney, just keep track of what I'm about to say and stop me when I overstep myself. My recommendation -- which I think is the easiest thing for entities like yourself that are coming here and that are embarking in this endeavor -- and you're no rookie to the City of Coral Gables and our requirements -- is that there's an opportunity to donate to the fund. And, I think that donating to the fund is a great opportunity to help the City in its Art in Public Places programming, along with really defined world-class art. And, it takes that headache or additional burden from the developer who already has enough on their plate in regards to what the City is requiring as development interest or -- development requirements. What I would love to see is something spectacular, but when people start stepping outside of a prescribed list, which is there in hopes that we get exceptional artwork, I haven't seen the best things brought forward. Am I -- did I overstep or no?

Historic Preservation Officer Spain: If I could make...

City Attorney Ramos: No, they...

Historic Preservation Officer Spain: Just a comment.

City Attorney Ramos: Obviously, the option is theirs, but...

Commissioner Lago: Yes.

City Attorney Ramos: You know, you have the right...

Mayor Valdes-Fauli: Can I...

City Attorney Ramos: To have your opinion.

Mayor Valdes-Fauli: I agree with you that, you know, we want great art in Coral Gables. I disagree with you that our Art in Public Places or that our art council, or whatever it's called, is the right vehicle the way it is operating. I very much don't agree with the immobilism of our art. They look for reasons why something shouldn't get done. But, we're talking here about this development -- and I agree with you. I agree with the principle and the spirit of what you're saying, but here we're talking about a particular development and we should encourage them to maybe donate as opposed to getting art, but I don't think we should make that a condition of approval.

Commissioner Lago: No, no. I'm not saying -- and I agree with you. I'm not saying I'm making it a condition of approval. But, I just think this is a situation where we really don't talk enough about what is being proposed. It stays in a very like nebulous state and then, all of a

sudden, it gets delivered and it's there and then you wonder -- hold on a minute. And, then you get a call from a resident or the business community saying did you approve that. I go, well, I didn't approve that. We asked in reference to what was the programming for Art in Public Places. It was said that it was going to be discussed later, but they wanted our approval now.

Historic Preservation Officer Spain: Well, but it doesn't work that way. The Commission has to approve the art. The issue I have with this project and other projects like it is the art should already have been to the Art Advisory Panel, Cultural Board and to you to approve it at this point, and that's why...

Commissioner Lago: Didn't we discuss that was going to be the norm?

Historic Preservation Officer Spain: That's one of the changes I would like in the ordinance because, at this point, the building's done. If you approve it, then the art is secondary to the design of the building and it really should be up front, go through the process and be already approved when you reach this stage, so that's what the changes are in the ordinance. And, they can always pre-approve an artist through the process. It's very simple. So, I would...

Commissioner Keon: So, have you brought that forward? Have we...

Historic Preservation Officer Spain: We haven't.

Commissioner Keon: You haven't.

Historic Preservation Officer Spain: We have the changes to the ordinance. I would like the art to be approved by the City Commission prior to the final Board of Architects approval.

Commissioner Keon: Okay, then we could apply that at this point...

Mayor Valdes-Fauli: They have approved -- it has been through the Board of Architects. It's been through the Planning and Zoning...

Historic Preservation Officer Spain: This has because...

Mayor Valdes-Fauli: And today, we're talking...

Historic Preservation Officer Spain: Right now the ordinance isn't like that.

Mayor Valdes-Fauli: About this project and the compliance, the zoning, the limits or whatever. We're not talking about art today.

Commissioner Keon: Yeah, but it would be -- I mean, it would apply. Once you bring it forward and that...

Historic Preservation Officer Spain: We'll come back to you.

Commissioner Keon: That will apply for everything...

Historic Preservation Officer Spain: That's right. Going forward.

Commissioner Keon: Going forward...

Historic Preservation Officer Spain: Not this project.

Commissioner Keon: But, not these projects that have made their way...

Historic Preservation Officer Spain: But the art...

Commissioner Keon: This far.

Historic Preservation Officer Spain: At this project, if they select an artist and go through the process, that will absolutely come here. You approve all the public art in Coral Gables.

Commissioner Keon: That's fine, and they intend to. And, I'm sure there's many artists that I certainly don't know about that do lots of beautiful...

Mayor Valdes-Fauli: Okay. Can I call the question, please? I mean, we're talking about -- I agree with Commissioner Lago. I agree with you about art and -- but that is not the issue that's before us today.

Commissioner Lago: That's fine.

Commissioner Keon: No. I think that the...

Commissioner Lago: I mean, I just -- I wanted to bring it up because I thought it was...

Mayor Valdes-Fauli: I agree with you.

Commissioner Lago: I thought it was important, because we're talking about a building that's going to...

Commissioner Keon: Yeah.

Commissioner Lago: Spend over six figures on a piece of art and it's an investment that, again, number one, the neighborhood has to live with. And another issue here -- I mean, again, we may have some discussion today, but I'm not a big fan of slapping on the art onto the wall of a building. I think it should be something that is prominently featured, along with the art, in my

opinion, should not be located tucked away in a corner where no one else can see it. So, these are just things -- take it into consideration when it comes before...

Mr. Garcia-Serra: Right.

Commissioner Lago: You know, we'll see what happens then. A few more questions that I have, if you will indulge me.

Mayor Valdes-Fauli: No, no. Go ahead.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: Go ahead.

Commissioner Lago: I'm concerned a little bit about the issue of the ratio. I know it's 114 bedrooms and 110. I think we can bridge that gap. I really think that you should put those lifts in. I think it's important to the neighborhood. That's just my opinion. You do as you want.

Planning and Zoning Director Trias: That could be a condition of approval if you choose to.

Commissioner Lago: That's fine. I mean, that's my opinion. So, I don't have an issue with the units. You're within the Code, the height. I'm asking you to be a good partner in the neighborhood. You're going to be keeping this property in your portfolio. You're going to be renting it. I think it's the right thing to do. We already have enough stress. I agree that we're trying to get people off the cars and to use public transportation, but guess what? I'm your TPO representative and we've done a really bad job -- and I want to use another word, but I can't use it because I have too much respect for this Commission and this city. We've done such a bad job in delivering in regards to transportation that -- how are you going to ask people to not have cars when you have no real spine throughout this community in regards to transportation? So, you're

telling me, okay, don't build -- build buildings without parking -- and we're going to have a discussion later, but we're not delivering on an actual real transportation plan that resolves the issues of the sprawling community that runs north to south, east to west. So, I just ask you -- you know, it's a simple ask. I know it costs money, but at the end of the day I think it'll pay dividends because people will pay, you know, money to have those spaces and you won't have issues like I had at 100 Edgewater where we had maybe eight -- and I'm being generous -- the Commissioner knows. Maybe eight guest parking for a building that had 120 apartments in it. And right now, it's a disaster. Every single time you go there, you can't find parking. For people like me who have a one-bedroom, my wife and I, I -- she parked in the building and I had to park on Edgewater every night, so nobody could find parking. So, I think that that would be something that, if you want my approval on this project, I ask you to help me out with the lifts. Maybe we can go half now and then the other half in three years if you meet the request -- if you meet the requirements. Or, if you don't need to install them, then you don't need to install them. Another request that I would make is the corner of Zamora and Galiano, correct -- and correct me -- maybe we can put it on...

Planning and Zoning Director Trias: That is correct.

Commissioner Lago: I would like to see less...

Mr. Garcia-Serra: Plaza?

Commissioner Lago: Less plaza. I'd like to see green space. I'd like to see green. I know that the plaza's great because it's less maintenance, but I'd like to see -- and I like the water feature. It's nice, but we all know what happens to water features. We just redid all our water features in the City of Coral Gables and half of them are broken because just -- it's difficult to maintain. So, I really want to make sure that there's a little bit more grass on that corner. Not picking on you. I say it in every single building, you know. We need to see more grass. It's not open space; it's actual grass and trees. Final point -- and please -- and Commissioner Quesada, Commissioner

Keon and the Mayor, please support me on this. I ask you to so you know that I'm not picking on you, because I do this to every single developer that comes here. Do not plant any trees on Zamora or on -- around this piece of property that have a caliper of three or four inches. I don't want to see trees that take 25 years to get shade. Spend the money and put the shade in now. It'll pay dividends. It'll pay dividends in regards to the neighborhood and it'll pay dividends in regards to you product. You know that I always ask the same thing, Mario. It's a benefit to the project. Please, don't plant palm trees unless Brooke and staff here are requesting palm trees. I don't know why they would. Plant shade trees so that we can have more community. Do you agree with that or no?

Commissioner Keon: Well, you know, I don't have a problem with palm trees. I mean, I don't want -- I don't know that you need all these palm trees, but you know, palm trees are part of our landscape. I mean, this is -- they're part of South Florida. And you know, when they're really nice palms and they're well taken care of, you know, the way that palms blow in the breeze and the way that those -- you know, the fronds move is beautiful. I mean, I don't think it's the only tree, but I think, you know, at some portions and around some places, you know, particularly where, you know, you -- it accommodates the root ball better than a tree with massive roots, I think palm trees are really pretty. I...

Mayor Valdes-Fauli: Okay.

Commissioner Keon: I think they have a beauty all their own that are very emblematic South Florida.

Mayor Valdes-Fauli: Can we get back to...

Commissioner Keon: But, yeah...

Mayor Valdes-Fauli: I agree with you 100 percent.



Commissioner Lago: I mean, I think these are points that...

Mayor Valdes-Fauli: But let's...

Commissioner Lago: That they want...

Commissioner Keon: Yeah.

Commissioner Lago: At least if they want my vote on this issue...

Mayor Valdes-Fauli: Of course.

Commissioner Lago: I'm going to make my requirements, so I want to answer Commissioner Keon's comments about that. Let me give you a prime example of where you can see a significant...

Commissioner Keon: Absolutely.

Commissioner Lago: Difference in regards to palm trees versus shade trees, whatever that may be, black olives, oaks, mahoganies, whatever your -- whatever may be installed. If you go down Alhambra and you go in front of my in-law's house, which is two blocks away from Bird Road, you see all these beautiful black olives that come from St. Augustine Church. And there's a beautiful canopy and a shade, and there's -- the temperature just drops a few degrees and people drive slower and there's just a better feeling of what is representation of Coral Gables. When you get to three blocks before you hit Bird Road on Alhambra, there isn't any shade. It's all palm trees. And as a matter of fact, those palm trees are being removed and they're actually adding shade trees. Because, again, it's just a more -- in my opinion -- sensitive approach to a neighborhood. And if you asked the residents that live in these neighborhoods what would they

want or the residents that are going to live in this building, what would you want, they would tell you, I'd love to be on that plaza and just have some nice shade trees instead of being exposed to the sun and having it beating down on me.

City Attorney Ramos: Commissioner, I just wanted to say that this is a conditional use approval, so you're able to add the conditions that you think are appropriate for the neighborhood. If you'd like to make a motion adding those conditions, you're welcome to do so.

Commissioner Lago: I just want to make sure that the applicant today understands that I'm not applying this to them. And Ramon, can you...

Planning and Zoning Director Trias: No, no.

Commissioner Lago: Back me on this?

Planning and Zoning Director Trias: Absolutely.

Commissioner Lago: But this is across the board, what I ask from everybody.

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Because I think it's important. And if you don't ask this, I think we -- we're going to end up with a lot more asphalt and a lot more heat island effect, which, again, is not conducive to what we want in this community or at least...

Planning and Zoning Director Trias: The...

Commissioner Lago: What I think we don't want in this community. I could be wrong.

Planning and Zoning Director Trias: The current condition says that the final landscape plan will be approved by the landscape director. We could add additional language if you choose to.

Commissioner Lago: Because, when you look at the site plan -- when you look at this rendering, excuse me, in the rendering, you see two palm trees -- and I know it's a rendering. I know it's a rendering and we haven't done a landscape drawing. You see two palm trees in the front of the building. You know, and again -- and I understand Commissioner Keon's comment...

Mr. Warhaft: Commissioner Lago, one thing that...

Commissioner Lago: I just have a bad glare here, I apologize.

Mr. Warhaft: No, no. What -- this is what it is. You can see the deciduous trees. They're sha...

Commissioner Keon: They're shadowed.

Mr. Warhaft: They're...

Commissioner Keon: They're -- see here...

Mr. Warhaft: This is from a video we made and we took them...

Commissioner Keon: They're shadowed into...

Mr. Warhaft: We kind of hid them so that we could see the building, because otherwise you wouldn't be able to see the building.

Commissioner Lago: If you do me a favor...

Mr. Warhaft: So, we do -- so -- I'm going to respond to you, because I think this answers your question. So, our landscape architect, he only deals in landscape. He doesn't -- green space only. He does not touch hardscape. He's not interested in hardscape. And, his focus is making sure that we have a proper native Floridian mix, so that it's more of a feel like a hammock, and that's what he looks for and we use him on all of our projects specifically because of that. So, our final landscape plan is designed around that proper mix of deciduous trees and...

Commissioner Lago: I see it.

Mr. Warhaft: Palm trees.

Commissioner Lago: I see it now, okay. So, I see your...

Mr. Warhaft: So, it's not -- that rendering isn't a proper representation of what we're actually building.

Commissioner Keon: Yeah. It's...

Mayor Valdes-Fauli: Okay, are there any other...

Unidentified Speaker: You're right.

Mayor Valdes-Fauli: And Commissioner Lago...

Commissioner Keon: I would like to...

Commissioner Lago: Well, if you install...

Mayor Valdes-Fauli: Let's go.

Commissioner Keon: Okay. Yeah, I...

Mayor Valdes-Fauli: Go ahead.

Commissioner Keon: I would really like to...

Mayor Valdes-Fauli: Are you through?

Commissioner Lago: I wanted to...

Commissioner Keon: To comment that the...

Commissioner Lago: I wanted to correct myself.

Commissioner Keon: Okay.

Commissioner Lago: I wanted to correct myself and say you're correct. If you look at one of the drawings here, it's -- you're 100 percent correct.

Mr. Warhaft: That's why when you...

Commissioner Lago: If you install these trees with this -- in this magnitude, then I commend you, because you're going to be doing something that not many people in this community do. You're going to be installing large, you know, hammock trees on the swale, which I think is critical...

Mr. Warhaft: Right.

Commissioner Keon: Right.

Commissioner Lago: So that everybody can enjoy. And they're just not part of your property. They're on the swale and they are significant trees that actually go almost all -- one of them, from the rendering here, goes all the way to the pool deck, which is -- which I commend you for doing that.

Commissioner Keon: Yeah. My comment is really, you know, to -- one, thank you for the green space that you have provided here and to the community. Is when we did the overlay, you know, in this North Gables, it was regarded as a garden district, which -- as it was developed by Merrick. And so, what was important is that we keep that green space around the perimeter of the building as what exists today, and you've done a -- you've done that. You've done a good job. So, I'm thankful for your paying attention to that element of retaining that garden district and keeping those green spaces around buildings and, you know, as -- and complying with -- you know, with all of the provisions of the overlay.

Mr. Warhaft: Thank you.

Mayor Valdes-Fauli: Alright. Do I hear a motion?

Commissioner Lago: Can we get a commitment in regards to the parking issue or what is your...

Mr. Warhaft: Yeah.

Commissioner Lago: What's your emphasis? What do you want to do with that?

Mr. Warhaft: So, we would prefer not to put the lifts in as a condition, and let me tell you why. Because the first thing is is from -- just from a reality standpoint, it's going to take about a year to lease up the building. So, you figure at approximately a year, you're probably going to be

somewhere around 75 to 85 percent leased up, and you're already going to know if you've used up the maximum amount of parking and you're at a point where the engineer that does the study -- because it's a third-party engineer -- is going to tell you you need to add lifts. Between permitting and installation of the lifts, my best guess is you're probably looking at a maximum of about 90 days lead time between ordering the lifts, delivery, installation of the MEPs, and having the lifts operational and closing out a permit. So, the reality is, is that in that 90 days you're probably leasing up more spaces, i.e., apartment units and they tie in together. So, I think that that first year study is going to be a real indicator of where this is going or where it's not going. So, I think that if we stick to what the study is -- and that's why we agreed to do the study, to add that piece of it, the layer of the parking study itself for the three years, because we think that that is going to answer the questions in a timely manner rather than just being wasteful. It's kind of a, you know...

Planning and Zoning Director Trias: The current condition -- the current condition says that there will be a yearly study for three years and that the Parking Director, the City's Parking Director will determine if the lifts or...

Mayor Valdes-Fauli: The City's Parking Director.

Planning and Zoning Director Trias: Yes, yes. That's what it says right now.

Commissioner Lago: How many lifts is considered -- being considered right now?

Commissioner Keon: (INAUDIBLE) space for...

Mr. Garcia-Serra: We're looking at 35 lifts that we can potentially (INAUDIBLE)...

Commissioner Lago: So, I'm asking you to do 17 lifts.

Mr. Warhaft: I know you are, but I'm explaining to you what -- so, here's what happens with the lifts is that it's not -- obviously, it's not just the lift. It's also you got to add the mechanical, electrical and plumbing for the lifts, because you've got fire suppression. You have additional loads. You know, the other things that we're going to have in the building, like car charger stations and the like, we want to make sure that we plan all of that out first and then, if you start introducing a lift, for example, in a location where you had a car charger, right, then the question is, are you bringing in a different type of lift that has a car charger built into it. So, there's different things that come into play...

Commissioner Lago: Do you know that I -- you know that I charge my car every day. Every day I charge my car.

Mr. Warhaft: Me too.

Commissioner Lago: So -- but my car is 100 percent electric. I can't go anywhere without electricity. I charged it last night. The hose -- the power cable is 30 feet long, at least in that scenario. So -- and I understand what you're saying. I'm asking you -- because the last thing that -- the last thing I would want to see is...

Mr. Warhaft: Right.

Commissioner Lago: For example -- this is the third time I say it -- 100 Edgewater Drive. And, that should be a case study for every building in Coral Gables. I know we want to reduce parking, so we can reduce the massing and I got you. We've doubled the density. We've doubled the density from 50 to 100 units an acre. So, you've owned this property for I don't know how many years. You benefitted now from double density on the property, so now you're getting it. I'm asking you to meet me halfway because -- let me give you the issue that I have, okay. I'm going to start receiving phone calls from residents telling me that there's no parking on the street. There's no parking on the street because people -- overflow parking from this



building or from guest parking. What I would love to see is that you contain your parking in the building, not that there's overflow into the neighborhood, which then would put more stress on the neighborhood. Case in point, case in point...

City Attorney Ramos: Commissioner, I just want to remind you normally we ask the developer to proffer certain things, because we can't impose them. This is one of those rare cases where you can impose it, so you don't have to ask them for it.

Commissioner Lago: No, no. I...

City Attorney Ramos: You can actually impose it.

Commissioner Lago: No. I'm going to impose it. I'm going to impose it by voting no because - - unless my colleagues...

Mr. Garcia-Serra: I think...

Commissioner Lago: And, my colleagues going to make a decision on whether they want to follow me or not.

Mayor Valdes-Fauli: Okay. The motion has been made. You're -- you know, you've requested it.

City Attorney Ramos: I don't think a motion's been made. Has there been a motion?

Commissioner Keon: I made it...

Mr. Warhaft: Commissioner Lago.

Mayor Valdes-Fauli: Yeah, she made it.

Commissioner Lago: Yeah.

Mayor Valdes-Fauli: Is there a second?

City Attorney Ramos: As is?

Mr. Warhaft: I think I have...

Commissioner Keon: But with the conditions...

Vice Mayor Quesada: I want to let him finish.

Commissioner Keon: That were already proffered.

Mr. Warhaft: I think I have a good interim solution, which is that I think we were four bedrooms shy of the amount of parking spaces. So, for this first step, I would say that if we were doing the four lifts, that that would probably be the amount, but then you've got a one to one on the bedrooms and the building based on your math that you did. And so, if we were doing the four lifts, we have 110 spaces, so we have 114 bedrooms, so if we just added four lifts for this first phase, then that at least puts us in a position, based on your math, that we're at one to one with the bedrooms.

Commissioner Lago: But, the issue -- and I got it with the one to one...

Mr. Warhaft: And...

Commissioner Lago: And then that's...

Mr. Warhaft: And then we still have the parking study.

Commissioner Lago: Yeah, but then the issue of one -- I agree with you, and that's good math. But, then you run into an issue where we run into in 100 Edgewater Drive, where people are renting spaces from 90 Edgewater or -- and the issue of guest parking. There's insufficient guest parking for people who want to come and visit you. So, the issue is that they have to then park on the street and take away parking from the older buildings, like the doctor mentioned...

Mr. Warhaft: Right.

Commissioner Lago: Before, which become an issue. So, you have a lot more people putting more and more stress on -- and we tried to do the right thing. We tried to do the right thing as a Commission to allow developers to build smaller units, to double their density so that they can, again, put out brand-new product that will bring younger people to this community and hopefully live closer to where they work. But, I don't want to then -- I don't want to shoot ourselves in the foot by giving all these benefits and then not getting something in return. I mean, again, we're giving you these benefits, now reciprocate. I know it costs money, but you -- remember, listen, when you were going to build this, you would have built 45 units. Now, you're building 91 units. Now, you're building 91 units as a reason of this Commission's changing the zoning, which, again, I voted no against. So, I'm willing to give you what you're requesting, which I think is a great project, a great project, incredible design. I think it's beautiful. It's going to enhance the neighborhood. I think it's going to be something very well done, but I really think that you -- if you want me to vote yes on this, I really think that you need to, at a minimum, do the 17 spaces now, and then, in the future, do the other 17, if your study deems it appropriate.

Mayor Valdes-Fauli: Alright. There is a motion. Is there a second?

Commissioner Lago: If you have the votes -- I mean, again, if you have the votes, you don't have to worry about me. I'm good.

City Attorney Ramos: I would just like...

Mayor Valdes-Fauli: Is there a second?

City Attorney Ramos: I would like the movant to clarify the motion. Is it just with the conditions that staff put forth?

Commissioner Keon: I have a question about...

Commissioner Lago: It's her motion. I don't know.

Commissioner Keon: One of those conditions. Was there a condition for a bus or something, for a school bus? I thought...

Vice Mayor Quesada: (INAUDIBLE) stacked.

Commissioner Keon: I saw...

Commissioner Lago: Yeah.

Vice Mayor Quesada: 34 stacked.

Commissioner Lago: Yeah. No, it's 34 parking spaces -- 34 -- the study says we have to do it over the next three -- when the project is finished, for three years, they have to study the existing project...

Mayor Valdes-Fauli: Right.

Commissioner Lago: Commissioner -- Vice Mayor Quesada asked me a question, so I just want to answer him really quick. And the issue -- we already had the public hearing. Give me one second. The issue is it would be 17 tandem parking, correct -- or it would be 34 parking spaces with a lift on it.

Mr. Warhaft: It's -- it would be 17 existing spaces that are a single space that we would now be putting a lift in that space. So, it would be...

Commissioner Keon: You're going to increase by 17.

Mr. Warhaft: It would be increased by 17 spaces.

Commissioner Lago: But you're not increasing by 34.

Mr. Warhaft: What?

Mr. Garcia-Serra: Let me make sure...

Mr. Warhaft: No, that -- you're talking about the -- because there's -- there are a total of 34 locations that we can fit lifts, so that's where we would get an additional -- or 35. That's where we would get an additional 35 spaces if we did the maximum amount of lifts.

Vice Mayor Quesada: I don't see it as such as -- I think it's a reasonable request. Are you terribly opposed to that?

Mr. Warhaft: To the 17 addi -- well, it's...

Vice Mayor Quesada: To the 34...

Mr. Warhaft: It's about...

Vice Mayor Quesada: Or 35 additional parking spaces.

Mr. Warhaft: No, no. Well, that would be the maximum -- that wasn't what Commissioner Lago was asking for. He was saying do half the lifts, which was 17 initially. And it's...

Vice Mayor Quesada: But I'm not -- I heard what you said...

Mr. Warhaft: Right.

Vice Mayor Quesada: 17 now and then 17 within the three years.

Commissioner Lago: If your study...

Mr. Warhaft: If we had to, right.

Commissioner Lago: If the study deems it appropriate.

Mr. Warhaft: And, what we were getting at was is that all of the parking studies that were done to create the parking matrix, to change the parking counts, that was all done by the Commission's third-party consultants, not us, that created the parking. And we actually, in this particular project, we meet the parking and we actually exceed it by one. So, we're at a place where we have the proper count based on what the Code calls for, plus one, and then, in addition to that, we have it set up where if there is an issue, that we can add. The only issue that we have is that now we're adding without saying, okay, there's an issue. We're set up and we're ready to

deal with that issue, but it's almost like putting on a Band-Aid before you actually have a cut. And whereas this is set up to deal with the...

Mayor Valdes-Fauli: Alright.

Mr. Garcia-Serra: Issue and deal with it expeditiously, so that it doesn't create a lasting problem.

Vice Mayor Quesada: Or it's properly stretching before you run so you don't pull a muscle.

Commissioner Lago: That's a good analogy.

Mr. Warhaft: I'm the wrong guy for that because...

Vice Mayor Quesada: I'm with...

Mr. Warhaft: I don't stretch before I run.

Commissioner Lago: That's a good analogy. I love that.

Vice Mayor Quesada: He went with the cut and Band-Aid.

(APPLAUSE)

Mayor Valdes-Fauli: Please.

Mr. Warhaft: Okay.

Mayor Valdes-Fauli: I'm going to vacate the room if you clap. No expressions, please.

Commissioner Keon: If you have a -- you have two people in the...

Mayor Valdes-Fauli: Madam City Attorney, what's the motion?

Commissioner Keon: That want to move this forward...

City Attorney Ramos: I'm asking...

Mr. Warhaft: (INAUDIBLE) 17 spaces, Commissioner Lago.

Commissioner Keon: What would you be willing to proffer...

Mr. Warhaft: Well...

Commissioner Keon: At this moment?

City Attorney Ramos: Commissioner, remember, they don't need to...

Mr. Warhaft: I think we're at 17 spaces.

City Attorney Ramos: Proffer in this particular case.

Commissioner Keon: Okay, but I'm asking them...

City Attorney Ramos: You can impose a condition.

Unidentified Speaker: Right.

Commissioner Keon: Okay, but what...



Mr. Warhaft: I'm answering the Commissioner's question.

Commissioner Keon: Yes.

Mr. Warhaft: That we'll go ahead and we'll do the 17 lifts.

Commissioner Keon: You'll do 17 lifts.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: Okay. I would move the item with the conditions...

Commissioner Lago: Can I ask...

Commissioner Keon: By staff and the 17 additional lifts...

Commissioner Lago: May I have one...

Commissioner Keon: For those additional...

Commissioner Lago: May I add one more friendly -- can I add a friendly amendment to your...

Commissioner Keon: I'm not sure. Go ahead.

Commissioner Lago: Can we...

Commissioner Keon: I'm not sure.

Commissioner Lago: Can we look at the Zamora and Galiano corner to see how we could add more green space and remove less concrete?

Commissioner Keon: Well, you know, I don't want to redesign someone's building...

Mayor Valdes-Fauli: No.

Commissioner Keon: From the dais, I really don't. I don't think that -- I don't think it's appropriate for us to redesign an architect's concept from the dais if, you know, if it is -- meets all of the requirements, it meets with, you know, Planning and Zoning. You know, I think -- I don't have a problem with having, you know, some of this area here if they're going to set -- I don't think it's an excessive amount of space. Actually, I don't think this is particularly wide at all, this space. And to have, you know, that kind of space to be able to set something on it or to use it, I mean, I -- and the thing with plaza space is -- in a lot of parts of the country where you see plaza space is where you see, you know, large pots that have, you know, very -- that have floral -- I mean, annuals and flowers in them and they're quite lovely. I mean, they're beautiful if they use them in that way and it breaks up the patio space instead of, you know, making it all green space. I don't -- I'm not comfortable in redesigning their project...

Mayor Valdes-Fauli: I agree.

Commissioner Keon: From the dais. I'm not an architect.

Commissioner Lago: No, that's why I said...

Commissioner Keon: I'm not an architect.

Commissioner Lago: Just a request to see if they could take a look at it and see if it could be potentially a better...

Commissioner Keon: Well, you know, I would ask them to, yes, please take a look at it, but I don't...

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: I don't want to impose it...

Mayor Valdes-Fauli: I don't feel comfortable redesigning...

Commissioner Keon: Because I don't want to redesign...

Mayor Valdes-Fauli: Architectural...

Commissioner Keon: Somebody's project from the dais.

Mayor Valdes-Fauli: And parking is within our competence...

Commissioner Keon: Yes.

Mayor Valdes-Fauli: As you correctly put it.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: But redesigning a building is not.

Commissioner Keon: Yeah, I don't want to redesign a building.

Commissioner Lago: I'm not redesigning the building. I'm just...

Mayor Valdes-Fauli: No, you are.

Commissioner Keon: Okay.

Commissioner Lago: Talking about a plaza.

Commissioner Keon: I know.

Mr. Garcia-Serra: So, Mayor and Commissioners...

Commissioner Keon: But even the plaza is an element of their building.

City Attorney Ramos: There is a motion.

Mr. Garcia-Serra: Keep in mind that the condition, as worded right now, provides that the landscape plan needs to be further elaborated and finalized in conjunction with staff. We'll definitely be conscious of the discussions here and see how we strike the right balance between open green space and plaza area.

Mayor Valdes-Fauli: Okay. With...

Commissioner Keon: Okay.

Mayor Valdes-Fauli: The motion...

Unidentified Speaker: Do you have a second?

Mayor Valdes-Fauli: Incorporating Commissioner Lago's very useful parking requirements. Is there a second?

Commissioner Lago: I'll second it.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Vice Mayor Quesada: Yes.

Commissioner Keon: Yes.

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Mr. Garcia-Serra: Thank you very much.

Mayor Valdes-Fauli: Thank you very much.

Mr. Garcia-Serra: Thank you.

Mayor Valdes-Fauli: Have a nice day.

Commissioner Keon: Thank you very much.

Commissioner Lago: Thank you. Thank you for the flexibility. I appreciate it. The neighbors are going to love you for it.